

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: Overlay existing cables (from Gele Road to Le Route de la Margion), install electric pillar to Vazon Dunes (Site of Special Significance).

LOCATION: Gele Road to La Route de la Margion, Vazon, Castel.

APPLICANT: Guernsey Electricity 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: 01/04/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Guernsey Electricity Ltd - P02-01-12-0115 D02/1A, D02/2, D04/2, D14A & Health & Safety Method Statement Incorporating Risk Assessment dated 20/03/2026 & Ecological Assessment by Environment Guernsey

Application Ref: FULL/2025/1276

Property Ref: D019130000+D01925W000

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.The works hereby approved shall only be carried out in strict accordance with the details contained within the works method statement and the suggested mitigation methods identified within the Ecological Assessment (both date stamped received 14/01/2026) unless the Authority agrees to any variation in writing.

Reason - To limit the impact of the proposal on the surrounding SSS in accordance with the submitted information and to comply with the provisions of Policy GP2 of the IDP.

5.(a) The Authority must be notified of completion of the works hereby approved within 28 days of such completion.

(b) Within 28 days of the date confirmed in criterion (a) above, the site compound and any left over materials shall have been removed from the site.

(c) Following the expiration of 6 months from the date confirmed in criterion (a) above, the site shall have been reinstated in accordance with the 'method statement' and ecological assessment. Should any additional reinstatement works be required then these shall be agreed in writing with the Authority and implemented in accordance with an agreed programme of works.

Reason - To limit the impact of the proposal on the surrounding SSS and to ensure that the reinstatement of the land takes the form hereby approved and accordance with the submitted ecological assessment and works method statement and to comply with the provisions of Policy GP2 of the IDP.

6.If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants, and obtained written agreement from the

Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

Expiry Date: This permission will cease to have effect on 31/03/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Please find enclosed a copy of comments made by the Office of Environmental Health and Pollution Regulation regarding construction hours. Please ensure that these comments are properly considered in carrying out development.

In respect of Condition 5c), the site will be re-visited by representatives from the Authority and States Agriculture Countryside and Land Management Service (ACLMS) to assess the success of the reinstatement.

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/2025/1276
Property Ref: D019130000+D01925W000
Valid date: 27/08/2025
Location: Gele Road to La Route de la Margion Vazon Castel Guernsey
Proposal: Overlay existing cables (from Gele Road to Le Route de la Margion), install electric pillar to Vazon Dunes (Site of Special Significance).

Applicant: Guernsey Electricity 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.

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. The works hereby approved shall only be carried out in strict accordance with the details contained within the works method statement and the suggested mitigation methods identified within the Ecological Assessment (both date stamped received 14/01/2026) unless the Authority agrees to any variation in writing.

Reason - To limit the impact of the proposal on the surrounding SSS in accordance with the submitted information and to comply with the provisions of Policy GP2 of the IDP.

5. (a) The Authority must be notified of completion of the works hereby approved within 28 days of such completion.

(b) Within 28 days of the date confirmed in criterion (a) above, the site compound and any left over materials shall have been removed from the site.

(c) Following the expiration of 6 months from the date confirmed in criterion (a) above, the site shall have been reinstated in accordance with the 'method statement' and ecological assessment. Should any additional reinstatement works be required then these shall be agreed in writing with the Authority and implemented in accordance with an agreed programme of works.

Reason - To limit the impact of the proposal on the surrounding SSS and to ensure that the reinstatement of the land takes the form hereby approved and accordance with the submitted ecological assessment and works method statement and to comply with the provisions of Policy GP2 of the IDP.

6. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants, and obtained written agreement from the Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

INFORMATIVES

Please find enclosed a copy of comments made by the Office of Environmental Health and Pollution Regulation regarding construction hours. Please ensure that these comments are properly considered in carrying out development.

In respect of Condition 5c), the site will be re-visited by representatives from the Authority and States Agriculture Countryside and Land Management Service (ACLMS) to assess the success of the reinstatement.

OFFICER'S REPORT

Site Description:

The application site comprises public land adjacent to the coast which mostly comprises an informal, recreational footpath, some of which allows vehicular access to properties. The site and the entire Les Dunes grassland is designated as Site of Special Significance (SSS) under the Island Development Plan. The site is also located Outside of the Centres for the purposes of the IDP.

Relevant History:

N/A

Existing Use(s):

28 Agriculture/Coastal

Brief Description of Development:

The application proposes the overlaying of existing electricity cables at Vazon Dunes, from Gele Road to Le Route de la Margion, and the installation of an electric pillar adjacent to the property Marais, approximately half way along the route. The project involves trenching work through the land at Les Dunes, mainly following existing tracks, with some deviation into adjacent grassland.

The works involve mechanically excavating a 750mm wide x 450-1000mm deep trench, which is to be removed and replaced with an up to 200mm ducted cable laid on a sand bed and surround. The sub and top soil is to be replaced. The works are anticipated to be undertaken in sections between jointed boxes, with lengths of trenching completed within 3-4days.

EIA Development is defined by Section 2(1) of the Land Planning and Development (Environmental Impact Assessment) Ordinance, 2007 which includes reference to Section 40(5) of the Land Planning and Development (Guernsey) Law 2005. Section 40(5) of the Law requires the Authority when considering proposals for development on an SSS site, to have regard to the desirability of requiring an assessment of the likely impacts of the development on any aspects of the environment, unless it is satisfied that the development is of a minor nature and is incapable of having significant adverse effects on the quality of the environment, the use of natural resources or biological diversity.

Prior to the submission of the application the proposal was screened to confirm whether an EIA was required. As part of the screening process, the States Agriculture, Countryside and Land Management Service (ACLMS) was consulted. Following a review of the information submitted it was concluded that the limited scale of the works, the mitigations outlined in the information provided and the likely 'regenerative capacity' of the habitat affected lead to the conclusion that the proposal is unlikely to have a significant environmental impact on the Site of Special Significance. Provided that the works are delivered as per the information supplied (which can be controlled as part of any subsequent planning applications/permissions), then the proposal would not require an EIA.

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

Island Development Plan Policies:

- IP11: Small-Scale Infrastructure Provision.
- GP1: Landscape Character and Open Land;
- GP2: Sites of Special Significance;
- GP8: Design;

Representations:

None received

Consultations:

States Agriculture, Countryside and Land Management Services

As acknowledged within the application's supporting information, the site is within the Fort Hommet headland and Vazon Coast Site of Special Significance (SSS). We welcome the provision of an Ecological Assessment which has assessed the potential impacts and mitigation options for these works. We also welcome the commitment from the application to avoid trenching works through the grasslands wherever possible. The application, however, has not made it clear which recommendations in the Ecological Assessment will be adopted, nor has it specified the works in sufficient detail for the likely impacts on the SSS to be fully understood. We recommend that detailed plans of works are requested by Planning Service including: Confirmation of which recommendations within the ecological assessment will be fully complied with,

- *the location of any plant or material storage,*
- *the means by which the adjacent grasslands will be protected to ensure works and*
- *associated impacts are constrained to the minimum area required (i.e., through the use of*
- *Heras fencing),*
- *the access routes for plant and machinery, and how those routes of access will be protected*
- *(i.e., through the use of ground protection matting),*
- *a detailed method statement of how excavated material will be removed, stored and*
- *reinstated to maintain soil profile and turf, and,*
- *the proposed timing of the works.*

The implementation of the above details could be secured through a suitably worded condition and delivered within a CEMP.

The ecological assessment recommends that an assessment is undertaken 6 months after the works have been completed in order to assess the restoration of the site. This assessment is dependent on having a good understanding of the condition of the site prior to works. Following discussions with the applicant, they have confirmed that a photographic record of the condition of the land at present has been captured

and will be used to inform the restoration required post works. Given the nature of the works and the description of the habitats likely to be impacted, this is an appropriate and proportionate approach to assessing potential restoration required.

The Ecological Assessment concludes that, following mitigation, there will be no long-term impacts of this development, therefore in this instance it may not be proportionate to require the delivery of enhancements (as described within the hierarchical approach outlined in Policy GP2).

The Office of Environmental Health and Pollution Regulation

I have reviewed the proposed plans for the replacement cable at Vazon Bay which were received by email on 6th October 2025 and there are a number of issues of concern that I must raise. I note the excavation section of the RAMS make reference to excess soil being removed. Any excess soil removed will need to comply with the waste acceptance criteria of Longue Hougue, as such possible testing may be required.

I note the current cable is end of life, as such this raises concerns for the land around the La Margion Substation and the Vazon Road Substation. I would have concerns for cable excavation and connection in these areas as transformer oil contains harmful substances such as polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs) and heavy metals, which can pose serious environmental hazards. I understand the cable is a replacement for like for like and the same use. However, because of the risk of contaminated land balanced with replacement, I recommend the Planning Authority apply a discovery strategy condition to any permission granted. The applicant may also want to update their RAMS regarding this.

Due to the use of mechanical excavators and the braking of hard surfaces, I request an informative be added to any permission granted to ensure the construction guideline hours are adhered to. This will hopefully prevent noise complaints from local residents which may result in investigation under the Public Health Ordinance, 1936.

Discovery Strategy

- If, during development, contamination not previously identified is found to be present at the site, no further development shall take place until the developer has submitted a method statement to the Authority to identify, risk assess, and address the unidentified contamination, and has obtained written agreement from the Authority for the works to proceed. Any subsequent*

development must be carried out in accordance with the conclusions and recommendations of the approved report.

Main Considerations:

- Whether the principle of the development is acceptable;
- Impact on the Site of Special Significance;
- Impact on the landscape character and openness of the surrounding area;
- Impact on neighbour amenity and highway safety.

Assessment against:

1 - Purposes of the law.

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

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

Whether the principle of the development is acceptable;

Policy IP11 supports proposals for small scale infrastructure development where this would contribute to the maintenance and support of efficient and sustainable infrastructure and accords with other relevant policies of the IDP. In all cases the applicant will first be required to demonstrate that the sharing or co-location of facilities, buildings apparatus and supporting structures is not practically possible.

In this instance the proposal involves the replacement of an existing electricity cables due to the existing cables reaching the end of their life. The infrastructure proposed is therefore considered to be of considerable importance and would maintain and support required infrastructure for Guernsey. Given the nature and type of the development proposed it would not be possible to share the facility or co-locate this facility.

Provided that the proposal complies with all other relevant policies of the IDP (assessed in detail below) the scheme complies with Policy IP11 of the IDP.

Impact on the Site of Special Significance

The site is located within a Site of Special Significance and for the reasons as specified in the Brief description of development section of this report comprises minor works not requiring an Environmental Impact Assessment as set out under Section 40(5) of the Land Planning and Development (Guernsey) Law, 2005.

Notwithstanding the above, it is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting a Site of

Special Significance that special attention is paid to the desirability of preserving, enhancing and managing the character, appearance and environment of the site. This approach is reinforced through Policy GP2.

Following the consultation response above, it is understood that the applicant has liaised with ACLMS to determine the best solution for the proposed works to avoid unnecessary impact on the surrounding SSS. An Ecological Assessment has been produced by Environment Guernsey. This highlights the main risks associated with the development and the mitigation methods proposed to ensure that harm is not caused to the SSS. These are summarised below:

Main environmental risks associated with the development are:

- Soil compaction;
- Vegetation loss/loss and physical disturbance of habitats;
- Noise disturbance;
- Visual disturbance;
- Disturbance of birds
- Disturbance of sensitive species.

Proposed mitigation methods:

Excavation phase

- Be watchful for wildlife (e.g. nesting birds, slow worms, small mammals etc.);
- Access routes for plants and machinery to be protected by plastic road mats and removed when not required;
- Limit trench width and work area as feasible;
- Use of dust suppression systems;
- Limit machinery movements and manoeuvres;
- Store excavated soil and turf separately on mypex;
- After trenching, backfill with original soil carefully on the same day where possible;
- Store materials and heavy plant along existing tracks where possible.

Post work and restoration phase:

- Restore any incidental damage to grassland areas;
- Inspect site after six months;
- Undertake any further repairs where necessary.

The reports conclude that *“the installation of the cable ducting, which requires trenching through species rich Dune Grassland, could cause significant damage to the site, potentially lasting for a number of years thereafter. It is critical that the trenching follows the agreed route, predominantly along the existing tracks, and that the turfs are removed carefully and retained. The dug trench should be backfilled with the original soil and the turfs replaced and firmed down as soon as possible. The recovery of the site should be monitored for several months after completion. If the mitigation measures are followed, the ecological damage should be reduced*

significantly and the site should recover relatively quickly; after 2-3 years, there should be little evidence of the trenching works.”

To expand on the recommendations of the reports, and to alleviate any concerns regarding harm to the SSS, the Method Statement also confirms the following:

- A welfare unit will be located within two existing car park areas, and repositioned as the work progresses along the route.
- Site induction prior to any works with each member of the contractor team;
- Excavated areas will be limited to short sections;
- All excavated material will be stored alongside the trench and used to and evenly spread to backfill that area on completion;
- If reinstatement is unsatisfactory within 6 months, the site will be revisited to assess any loss of habitat and suggest further reinstatement works.

Based on the above and the commitments made by the applicant, it is recommended that permission is granted subject to appropriate conditions and informative notes specifically ensuring that the works are undertaken in accordance with the suggested mitigation measures and the works method statement. Subject to these conditions/informative it is considered that the environmental impacts of the proposal would be reduced to an acceptable level. The proposal is therefore unlikely to adversely affect the special interest of the Site of Special Significance in accordance with Policy GP2.

Impact on the landscape character and openness of the surrounding area;

Policy GP1 sets out that development will be supported where it respects the relevant landscape character type within which it is set, where development does not result in the unacceptable loss of any specific distinctive features that contribute to the wider landscape character and local distinctiveness of the area, and takes advantage where practicable of opportunities to improve visual and physical access to open and undeveloped land.

In this instance although during construction the character of the area will be disrupted this will only be temporary in nature. All of the works proposed are subterranean and once completed the site will be reinstated to its former condition in accordance with the mitigation and method statements summarised above.

The proposed pillar is utilitarian in design and form, but it is of limited scale and height and set back from the road, it is likely that it will not appear harmful in a roadside setting.

The proposal would therefore not cause significant long-term harm to the landscape character of the surrounding area.

Impact on neighbour amenity and highway safety.

Policy GP8 requires *inter alia* that proposals for new development will be expected to consider the health and well-being of the occupiers and neighbours of the development by means of providing adequate daylight, sunlight and private/communal open space.

The site stretches approx. 70m from east to west and sits to the north of a number of properties, at a distance of approx. 5m to the nearest residential property. At this distance it is likely that the proposal will have some impact on the amenity of neighbours, however, this will only be short term in nature, limited to the extent of the works. Environmental Health have requested that the applicant is reminded of construction site hours, to assist in limiting the disruption to an acceptable level. Given the nature of the scheme, it is not considered that the level of harm would warrant the refusal of this application on this basis.

With regards to highway safety, part of the existing car parking areas will be used for welfare and possible site storage, however, given that this will only be for a temporary period and that additional car parking is available in seafront car parks to the north of the application site, the proposal would not cause harm to highway safety.

Other considerations:

Environmental Health have raised concern regarding the potential for contaminated land as a result of the cabling and transformer oil, and so a discovery condition has been requested to ensure the applicant is aware of the potential risk.

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

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; the effect of the proposed which the site could be put without further planning permission; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

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

The proposal would not impact on any Protected Buildings, trees or monuments. The impact on the SSS has been fully assessed above.

For the reasons set out within this report the proposal complies with the relevant provisions of the Island Development Plan and satisfies the other relevant material

planning considerations; it is therefore recommended that planning permission be granted with conditions.

Date: 23/03/2026