

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005
AND THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS)
ORDINANCE, 2007

NOTIFICATION OF GRANT OF PLANNING PERMISSION

PROPOSALS: Install substation with GRP enclosure and associated works to north of site.

LOCATION: Le Guet, La Banquette, Castel.

APPLICANT: Guernsey Electricity Limited

This permission is granted under the terms of Sections 15 and 16 of the Land Planning and Development (Guernsey) Law, 2005 (the 'Law').

Date of Grant of Permission: 04/04/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 28/11/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Guernsey Electricity: P02-01-12-0127/D04A

Application Ref: FULL/2024/1995

Property Ref: D01169A000

Conditions and reasons:-

1.All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2.The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect

unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3.The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4.Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

5.Prior to any demolition a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Authority. Agreed details shall be carried out as approved unless otherwise agreed in writing by the Authority. At a minimum the following should be included:

- Production of a Japanese knotweed Management Plan, (we have also been advised that Pampas grass is growing in the location of the proposed development and, if so, should also be considered in a Management Plan),
- A scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme),
- A scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management, vibration, site traffic and deliveries to and from the site,
- Details of hours of construction including all associated vehicular movements,
- Details of the construction compound,
- A plan showing construction traffic routes
- Details of access route for plant,
- Details of storage locations for plant and materials (which should be outside the

boundaries of Le Guet),

- Location of barriers to prevent public access to the site and prevent materials entering the wider site,
- Handling and restoration of excavated materials, and;
- Timings of works. Which should be outside bird breeding season², and only during day light hours to prevent the need for artificial lighting.

The construction shall be carried out in accordance with the approved CEMP.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents. And to protect biodiversity.

6. The planting proposed within the Ecological Assessment shall take place within one year of substations installation. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

Reason: In the interests of visual amenity and to secure biodiversity enhancements.

7. Prior to any onsite works, further details of the construction phase mitigation works included within the Ecological Assessment shall be submitted to the Authority and approved in writing. and the measures shall be implemented in accordance with the approved details thereafter.

Reason: In order to ensure there is no harm to the existing trees, landscape or biodiversity value.

Expiry Date: This permission will cease to have effect on 03/04/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Effect of planning permission:

Section 18 of the Land Planning and Development (Guernsey) Law, 2005 ('the Law') defines the effect of the planning permission hereby granted, namely:

(1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).

(2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.

(3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.

(4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.

(5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified), and does not imply the giving of any other approval or consent required under this Law or any other enactment or under any rule of law.

Right of appeal against planning decisions:

Your attention is drawn to the provisions of Section 68(1) of the Land Planning and Development (Guernsey) Law 2005, which provides a right of appeal, on the merits against a decision to grant planning permission subject to conditions (except a building condition), to the Planning Tribunal, which is independent of the States of Guernsey. An appeal to the Planning Tribunal under section 68 of the Law against this decision must be made before the expiry of the period of six months beginning with the date on which the Authority made this decision. The official Appeal Notice Forms are available on the States of Guernsey website at www.gov.gg/planningpanel and must be completed with all enclosures in multiples as requested and received within the six months deadline.

Copy of representations made:

In reaching this decision the Authority took into account any written consultations made under Section 11(1) of the Land Planning and Development (General Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any consultation responses made under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

Other Remarks:

Please note that any work which abuts or affects the public highway requires prior approval by Traffic and Highway Services. Please contact Traffic & Highway Services (highways@gov.gg) for further advice. You must also ensure that any access/es to the development are constructed to meet the existing road/footway levels in accordance with their requirements.

This document is not a Building Licence and confers no approval under the Building Regulations.

A separate Building Control Licence may be required and it is the responsibility of the developer to ensure that ALL necessary consents are obtained and that any pre-commencement conditions are discharged prior to development being commenced.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2024/1995
Property Ref: D01169A000
Valid date: 28/11/2024
Location: Le Guet La Banquette Castel Guernsey
Proposal: Install substation with GRP enclosure and associated works to north of site.

Applicant: Guernsey Electricity Limited

RECOMMENDATION - Grant: Planning Permission with Conditions:

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3. The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4. Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre

from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

5. Prior to any demolition a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Authority. Agreed details shall be carried out as approved unless otherwise agreed in writing by the Authority. At a minimum the following should be included:

- Production of a Japanese knotweed Management Plan, (we have also been advised that Pampas grass is growing in the location of the proposed development and, if so, should also be considered in a Management Plan),
- A scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme),
- A scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management, vibration, site traffic and deliveries to and from the site,
- Details of hours of construction including all associated vehicular movements,
- Details of the construction compound,
- A plan showing construction traffic routes
- Details of access route for plant,
- Details of storage locations for plant and materials (which should be outside the boundaries of Le Guet),
- Location of barriers to prevent public access to the site and prevent materials entering the wider site,
- Handling and restoration of excavated materials, and;
- Timings of works. Which should be outside bird breeding season², and only during day light hours to prevent the need for artificial lighting.

The construction shall be carried out in accordance with the approved CEMP.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents. And to protect biodiversity.

6. The planting proposed within the Ecological Assessment shall take place within one year of substations installation. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

Reason: In the interests of visual amenity and to secure biodiversity enhancements.

7. Prior to any onsite works, further details of the construction phase mitigation works included within the Ecological Assessment shall be submitted to the Authority and approved in writing. and the measures shall be implemented in accordance with the approved details thereafter.

Reason: In order to ensure there is no harm to the existing trees, landscape or biodiversity value.

OFFICER'S REPORT

Site Description:

The site known as 'The Guet' is classed as Coniferous Woodland in the 2018 Habitats Survey, with the area subject of this application classed as Dense Scrub. The area covers a headland southeast of Cobo and south of Cobo Coast Road. The Cobo Community Centre is to the south and there are residential properties surrounding the area, especially to the west/northwest, where the area subject of this application is located. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

There is no relevant history pertaining to this application.

Existing Use(s):

Woodland area.

Brief Description of Development:

This application is to install a 2.85m x 3.15m x 2.35m high substation on a patch of dense scrub of the Guet which is adjacent to the road in line with the residential properties lining the road, La Banquette.

The substation would be located 6m back from the road about 2.5m northeast of the pedestrian path that connects the road to the woodland.

The application was deferred to request additional information including an ecological assessment, soil depth survey and a scoping assessment into alternative sites for the substation.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

OC9: Leisure and Recreation Outside of the Centres

IP11: Small-Scale Infrastructure Provision
GP1: Landscape Character and Open Land
GP8: Design
GP9: Sustainable Development

Representations:

There have been ten letters of representation and the issues are:

1. A. It is incongruous with the natural beauty of the Guet.
B. It will detract from preserving and promoting biodiversity in a conservation area of natural beauty – during the building stage and afterwards. Even if new shrubs are planted, the habitat of existing flora and fauna will be disturbed and destroyed forever.
C. The Guet is a historic site.
D. Have alternative, already concreted sites been considered such as by the Community Centre or by the public toilets/café at Cobo?

2. The Guet is a public area and asset with ecological and cultural character. I note from the email chain with ACLMS included in the application that a tree survey is required, this is absent from the application, as such how can a valid impact assessment be made in the Guet without this document? The applicants email also details a soil depth survey be required, there is also no soil survey in the application, as such how can a valid assessment be made without this document either. There is no confirmation from La Societe to indicate if there are any rare species in the area, as such there could be risk to potential rare species. There is also no confirmation from the States Archaeologist to give advice on the excavation. How can this be approved without any of the above documents? Especially given the historic and cultural nature of the site.

3. Whilst an effort to screen the incongruous mass of the GRP unit and its enclosure is described with respect to road users; no such screening is planned for visitors as they enter Le Guet nor indeed for those who spend time in this amenity area of Le Guet. This screening seems not likely to be considered as ventilation around the substation is required and clear access for maintenance is needed. The locating of such a large unscreened mass is incongruous and would dominate the entry/exit from La Banquette as it is on elevated ground.

This area is full of wildlife - very biodiverse. The loss of this productive bit of land could not be compensated for by subsequent planting of native plants as there would be a considerable reduction of land available - reduced by the mass of the GRP plus its surrounding area for ventilation and maintenance.

4. The proposed substation could NOT be deemed to "protect and enhance the natural beauty and amenity" of this countryside space. Le Guet is designated as an 'area/site of known archaeological importance' and I fail to see how this development would "protect" or "enhance" this designation. A prominent GRP enclosure could not be considered to "achieve quality in the design and

implementation of development so as to respect Guernsey's historic, architectural and archaeological heritage". This is further clarified when considering that the specific characteristics of importance of Le Guet are clearly defined as "prehistoric findspots, post-medieval and WWII fortifications" and therefore of historic and archaeological importance. The development makes no reference to archaeological protection measures and does not "promote biological diversity".

With regard to criteria (b) in policy GP8: Design, paragraph 19.9.9 states "In accordance with the Strategic Land Use Plan, the Island Development Plan requires the most effective use to be made of the Island's finite land resource". The Island has a finite amount of publicly accessible countryside spaces and this application fails to demonstrate that this is "the most effective and efficient use of land". It is unclear whether alternative locations have been considered for siting this substation but degrading the nature of this special site does not appear to meet these criteria.

No details have been provided regarding noise emissions from the substation.

Paragraph 19.19.7 of policy GP18 states that "where development is proposed to parts of the public realm, proposals will be expected to enhance its character and functionality". This development could NOT be considered to enhance the character or functionality of Le Guet as a public realm space. This is not "appropriate management" of a locality for the woodland area.

5. Impact on the environment.

The proposal would have a severe detrimental impact on the biodiverse environment of this small, green oasis in an area dominated and sterilized by pines and their ground effect. It is an elevated and conspicuous green area, currently a haven for birds, butterflies, flora and fauna. It is much used and appreciated by the public, guided walkers, dog walkers, children and visitors.

Impact on traffic and pedestrian access.

Parking of vehicles is prohibited in La Banquette. This is a bus route. Vehicles used for maintenance and servicing of this unit would require a road closure and severe impact to traffic movement.

Noise and pollution.

The development is close to and in line with properties in a very quiet and tranquil area. Any noise generated would have significant impact.

Impact on the character and appearance of the area.

The development proposed is a large, bulky, utilitarian structure completely incongruous with this undeveloped, countryside land parcel. It is overbearing and can only be screened on three sides because of the requirement for access and ventilation. Its impact is significant and adverse and cannot be overstated.

Alternate sites.

There has been no consultation and inadequate research regarding the siting of this installation. This site does not represent the best practical environmental option for the provision of this facility.

6. There is ongoing debate on health hazards and nuisance associated with electricity substations. Whatever Guernsey Electricity might claim about minimising risk and industry guidelines, the fact remains that actual and potential risk from extended exposure exists.

Electricity substations are a necessity and may need to be close to residential properties in densely populated areas, electricity substations are proven to have a significantly negative effect on residential property values and their selling potential. However, in view of the inherent risks, to install a new substation so close to peoples' homes when less sensitive alternative sites are available is frankly despicable.

7. This application if allowed to proceed will result in the loss of the open wild aspect of this land portion and even though access may still exist the development will detract and possibly deter the public from using it.

Guernsey Electricity on their plan have shown the surface treatment that they require for the maintenance and use of the proposed facility, they have indicated retention and replacement of planting to screen the development from the road and have shown replacement of planting between the substation and the private property to the south west of the site. The gravel pathway around the housing is indicated to be constructed using 10mm blue grey gravel, this is not typical of the area as the local geology is of red/orange granite and thus logically a similar coloured gravel would be more appropriate. Without knowing the relationship of the roof height to the road level it is not possible to assess what screening would be obtained by the existing roadside growth or what type of planting would be required and whether it would be appropriate in this area.

8. Amenity areas, in Guernsey, are few and coming under increasing pressure with the need for housing and the supporting infrastructure and it is vitally important to guard, treasure and enhance (not degrade) those areas. There are other areas within Le Guet, the car park and area close to the Community Centre, which are already blighted and could be better considered for locating the substation thus conserving this green, visible and biodiverse area present near La Banquette.

A consideration which I wish to draw to your attention is that La Banquette is a no parking zone which would render it problematic regarding parking vehicles required for servicing the substation.

9. Earlier this year, an article in the *Guernsey Press* highlighted the pending designation of Le Guet as an Area of Biodiversity Importance (ABI), recognizing its ecological significance. The section near La Banquette embodies this biodiversity, with mature vegetation and abundant wildlife, including birds and insects. The proposed development would occupy and disrupt a key part of this vibrant ecosystem. While the plans mention some replanting to compensate for vegetation loss, the installation itself and the surrounding area, which must remain clear of

vegetation, would result in a permanent reduction in habitat. Regeneration of the remaining area to support biodiversity would take years to achieve.

One of the reasons we picked to move close to Le Guet was because it was a purely natural area and we believed that we could live with healthy sea air in a truly environmentally friendly area. I am sure there must be more appropriate areas further away from houses to avoid any chance of these risks for us or our neighbours.

10. I recently became aware of the above application and visited the site to assess the impact myself. It struck me as a shame that this rather bulky piece of infrastructure could not be sited less obtrusively.

Though I am a member of La Societe Guernesaise, I do not represent them or speak for them in any way, I am aware however that they, together with members of the general public, have put a great deal of effort recently in improving Le Guet as a special public amenity site.

To have this proposed substation at the foot of one of the pedestrian entrances to the site, is rather at cross purposes to both the work above and to the aim of the Island Development Plan (19.19.7) which aims to 'enhance' such areas. The proposed screening will not hide it from full view when in or on the higher level Guet itself. Infrastructure is unavoidable of course, but perhaps, with further investigation a less obtrusive site, which accords with the IDC plan for public amenity areas, could be identified?

Consultations:

The Office of Environmental Health and Pollution Regulation (OEHPR)

05/12/2024

'I have reviewed the proposed plans for Le Guet which were received by email on 2nd December 2024 and there are a number of issues of concern that I must raise. Due to the nature of a substation being plant machinery which can emit low frequency tones, I am inclined to recommend the following noise condition below.

I also note from the email chain included with the application that ACLMS have detailed that considerations must be given to the development, including no vehicles or machinery being stored on site, planning around bird nesting seasons, barriers to protect the public from access the site, and the processing of excavated materials. Therefore, I feel that the application would benefit from a bespoke CEMP for the site with particular attention to a materials and waste management plan, particularly as ACLMS have further referenced the presence of knotweed and rhizomes on the site.

Control of noise level of plant/machinery

- *Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low*

frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014.

Construction Environmental Management Plan (CEMP)

Prior to any demolition a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Authority. Agreed details shall be carried out as approved unless otherwise agreed in writing by the Authority. At a minimum the following should be included:

I. A scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme)

II. A scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management, vibration, site traffic and deliveries to and from the site

III. Details of hours of construction including all associated vehicular movements

IV. Details of the construction compound

V. A plan showing construction traffic routes

The construction shall be carried out in accordance with the approved CEMP.'

The Agriculture, Countryside and Landscape Management Services (ACLMS)
20/12/2024

'We are writing in response to a consultation request dated 2 December 2024 regarding the submitted application to install an electrical substation with a GRP enclosure at Le Guet, Castel.

We note that the location of the application is within a site which has recently been proposed for designation as an Area of Biodiversity Importance (ABI) in the Island Development (IDP) review, although those recommendations have not yet been enacted. We would therefore welcome the consideration of impacts to biodiversity of this proposal.

The report which recommends its designation as an ABI describes the special interest of the site as:

"... an important foraging area for bats, including common pipistrelle (Pipistrellus pipistrellus), Kuhl's pipistrelle (P. kuhlii) and is one of only two known roost sites for the greater horseshoe bat (Rhinolophus ferrumequinum), a species of international importance." (Environment Guernsey, 2019).

The cover letter provided with the application stipulates that the conditions detailed in an email from ACLMS to Guernsey Electricity Limited on 12 April 2023, would be adhered to. A number of those 'conditions' could be detailed within a CEMP, which could be secured via a suitably worded condition. These measures are:

- Production of a Japanese knotweed Management Plan, (we have also been advised that Pampas grass is growing in the location of the proposed development and, if so, should also be considered in a Management Plan)*

- *Details of access route for plant,*
- *Details of storage locations for plant and materials (which should be outside the boundaries of Le Guet),*
- *Location of barriers to prevent public access to the site and prevent materials entering the wider site,*
- *Handling and restoration of excavated materials, and;*
- *Timings of works. Which should be outside bird breeding season², and only during day light hours to prevent the need for artificial lighting.*

The email also recommended a number of measures which we would recommend are undertaken/obtained prior to determining this application to ensure that potential impacts on the site are fully understood, including; a tree survey, soil depth survey, and botanical survey.

A baseline assessment of the site of the substation should be undertaken to understand the potential impacts of this development and the restoration that would be required to mitigate them. Those results should be used to inform a detailed landscaping scheme, which we would also recommend is supplied prior to determination. This should include a list of species proposed to be planted and proposed management (i.e., as standard trees or a managed hedgerow).

Should the proposed application require the removal of any mature trees, bat surveys would be required to ensure that the works do not breach the Animal Welfare Ordinance 2012.'

Summary of Issues:

- Design of the development.
- Impact of the development on the character and appearance of the area.
- Impact of the development on neighbouring properties.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

Le Guet is a wooded area which is surrounded along most boundaries by residential development, apart from a section of the north boundary which borders the Cobo Coast Road at a higher level and the southwest boundary which borders Rue de la Lande. The only other place Le Guet reaches the road is a 15m width section which borders La Banquette, there is a pedestrian path from the road into Le Guet at this point. Either side of the land is a residential property.

The scheme would contribute to the maintenance and support of efficient infrastructure and meets the aims of Policy IP11 of the Island Development Plan.

Revised information was submitted to evidence the consideration of other locations for the substation. The submitted feasibility study indicates that 8 alternative sites were considered and discounted by Guernsey Electricity. This was due to the distance to the demand nucleus being too great for the substations to provide any additional benefit, the significant amount of modification required to existing buildings or the need for construction of a new access road.

Although the public consultation has challenged the reason for and location of the substation, this information is sufficient to demonstrate that the location proposed is the most suitable in terms of its operation and purpose.

The GRP enclosure will provide a shield to the noise generated by the equipment housed within. Furthermore, a planning condition has been recommended by the Office of Environmental Health and Pollution Regulation in order to address the potential noise nuisance that could arise from the proposed development. Overall, it is concluded that the development will not have an unacceptable impact on the amenities of the residential properties either side having regard to Policies GP8 and GP9 of the Island Development Plan. It would be unreasonable for the Planning Service to require the equipment to be relocated. There would be insufficient grounds on which to refuse the current application.

It is understood that electricity transmission and distribution, includes sub-stations and are essential infrastructure required to ensure inhabitants of Guernsey have access to electricity. New substations are required for new and expanding electricity requirements (domestic and commercial) and Guernsey Electricity did undertake an appraisal of alternative locations and design options during the deferral of the application. However, but the majority of sites were too far away from the area which needs the electricity – i.e. the area immediately surrounding La Banquette Road.

One of the letters of representation said that the substation was large, bulky and utilitarian. The size of the substation is actually not that big 2.85m x 3.15m and will be 2.35m high, this is not a size which can be described as large or bulky. It is utilitarian, that is a fact, but in this case ACLMS and the ecological assessment have noted that the substation can be screened from both the road and the pathway with native planting and in the long term the substation will not be noticeable.

With this in mind the substation is not considered to have an unacceptable adverse effect on the open landscape concerned with regard to GP1. The GRP covered substation would represent a good standard of design that respects the local open landscape concerned in accordance with the aims of Policy GP8.

The proposed area of the substation is at present noted as being dense scrub in the Habitat Survey 2018 and the Ecological Assessment (EA) has noted that there are at

least 10 non-native species growing in the area. By removing the non-native species, constructing the substation and then replanting with native species, the area will benefit from biodiversity enhancement.

For avoidance of doubt, ACLMs, as land managers for the site, are content with the proposed additional shrub planting adjacent to the site itself as part of the ecological mitigation package for this development. They have also advised that all of the proposed mitigation within the EA can be secured through an appropriate condition.

To ensure the project manages the landscape within which it is working Environmental Health were consulted and they have requested a Construction Environmental Management Plan (CEMP). ACLMS were also consulted in regards to biodiversity and they have also requested a CEMP to address any concerns.

In view of the above it is recommended planning permission is granted for the proposed development.

3 - General material considerations set out in the General Provisions Ordinance.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application. Where relevant the issues are considered in section 2 above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no impact on Protected Buildings, Trees or Monuments or on SSS's.

Date: 04/04/2025