

THE STATES OF DELIBERATION
of the
ISLAND OF GUERNSEY

30th March 2022

Proposition No. P.2022/11

Policy & Resources Committee

Establishment of a Development Agency

AMENDMENT

Proposed by: Deputy G A St Pier

Seconded by: Deputy M A J Helyar

To delete Proposition 1 and insert the following:

- “1. To direct the Policy & Resources Committee, in consultation with the States’ Trading Supervisory Board, to set-out the options for Guernsey’s future operational harbour and commercial port infrastructure requirements for approval by the States.
- 1A. To direct the Policy & Resources Committee to establish a Development Agency as a company limited by guarantee, wholly owned by the States, that will be tasked with:
- a) the preparation of a strategic direction for approval by the States setting out the options for the provision of infrastructure along Guernsey’s east coast consistent with the objectives and priorities set out in paragraphs 9.3 to 9.5;
 - b) the preparation of a Long-Term Development Plan for the provision of future operational harbour and commercial port requirements and infrastructure along Guernsey’s east coast consistent with the relevant extant strategies and policies of the States, and with the detailed requirements set out in the Local Planning Briefs. The Long-Term Development Plan shall require a Certificate of Consistency from the political oversight group to provide assurance that the proposals are consistent with the decisions of the States and its strategies and policies; and
 - c) delivery of the Long-Term Development Plan.”

Rule 4(1) Information

- a) The propositions contribute to the States' objectives and policy plans by seeking to ensure that the Long-Term Development Plan to be implemented by the Development Agency, which constitutes a top ten prioritised Recovery Action in the Government Work Plan, is sufficiently guided by the strategic direction of the States and accords with the States' wider objectives and priorities.
- b) In preparing the propositions, consultation has been undertaken with a number of members of committees with stakeholder interest.
- c) The propositions have been submitted to Her Majesty's Procureur for advice on any legal or constitutional implications.
- d) There are no additional financial implications to the States of carrying the proposal into effect.

Explanatory note

Proposition 1 accompanying the policy letter asks the States to agree to the establishment of a Development Agency, that will be tasked with the production and delivery of a Long-Term Development Plan setting out the options for the provision of infrastructure along Guernsey's east coast, working within the strategic direction set out in the policy letter. The policy letter further says that the Development Agency will be a delivery vehicle charged with securing co-ordinated development along Guernsey's east coast in a way which includes Guernsey's future harbour requirements.

Section 9 of the policy letter seeks to establish the purpose of the strategic direction, core objectives for the long-term provision of east coast infrastructure, and high-level criteria for the prioritisation of development proposals. However, it is considered that for a project of this scale, the policy letter does not provide enough clarity on strategic direction to successfully guide the preparation of a Long-Term Development Plan by the Development Agency, the absence of which risks incurring delay and cost. Further the amendment recognises that a decision in relation to the options for Guernsey's future operational harbour and commercial port infrastructure requirements is an essential pre-requisite and input for the preparation of a Long-Term Development Plan.

The proposed amendment seeks to:

- a) clarify the Development Agency's role as a delivery vehicle; and
- b) ensure that the Development Agency has clear strategic guidance necessary to enable it to deliver development which achieves the intended outcomes.