

INTRODUCTION

Twenty years ago, following an economic appraisal of Guernsey, a revised physical planning strategy was introduced for the island. The strategy sought to reinforce the distinction between town and country by concentrating development in the main urban areas and protecting what remained of the rural environment.

The objectives of the current strategy have been largely achieved. We are accommodating close to 100% of our development requirements on brownfield sites and most of the major new development is concentrated in the Urban Area. Concern has been expressed, however, about the impact the strategy is having on the environment and quality of life in the urban area.

The 2006 Policy and Resource Plan (Billet d'État XXI, 2005) stated that:

"The SLPG recognises that further research is now needed to establish whether the Urban Plan area can continue to accommodate the majority of new development over the medium to long-term. This research will involve what are called 'capacity studies' and not just in relation to housing (where the Housing Target Area reserves remain largely unused) but also in terms of industrial/business land.

These capacity studies will also need to take place within a context that ensures that the quality of the living environment in the urban area is maintained – its sustainability in other words. This will include an evaluation of the likely circulation and traffic impacts of further development".

This raises a number of important questions:

Is there space to accommodate the Island's major development requirements in the urban area in the medium to long term?

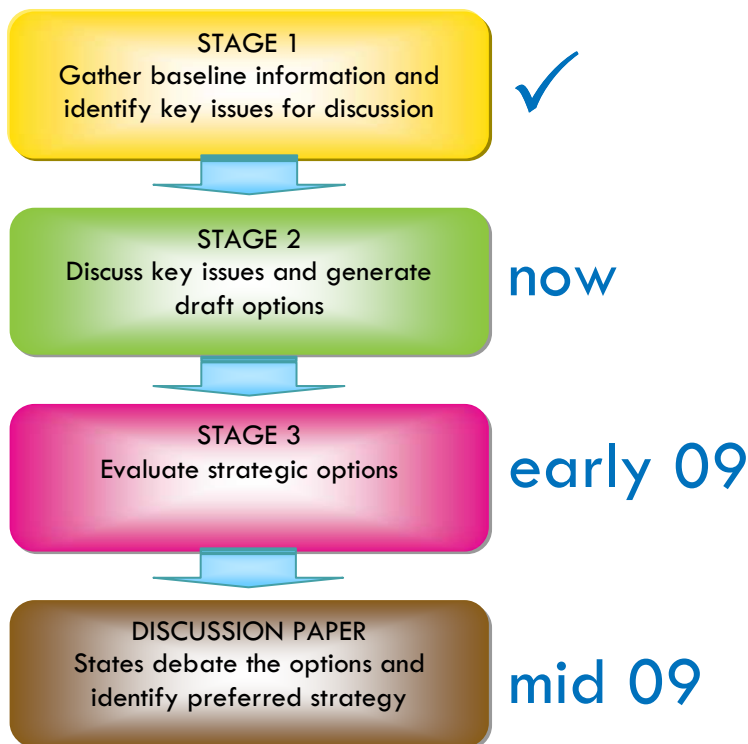
Is there a point at which increases in activity or changes in the physical environment are likely to severely detract from the quality of life in the urban area?

How can the island absorb the pressures for development and change without fundamentally harming the character and quality of the physical environment?

As always with planning it is a matter of identifying the issues, weighing up the options and agreeing a balanced response based on evidence. The '*Guernsey Tomorrow*' project (see Figure 1 on next page) puts emphasises on an inclusive process that engages with the public and lets them have their say about what Guernsey should be like in 2025.

'*Guernsey Tomorrow*' will set the framework for the revised Strategic Land Use Plan (SLUP), which in turn will inform the review of the Urban and Rural Area Plans. It will proceed in parallel with and be inter-linked with the development of scenarios for the Eastern Seaboard.

Figure 1: The 'Guernsey Tomorrow' project has three stages.

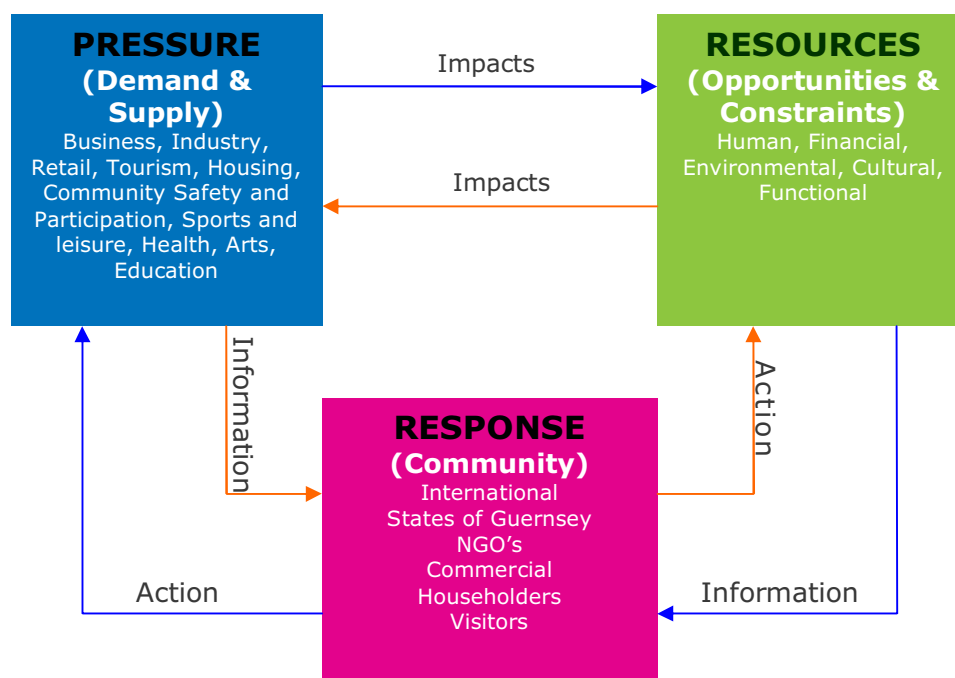


This paper forms part of **STAGE 1: INFORMATION & ISSUES**.

The first step in the assessment process has been gathering baseline information and identifying any gaps in knowledge. *Baseline Data and Characteristics of Guernsey*, presents a portrait of Guernsey in relation to the key themes of the Government Business Plan and shows how the island is changing. It draws upon a wide range of sources (e.g. YBG's Business Trends Survey, TNS's Annual Visitor Survey, and Townsend Centre's Survey of Living Standards) and complements the Sustainable Guernsey Reports. The baseline study is a 'living' document and forms the basis for on-going information gathering and data assembly.

Step 2 of the process has been to begin focusing on the key spatial planning issues, problems and opportunities that will need to be addressed in the next 20 years or so. This part of the assessment process follows the 'Pressure - Resource - Response' model (see Figure 2 on next page).

Figure 2: ‘Pressure – Resources – Response’ model.



PART 1: PRESSURE (DEMAND AND SUPPLY) addresses the main driving forces for development and change in the island and considers whether there is sufficient development, of the right type and quality, in the right location.

PART 2: RESOURCES (OPPORTUNITIES AND CONTRAINTS) addresses the state of the island and the environmental, economic and social conditions that will influence its future. It considers what are the islands principal assets and to what extent do they act as opportunities or constraints for change.

The purpose of the paper is to enable decision makers and other interested parties to assess whether the right issues have been identified and comment on whether there is evidence of other issues that we have overlooked.

STAGE 2: CONSULTATION & RESPONSES.

The paper produced from stage 1 will inform discussion in stage 2. When you read through this document, we would like to know:

- **Are we covering the right kinds of issues?**
- **Which issues are of most concern to you?**
- **Are there any other important issues that you feel we have overlooked?**