

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: Demolish existing dwelling. Erect replacement dwelling, erect single storey detached outbuilding/garage and install air source heat pump and utilities to north-east of property and associated works.

LOCATION: Arch Druide, Jerbourg Road, St. Martin.

APPLICANT: Lothlorien Ltd

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: 01/07/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 06/02/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Guernsey Gardens - 001-026-2024B.
Peter Huf Architecture - b100i, b110e, b111k, b112e, b120m, b121e, b122h & b130b.
Arboricultural Report HC/24/001 dated 14/09/2024

Application Ref: FULL/2025/0101

Property Ref: J015890000+J015910000+J015920000

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.No development, including demolition and site works, shall begin until details of the construction access track has been submitted to and agreed in writing by the Authority. Within 3 months of the completion of the development or the first occupation of the dwelling whichever is the sooner, the construction access track shall be removed and the land reinstated to its former condition as agricultural land in accordance with a scheme of work previously agreed in writing by the Authority.

In the interests of road safety, traffic management and visual amenity.

5.No development, including site works, shall begin on site until each tree shown to be retained on the approved plan has been protected, as set out in the Arboricultural Report HC/24/001 dated 14/09/2024. Each tree shall be protected as set out in the Arboricultural Report HC/24/001 dated 14/09/2024 for the duration of building operations on the application site. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil of any kind shall be placed or stored thereon. If any trenches for services are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.

Reason - The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.

6.The landscaping scheme shall be fully completed, in accordance with drawing number 001-026-2024B, in the first planting season following the first occupation of the dwelling or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - In the interests of visual amenity and biodiversity.

7.No occupation of the dwelling hereby permitted shall begin until such time as the existing dwelling has been demolished and all ancillary materials, works and structures have been removed from the site.

Reason - To make sure the development takes the form hereby permitted and to prevent the creation of an additional new build dwelling which is precluded under Policy OC1.

8.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+A1:2019.

Reason - To protect the reasonable amenities of neighbouring residents.

9.The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason - To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

Expiry Date: This permission will cease to have effect on 30/06/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Any mobile crushing activity is required to be covered by a valid Air Pollution Licence and The Office of Environmental Health and Pollution Regulation are required to be notified prior to any crushing activity.

To limit the potential impact of light pollution on wildlife within the adjoining Site of Special Significance, it is recommended that external lighting is avoided or kept to a minimum and any lighting takes into account the following guidance on bat friendly lighting: Institute of Lighting Professionals (2023). Guidance Note 08/23: Bats and Artificial Lighting at Night.

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. The building is located in an area where bats may be roosting or other wildlife may be nesting and measures may therefore need to be taken (including inspections prior to any building works or consideration of the timing of the works) to ensure that any protected species present are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted by email info@societe.org.gg.

The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment. It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements for archaeological recording during any earth moving on the site. The Archaeology team can be contacted on 01481 220729 or 01481 220722, or mobiles 07781 102219 or 07911 721210.

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/2025/0101
Property Ref: J015890000+J015910000+J015920000
Valid date: 06/02/2025
Location: Arch Druide Jerbourg Road St. Martin Guernsey GY4 6BN
Proposal: Demolish existing dwelling. Erect replacement dwelling, erect single storey detached outbuilding/garage and install air source heat pump and utilities to north-east of property and associated works.

Applicant: Lothlorien Ltd

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.

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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.

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In the interests of road safety, traffic management and visual amenity.

5. No development, including site works, shall begin on site until each tree shown to be retained on the approved plan has been protected, as set out in the Arboricultural Report HC/24/001 dated 14/09/2024. Each tree shall be protected as set out in the Arboricultural Report HC/24/001 dated 14/09/2024 for the duration of building operations on the application site. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil of any kind shall be placed or stored thereon. If any trenches for services are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.

Reason - The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.

6. The landscaping scheme shall be fully completed, in accordance with drawing number 001-026-2024B, in the first planting season following the first occupation of the dwelling or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - In the interests of visual amenity and biodiversity.

7. No occupation of the dwelling hereby permitted shall begin until such time as the existing dwelling has been demolished and all ancillary materials, works and structures have been removed from the site.

Reason - To make sure the development takes the form hereby permitted and to prevent the creation of an additional new build dwelling which is precluded under Policy OC1.

8. 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+A1:2019.

Reason - To protect the reasonable amenities of neighbouring residents.

9. The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason - To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

INFORMATIVES

Any mobile crushing activity is required to be covered by a valid Air Pollution Licence and The Office of Environmental Health and Pollution Regulation are required to be notified prior to any crushing activity.

To limit the potential impact of light pollution on wildlife within the adjoining Site of Special Significance, it is recommended that external lighting is avoided or kept to a minimum and any lighting takes into account the following guidance on bat friendly lighting: Institute of Lighting Professionals (2023). Guidance Note 08/23: Bats and Artificial Lighting at Night.

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. The building is located in an area where bats may be roosting or other wildlife may be nesting and measures may therefore need to be taken (including inspections prior to any building works or consideration of the timing of the works) to ensure that any protected species present are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted by email info@societe.org.gg.

The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment. It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements for archaeological recording during any earth moving on the site. The Archaeology team can be contacted on 01481 220729 or 01481 220722, or mobiles 07781 102219 or 07911 721210.

OFFICER'S REPORT

Site Description:

The site comprises of a detached pitched roof dwelling situated in an isolated position on Jerbourg headland and bounded on all sides by agricultural or undeveloped land. The domestic land includes areas of dense tree planting and two German World War II bunkers/structures which are a protected building, forming part of the Batterie Strassburg (PB1745), with further structures to the north-east. A public footpath wraps around the south and west boundary. An area of agricultural land to the east and south is also under the applicant's ownership. The site is located Outside of the Centres and is bounded to the west and north by the Cliffs Site of Special Significance. The whole of the site is within an area of archaeological importance.

Relevant History:

PREA/2021/0282 – Pre-application advice was sought in this case.

10/09/2020 – FULL/2020/1033 – Permission granted to erect stables.

28/11/2019 – FULL/2019/1810 – Permission granted for the change of use of agricultural land to domestic garden, erect stables to north boundary and create access track from east of site.

Existing Use(s):

Residential use class 1: dwelling house
Agriculture use class 28

Brief Description of Development:

Planning permission is requested to demolish the existing dwelling and erect a replacement 2 storey mono-pitch dwelling to the north-east of the existing dwelling and to erect a detached single storey flat roof garage to the north-east of the site. The dwelling is proposed to be largely glazed with a black stained timber framed structure and rendered walls and the roof would be covered with natural pebbles.

Permission is also sought to install an air source heat pump and to extend and alter the layout of the driveway.

The application is accompanied by an Arboricultural Report, a Light Spill Assessment and a Site Waste Management Plan.

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

Policy OC5(B): Agriculture Outside of the Centres – outside the Agriculture Priority Areas

Policy GP1: Landscape Character and Open Land

Policy GP2: Sites of Special Significance

Policy GP5: Protected Buildings

Policy GP7: Archaeological Remains

Policy GP8: Design

Policy GP9: Sustainable Development

Policy GP13: Householder Development

Policy IP6: Transport Infrastructure and Support Facilities

Policy IP7: Private and Communal Car Parking

Policy IP9: Highway Safety, Accessibility and Capacity

Representations:

Three representations were received, main points as follows:

- Concerns raised about access for construction vehicles along La Moye Lane. Recommends that access is provided over the applicant's field.
- Monterey Pine trees along east boundary should be retained. Due to the number of tree removals we would expect more tree planting to screening the building.
- Trees should be planted along the east boundary to screen the building.
- The demolition of the existing dwelling and the construction of a replacement dwelling is supported provided that the existing dwelling is demolished in a timely manner.
- Concerned about light pollution and the visibility of the property at night due to the extent of glazing.
- Proposed two storey dwelling will be prominent in the area especially across the open field.
- One letter of representation was received on behalf of La Société Guernesiaisie which highlights that buildings of this type can be used by roosting bats particularly when a property is located within a variable landscape with habitats such as farmland or woodland nearby. La Société Guernesiaisie recommend that the building is inspected for current or recent use by bats by a suitably qualified person prior to any building works to reduce the risk of disturbing or destroying animals which are protected under the Animal Welfare Ordinance 2012. La Société Guernesiaisie recommend that an informative note to highlight the above is included in the decision notice.

- La Société Guernesiaise advise that they are pleased to note that the plans do not include any external lighting. In addition, they welcome that much of the existing site is to be retained and enhanced and new landscaping includes a significant proportion of suitable native species.

Consultations:

The Office of Environmental Health and Pollution Regulation, 04/03/2025

"I have reviewed the proposed plans to erect a replacement dwelling at the above site and there are a number of issues of concern that I must raise.

The proposed site plan document entitled Planning Application Replacement Dwelling contains reference to a foul water treatment plant that is being considered for the site. Installations of this nature present a risk of water pollution and this department therefore has significant concerns regarding this aspect of the proposal. Whilst the specific details of the plant are not included within the current application, I wish to advise the applicant that this department would not consent to the installation of a foul water treatment plant on the site.

The document entitled Site Waste Management Plan contains reference to onsite crushing. Although I do not wish to raise an objection about the crushing, I would like to highlight that it is this Office's requirement that any mobile crushing activity is covered by a valid Air Pollution Licence. As part of the licence conditions, this office should be notified prior to any crushing activity.

I also note that the submitted plans include an air source heat pump and a mechanical ventilation with heat recovery system. In order to protect the amenity of the nearby neighbours, I would recommend that the following condition is attached to any consent granted for this application:

- 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+A1:2019".

Agriculture, Countryside and Land Management Services, 12/03/2025

"In response to your letter dated 19 February 2025, ACLMS makes the following comments in respect of the above development.

The property is set within an important area of cliff land made up of a matrix of various habitat types, including semi-natural broadleaved woodland and dense scrub, and makes up the majority of the area to the west of the property and which is designated a Site of Special Significance (SSS). Within the curtilage of Arch Druides there is an area of planted mixed woodland, a large proportion of which was planted under the States "Guernsey Tree Planting Scheme" between 1996-98. La Moye lane

is a publicly accessible road which wraps around the curtilage of the property to the south and west and which forms an entrance to the south coast cliff network.

The proximity of the development to an important area of the natural environment, which includes a SSS, makes this a particularly sensitive site. Therefore care should be taken to ensure that the design and construction of the property minimises the impact on the immediate environs, for example through the retention of existing woodland, avoiding the planting of potentially invasive, non-native species and by not installing lighting systems that deter certain species of bat known to frequent the area.

According to the Ciotti arboricultural report most of the planted woodland is to be retained with only a relatively small number of trees earmarked for felling. The justifications for removal are accepted and the general approach, that of retaining the majority of tree cover, is supported. It is recommended that measures are put in place which ensure compliance with British Standard BS5837:2012, Trees in relation to design, demolition & construction – Recommendations. For example it is imperative that suitable protection fencing is installed prior to any development taking place.

Any and all tree works must comply with British Standard BS3998:2010 Tree works - Recommendations

The use of native species in the landscaping scheme is supported and would ensure compliance with GP2 of the Island Development Plan. It is noted that *Euonymus japonicus* has been included on the boundary planting. This is a non-native species that has the potential to become invasive and it is recommended that this is replaced with a native species such as wild privet (*Ligustrum vulgare*) and/or holly (*Ilex aquifolium*). There is also a European species of euonymus (*Euonymus europaeus*) which can be regarded as near-native and could be considered as a substitute in the planting mix.

Lighting & bats

The provision of a light spill assessment report is welcome and it is noted that the retention of mature trees around the house will act as a screen to the SSS which borders the site. It is noted that there will be no external lighting and this is strongly supported. However, should the applicant wish to add external lighting in the future, we would wish to draw their attention to the guidance on bat friendly lighting¹.

Summary of Issues:

The main issues in deciding this application are:

1. Design, scale and impact of the development on the character and appearance of the area.
2. The impact on protected buildings and their setting.

¹ Institute of Lighting Professionals (2023). Guidance Note 08/23: Bats and Artificial Lighting at Night. Available online at [<https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting>]

3. Road safety and traffic management.
4. The impact on biodiversity.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

During the course of consideration the application was deferred due to concerns about the proposed landscaping, the potential impact of the garage on a bunker forming part of the Batterie Strassburg protected building, and the proposed sewage treatment plant. In response revised plans have been submitted which include additional planting along the east boundary and alterations to the species of plants adjacent to the Site of Special Significance, the garage has been reduced in size and set back from the bunker, and the sewage treatment plant has been omitted.

Policy GP13 indicates that proposals for the demolition of existing dwellings and the erection of replacement dwellings on a one for one basis will be supported subject to certain criteria being met including with regards to the impact on the amenities of neighbouring properties, taking into account the surrounding character and where they accord with all the relevant policies of the Island Development Plan. In this instance the site includes bunkers/structures forming part of the Batterie Strassburg which is a protected building, it is adjacent to a Site of Special Significance and Policies GP1, GP2, GP5, GP7, GP8, GP9, IP6, IP7, IP9 and OC5(B) are also relevant. In addition, the preceding text of Policy GP13 refers to the need to consider the material planning considerations as specified in Part IV, Section 13 of the Land Planning and Development (General Provisions) Ordinance 2007. These include the appropriateness of the development in relation to its surroundings in terms of its design, layout, scale, siting and the materials to be used, as well as its likely effect on the character and amenity of the locality in question and its likely effect on the reasonable enjoyment of neighbouring properties.

Due to the isolated position of the dwelling on Jerbourg headland the proposed dwelling would be visible in close and/or medium range public views, particularly to the south-east and east and to the south and west along the public footpath. The footprint of the replacement dwelling is less than the existing dwelling but the height of the dwelling would increase by approximately 1.8m. However, Policy GP8 encourages multi-storey designs as a more efficient use of land and the design of the dwelling achieves a good standard of design. The replacement dwelling would be viewed in context with the substantial mature planting on the site and adjacent land and the visual impact of the dwelling will be further softened by the proposed tree and understorey planting along the east and west boundaries. Consequently, the scale, height and design of the dwelling is unlikely to detract from the character and openness of the area, in accordance with Policies GP1, GP8 and GP13.

The revised proposal including a garage of reduced size and set back further from the bunker to the north-east is unlikely to have any adverse effects on the special interest of the protected buildings.

The agent advises that the previously approved access to the stables (application FULL/2019/1810), which runs across the fields to the east and would provide an alternative access to La Moye Lane, will be used during the construction phase and will subsequently be removed. Considering the nature of the highway, this would be an appropriate construction access, details of which can be requested by condition.

Agriculture, Countryside and Land Management Services advises that the justifications for the removal of trees are accepted and the general approach, that of retaining the majority of the tree cover, is supported. The use of native species in the landscaping scheme is supported and would ensure compliance with Policy GP2. In this respect, the revised plans have replaced non-native species along the south and west boundaries as recommended by Agriculture, Countryside and Land Management Services. Agriculture, Countryside and Land Management Services note that the retention of mature trees around the house will act as a screen to the Site of Special Significance and the inclusion of no external lighting is strongly supported. By virtue of the design of the development, including the landscape scheme and the approach to lighting, the proposal is unlikely to have a negative impact on the adjacent Site of Special Significance.

Due to the distance to neighbouring properties the replacement dwelling would have no adverse effects on the amenities of neighbouring residents.

Policy GP9 is wide-ranging and includes requirements for sustainable design and construction with reference to the design, layout and orientation of buildings, flood risk and surface water run-off, renewable energy, the use of materials and the management of waste. The agent advises that the proposed timber framed design and energy efficiency measures aim to ensure that the new house will provide an operational net zero carbon development and will significantly exceed minimum energy use targets set within the Building Regulations. The design will incorporate highly insulated walls and roof areas with triple glazing throughout and the factory managed manufacturing and construction process will ensure a draught free environment will be maintained. In addition, the deep overhanging roof eaves will ensure that the house does not overheat in the summer months. A Waste Management Plan has been submitted which sets out how construction waste is to be minimised and dealt with. The information submitted is sufficient to demonstrate that the development has been designed to take into account the use of energy and resources, in accordance with Policy GP9.

As set out in the consultation response from the Office of Environmental Health and Pollution Regulation, to protect the amenities of neighbouring residents, it is recommended that a condition is applied to limit noise emitted from the air source heat pump, and the applicant is made aware of the need for a licence to undertake crushing on site.

To address the comments raised on behalf of La Société Guernesiaise, it is recommended that a note is attached to the decision notice to make the applicant aware of the potential issues with disturbing animals which are protected under the Animal Welfare Ordinance 2012.

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

It is recommended that the application is approved.

Date: 27/06/2025