

**THE STATES OF DELIBERATION**  
**of the**  
**ISLAND OF GUERNSEY**

**STATES TRADING SUPERVISORY BOARD**

**FUTURE HARBOUR DEVELOPMENT**

The States are asked to decide:-

Whether, after consideration of the Policy Letter entitled 'Future Harbour Development' of the States' Trading Supervisory Board, they are of the opinion:-

1. To approve Combination 5 as the preferred scheme for the future development of Guernsey's harbours i.e. to reconfigure operations in St Peter Port Harbour; construct a new northern port at Longue Hogue South for some freight operations; convert St Sampson's Harbour for leisure use only; improve the leisure sector offering in St Peter Port and carry out essential repairs to the current harbours, as set out in the Policy Letter and in particular in paragraphs 8.13 to 8.17.
2. To approve the Future Harbour Development as a pipeline project in the capital portfolio, for ratification by the States as part of the Government Work Plan and to direct the Policy & Resources Committee through its seafront regeneration sub-committee, in respect of its role for developing the Seafront Enhancement Area, and in consultation with the States' Trading Supervisory Board, to develop more detailed proposals, including the costs and associated benefits, as set out in paragraph 11.14 of this Policy Letter, and submit those proposals to the States for approval, by December 2022.
- 2A. To direct the Policy & Resources Committee, through its seafront regeneration sub-committee, in consultation with the Committee *for* Economic Development, the Committee *for the* Environment & Infrastructure, the marine industry and other relevant stakeholders, to undertake a detailed analysis of economic opportunities from developing an enhanced Blue Economy offering across the Guernsey Seafront Enhancement Area, including but not limited to leisure marinas, super yachts, over-wintering, marine service industry, marine tourism and other commercial opportunities and use the findings to develop proposals for such an enhanced Blue Economy offering to be submitted in the form of a Policy Letter and suitable Propositions for the States for approval by the end of December 2022.
3. To direct the Policy & Resources Committee, in consultation with the States' Trading Supervisory Board, to ensure that sufficient space within the existing Longue Hogue Reclamation Site is retained, to maximise the potential for stockpiling of inert waste by ensuring that any new [or renewed] leases entered into for the Longue Hogue Reclamation site from the date of this resolution are-capable of termination on 12 months' notice or less.

4. If proposition 1 is approved, to direct the Development & Planning Authority to take into account the approval of Combination 5 as the preferred scheme for the future development of Guernsey's harbours in the preparation of the Harbour Action Area Local Planning Briefs for St Peter Port and St Sampson's.
5. To direct the States' Trading Supervisory Board to submit by the end of December 2022 a Policy Letter together with suitable Propositions, which provide for a scheme to develop within St Peter Port Harbour a 'Pool Marina' with associated marina facilities and which includes costings and a delivery plan.
6. To direct the Policy & Resources Committee to establish a Development and Regeneration Board, as an arm's length body of the States or similar entity, to replace the interim sub-committee established by the Policy & Resources Committee to advise it on the development of the Seafront Enhancement Area.
7. To direct the Policy & Resources Committee to develop Propositions and an accompanying Policy Letter, for consideration by the States of Deliberation at the earliest opportunity and not later than December, 2021, which shall include recommendations on:
  - A. the mandate, membership, accountability, funding, and involvement in the preparation of the long-term development strategy for the Seafront Enhancement Area of the Development and Regeneration Board; and
  - B. a timeline and set of steps to develop the seafront masterplan, which shall include within St Peter Port Harbour a 'Pool Marina' with associated modern marina facilities, by December 2022.