

THE STATES OF DELIBERATION
of the
ISLAND OF GUERNSEY

POLICY & RESOURCES COMMITTEE

ESTABLISHMENT OF A DEVELOPMENT AGENCY

The States are asked to decide:-

Whether, after consideration of the policy letter entitled 'Establishment of a Development Agency' dated 31st January 2022, they are of the opinion:-

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.
2. To agree to establish the political oversight group (as set out in paragraph 5.9.2.7) which shall:
 - Have oversight of the appointment process of a board for the Development Agency (as set out in paragraph 5.9.2.8) and thereafter make recommendations of appointments to the board for approval by the States;
 - Discharge the role as the guarantor on behalf of the States (as set out in paragraph 5.9.2.10);

- Have responsibility for certifying that the Long-Term Development Plan is consistent with the decisions and strategic directions of the States of Guernsey and its strategies and policies as may be amended from time to time;
 - Undertake a comprehensive review of the strategic direction every five years in accordance with paragraph 9.14, or sooner should the political oversight group consider it necessary to do so, for approval by the States;
 - Deliver the annual report of the Development Agency to the Policy & Resources Committee for submission to the States for debate (as set out in paragraph 6.7);
 - Comprise three States' Members, one nominated by each (but need not be a Member) of the Policy & Resources Committee, the Committee *for the Environment & Infrastructure* and the Committee *for Economic Development*.
- 2A. To direct the Policy & Resources Committee to develop and set out for approval by the States the Terms of Reference, any delegated authorities and clear financial arrangements for the political oversight group (based on the principles set out in paragraph 7.5).
3. To direct the Policy & Resources Committee to make available a maximum of £1million of funding over the first two years of the establishment of the Development Agency (as set out in section 7) by approving funding from the 2022 Budget Reserve and making specific allowance in recommended Cash Limits for 2023 and 2024.
- 3A. To agree that the development agency is added to the existing list of entities whose activities fall within the scope of the States of Guernsey Freedom of Information Code.
4. To direct the Policy & Resources Committee to:
- a) establish a clear land management transfer policy for approval by the States; and
 - b) consult with the States' Trading Supervisory Board on the areas of land to be transferred from the States to the Development Agency and on the revenue implications that would result; and
 - c) to effect that transfer once the Development Agency has been established.
5. To direct the Development & Planning Authority to complete the Local Planning Briefs for the St Peter Port and St Sampson Harbour Action Areas within 18 months following a decision of the States which provides direction as to the future development of commercial port infrastructure for Guernsey.
- 6a. To agree that the development agency, in consultation with relevant stakeholders, should identify and include in its development of the strategic direction the most viable option for taking through-traffic off the surface level of the road between the South Esplanade and the North Beach roundabout (or whichever points along

the stretch of seafront through St. Peter Port that the agency considers more appropriate) in order to realise greater potential economic, social, and environmental benefits in this area of the public realm.

- 6b. To direct the Development & Planning Authority to take this aspect of the strategic direction into account when developing the Local Planning Brief for the St. Peter Port Harbour Action Area