

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

30<sup>th</sup> March, 2022

**Proposition No. P.2022/11**

**Policy & Resources Committee**

**Establishment of a Development Agency**

**AMENDMENT**

Proposed by: Deputy H L de Sausmarez

Seconded by: Deputy H J R Soulsby

To add the following proposition:

- “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.
- b. 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.”

**Rule 4(1) Information**

- a) The proposition contributes to a wide variety of States objectives and policy plans, including (but not limited to) the Government Work Plan, the St. Peter Port Regeneration Areas Development Framework, the Guernsey Tourism Plan, the Energy Policy, the Climate Change Mitigation Policy, the Integrated Transport Strategy, and the Strategy for Nature.
- b) In preparing the proposition, consultation has been undertaken with members of the Policy & Resources Committee and the Development & Planning Authority, and the views of both the Committee *for the* Environment &

Infrastructure and the Development & Planning Authority as expressed in the planning process around the Regeneration Areas have been taken into account.

- c) The proposition has been submitted to Her Majesty's Procureur for advice on any legal or constitutional implications.
- d) There are no financial implications to the States of carrying the proposal into effect.

#### Explanatory note

This amendment confirms to the development agency that the economic, social and environmental opportunities associated with taking the through-traffic off the surface level of the road along a key stretch of seafront through St. Peter Port should be included in the strategic direction. The amendment is deliberately not prescriptive as to how that might best be achieved, but one potential option is an underpass.

This concept is already explored and supported in the St. Peter Port Regeneration Areas Development Framework<sup>1</sup>, which uses case studies of successful waterfront regeneration to illustrate the possibilities of taking a similar approach in Guernsey.

The policy letter tasks the development agency with carrying out or commissioning analysis of economic, social and environmental opportunities to support identification of prioritised projects in the long-term development plan. While it may be reasonable to expect the development agency to investigate the kind of opportunity outlined in this amendment anyway, the overarching strategic direction set out in Section 9 of the policy letter does not specifically direct it, and therefore provides no guarantee it will be considered. This amendment simply seeks to provide a clearer steer to the development agency, and to the Development & Planning Authority in the development of the Local Planning Brief for St. Peter Port (a process which the policy letter stipulates will run concurrently), that this is a concept that the States would like to be actively considered and, if viable, accommodated.

Repurposing this stretch of the seafront from its current primary use as a vehicular thoroughfare opens up many interesting possibilities for alternative uses, including for social gatherings, outdoor events, recreation, play and exercise, more economic vibrancy with potential for an expanded al fresco offer, street food and/or market stalls, and more green spaces in which locals and visitors alike can relax and enjoy, and a less noisy and more aesthetically attractive gateway between the harbour and Town in which to better showcase our culture and heritage through public art, for example.

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<sup>1</sup> [St. Peter Port Regeneration Areas Development Framework](#)