JUSTLY - GUERNSEY

Challenge a Planning Proposal

Trinity Chambers

"I Want to Challenge a Planning Proposal – What Are My Rights?"

If you've seen a planning notice or heard about a development that concerns you, Guernsey law gives you the right to comment, object, and, in some cases, formally appeal. This guide helps you understand how to take action clearly and effectively.

Step 1: Know What You're Objecting To

Start by identifying:

- The application number (listed on planning notices or the gov.gg website)
- The location and nature of the development
- Deadline for comments (usually 21 days from the date of notice)

You can view full application details via the **States of Guernsey Planning Portal**.

Tip: Focus on planning reasons, not personal preferences. For example, "This blocks my view" won't hold much weight — but "This violates housing density policy" might.

Step 2: Review Relevant Planning Laws and Policies

Common grounds to object include:

- Breach of the Island Development Plan (IDP)
- Impact on privacy, light, noise, or traffic
- Environmental damage
- Overdevelopment of land
- Contradiction with listed building or conservation area rules

You can find the IDP and supplementary planning guidance on the States of Guernsey website.

Step 3: Submit Your Representation

If you have concerns:

- Write a formal objection addressed to the Development & Planning Authority
- Clearly reference the application number
- Focus on planning policies, facts, and impact on the community
- Keep your tone respectful and constructive

Email or submit your objection online within the deadline — late objections usually won't be considered.

Step 4: What Happens Next?

- Your objection becomes part of the public record.
- The authority will review all submissions when deciding the outcome.
- You won't receive a direct reply, but the decision notice will state if the application is approved or refused.

If it's approved and you strongly disagree...

Step 5: Can You Appeal?

Yes — but only in specific situations:

- If you are the applicant, you may appeal a refusal.
- As a third party, your ability to appeal is limited — but you can request a judicial review if the process was legally flawed.

Judicial reviews are complex and may require legal representation.

Step 6: Work with Your Community

If others share your concerns:

- Coordinate objections — a petition or joint letter can amplify your voice.
- Contact your Douzeniers or Deputies if the development may breach wider policy concerns.
- Stay civil — the goal is influence, not confrontation.

Justly Can Help You:

- Draft your planning objection letter clearly and in the correct format
- Match your concerns with relevant policy references
- Track deadlines and application updates
- Prepare you for next steps, including legal review or media engagement if appropriate