

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: Extension to existing cemetery.

LOCATION: Torteval Cemetery, Route De Pleinmont, Torteval.

APPLICANT: Torteval Douzaine

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: 22/12/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 18/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DRP Architecture: 3380-DR-001A

Application Ref: FULL/2025/1390

Property Ref: G001260000

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.a) Prior to the change of use of land to a cemetery being implemented a landscaping scheme, to include planting schedules, noting the species, sizes, numbers and densities of hedge plants around the extending parking/turning head shall be submitted to and agreed in writing by the Authority.

b) The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of a) above, in the first planting season following the change of use being implemented, or in accordance with a programme previously agreed in writing by the Authority. Any hedge 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 to address the requirements of the Strategy for Nature Supplementary Planning Guidance.

5.Prior to the change of use hereby approved being implemented a landscape management plan for the protection of hedgerows and the method of grassland creation, management responsibilities and maintenance schedules shall be submitted to and agreed in writing by the Authority. The agreed landscape management plan shall then be fully implemented.

Reason - In the interests of visual amenity and to address the requirements of the Strategy for Nature Supplementary Planning Guidance.

6.If, during development, it is necessary to excavate any human remains no further development shall take place until the developer has submitted a statement to the Authority to assess and address the excavation of human remains, 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/statement.

Reason - In the interests of public safety and for the appropriate and respectful treatment of graves.

- 7.a) Prior to the commencement of work on site a report that considers
- i. soil nature and type, including structure, leaching potential and soil vulnerability based on physical properties affecting the downward migration of water and the ability of the soil to attenuate.
 - ii. presence and nature of drift, including type and thickness
 - iii. depth to the water table, as unsaturated zone can reduce contamination by physical, biological and chemical processes
 - iv. groundwater flow mechanism (intergranular or fissured).
 - v. groundwater vulnerability and aquifer type (major, minor, non-aquifer)
 - vi. abstractions
 - vii. groundwater Source Protection Zones
 - viii. proximity of watercourses, springs and drains

b) A quantitative risk assessment into the properties of the soil and rock 1m below proposed grave depth.

shall be submitted to and agreed in writing by the Authority. The work shall be carried out only in accordance with the agreed details.

Reason - To protect ground water and public health.

8.a) No development should commence on site until there had been submitted to and approved in writing by the Authority a monitoring plan which commits to:

- i. Define the baseline water quality and physical conditions in surrounding groundwater and surface water before development
- ii. Minimum borehole monitoring period both 12 months before and after site development
- iii. One borehole on the up-gradient boundary of the site and two boreholes on the down-gradient boundary (spaced no more than 100m apart).
- iv. Monitoring between the site and receptors at risk down-gradient. One hole for each receptor and/or pathway located on the pathways connecting site to receptor
- v. One point upstream and one downstream. To be monitored on a monthly basis for both 12 months before and after development and quarterly monitoring thereafter
- vi. the distribution of all results from monitoring to be sent to The Office of Environmental Health and Pollution Regulation

b) A plan should be submitted to the Authority for occasions when the monitoring plan approved above detect that groundwater pollution and/or a change in groundwater properties are taking place, which should include

- i. The immediate halting of burials on site
- ii. Remedial action plan to deal with the pollution and/or change in ground water properties
- iii. A plan which details how the pollution and/or change of ground water properties will be prevented once burials recommence.

iv. Should the halting of burials take place at the proposed site due to the pollution of ground water or a change in groundwater properties they can only recommence upon the written authority of the Office of Environmental Health and Pollution Regulation.

The development shall be carried out only in accordance with the agreed details.

Reason - To protect ground water and public health.

Expiry Date: This permission will cease to have effect on 21/12/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

In relation to condition 8:

Suite of substances for monitoring of baseline conditions prior to development:

Water level, pH, temperature, electrical conductivity, dissolved oxygen, NH₄, N, Cl.

Quarterly - SO₄, TON (sum of NO₃ + NO₂), TOC, BOD, COD, alkalinity, Na, K, Ca, Mg, Fe, Mn, Cd, Cr, Cu, Ni, Pb, Zn, P.

Suite of substances for long term monitoring once the site is in use (indicators of contamination):

Water level, pH, temperature, electrical conductivity, dissolved oxygen, TON (sum of NO₃ + NO₂), TOC, BOD, COD, ammoniacal nitrogen, SO₄, Cl, Na, K, Ca, Mg, Fe, P.

In relation to the planning conditions relating to ground water pollution the site must remain:

- i. 250m minimum distance from any potable groundwater supply source both private and public
- ii. 30m minimum distance from watercourse or spring
- iii. 10m minimum distance from field drains
- iv. no burials to take place into standing water

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/2025/1390
Property Ref: G001260000
Valid date: 18/09/2025
Location: Torteval Cemetery Route De Pleinmont Torteval Guernsey
Proposal: Extension to existing cemetery.

Applicant: Torteval Douzaine

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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Reason - In the interests of visual amenity and to address the requirements of the Strategy for Nature Supplementary Planning Guidance.

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Reason - In the interests of public safety and for the appropriate and respectful treatment of graves.

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- ii. presence and nature of drift, including type and thickness
- iii. depth to the water table, as unsaturated zone can reduce contamination by physical, biological and chemical processes
- iv. groundwater flow mechanism (intergranular or fissured).
- v. groundwater vulnerability and aquifer type (major, minor, non-aquifer)
- vi. abstractions
- vii. groundwater Source Protection Zones
- viii. proximity of watercourses, springs and drains

b) A quantitative risk assessment into the properties of the soil and rock 1m below proposed grave depth.
shall be submitted to and agreed in writing by the Authority. The work shall be carried out only in accordance with the agreed details.

Reason - To protect ground water and public health.

8. a) No development should commence on site until there had been submitted to and approved in writing by the Authority a monitoring plan which commits to:

- i. Define the baseline water quality and physical conditions in surrounding groundwater and surface water before development
- ii. Minimum borehole monitoring period both 12 months before and after site development
- iii. One borehole on the up-gradient boundary of the site and two boreholes on the down-gradient boundary (spaced no more than 100m apart).
- iv. Monitoring between the site and receptors at risk down-gradient. One hole for each receptor and/or pathway located on the pathways connecting site to receptor
- v. One point upstream and one downstream. To be monitored on a monthly basis for both 12 months before and after development and quarterly monitoring thereafter
- vi. the distribution of all results from monitoring to be sent to The Office of Environmental Health and Pollution Regulation

b) A plan should be submitted to the Authority for occasions when the monitoring plan approved above detect that groundwater pollution and/or a change in groundwater properties are taking place, which should include

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- iv. Should the halting of burials take place at the proposed site due to the pollution of ground water or a change in groundwater properties they can only recommence upon the written authority of the Office of Environmental Health and Pollution Regulation.

The development shall be carried out only in accordance with the agreed details.

Reason - To protect ground water and public health.

INFORMATIVES

In relation to condition 8:

Suite of substances for monitoring of baseline conditions prior to development:
Water level, pH, temperature, electrical conductivity, dissolved oxygen, NH₄, N, Cl.
Quarterly - SO₄, TON (sum of NO₃ + NO₂), TOC, BOD, COD, alkalinity, Na, K, Ca, Mg, Fe, Mn, Cd, Cr, Cu, Ni, Pb, Zn, P.

Suite of substances for long term monitoring once the site is in use (indicators of contamination):

Water level, pH, temperature, electrical conductivity, dissolved oxygen, TON (sum of NO₃ + NO₂), TOC, BOD, COD, ammoniacal nitrogen, SO₄, Cl, Na, K, Ca, Mg, Fe, P.

In relation to the planning conditions relating to ground water pollution the site must remain:

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OFFICER'S REPORT

Site Description:

Torteval Cemetery is situated to the south of Route De Pleinmont. There are iron gates on the roadside boundary providing access to the pathways within the site. The vehicular access to the Cemetery, and application site, is to the east boundary. The Cemetery is enclosed by managed hedgerows and a small, pitched-roof building is located in the southwest corner of the site. There is an open field to the west and an active farmyard, including agricultural buildings often used in connection with dairy farming, to the immediate east. Land to the south is open and undeveloped.

The application site comprises a roughly square field to the south of the Cemetery with established landscaping to all site boundaries. It is currently open and laid to grass. Access is via the tarmac Cemetery driveway.

The site is located Outside of the Centres and within the Agriculture Priority Area as designated in the Island Development Plan.

Relevant History:

None relevant.

Existing Use(s):

Sui-generis - Cemetery
28 – Agriculture

Brief Description of Development:

The application relates to the change of use of an area of agricultural land to allow an extension to the Torteval Parish Cemetery. The submission has been accompanied by a brief statement regarding the condition of the land for agricultural purposes and regarding biodiversity on the site.

Further information was provided following comments and concerns from OEHPR with the pathways amended having regard to the location of existing graves. The submission highlights that this is a single land parcel sharing the same soil conditions and drainage profiles. The site is partially divided by a hedge and it is the logical and natural continuation for the cemetery. It would prevent piecemeal development of non-contiguous sites which means it can be appropriately/more easily managed in an efficient way. The cultural and emotional significance of the cemetery must also be noted and the site will reinforce a sense of continuity and familiarity, allowing families to stay connected to past generations.

The existing parking and access arrangements are limited, the track does allow for parallel parking and during ceremonies mourners often park at the nearby hall and walk to the site and the extension to the use is not likely to result in an increase in traffic but the scheme has been adjusted to create a larger turning/parking area within the site for ease of use. This requires an element of existing hedgerow to be removed but new hedge planting is proposed.

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

Relevant IPD Aims/Objectives

- protection and enhancement of Guernsey's built and natural environment and the need to use land wisely
- efficient and effective use of land and resources while meeting the strategic objectives of the SoG/SLUP
- conserve and enhance the high quality built/natural environment whilst balancing the protection of open and undeveloped land whilst ensuring an adequate amount of land can be made available for meeting legitimate development requirements

S5: Development of Strategic Importance

IP12: Crematoria and Burial Sites

OC5(A): Agriculture Outside of the Centres – within the Agriculture Priority Areas

GP1: Landscape Character and Open Land

GP8: Design

GP15: Creation and Extension of Curtilage

Strategy for Nature Supplementary Planning Guidance

Representations:

None.

Consultations:

Office of Environmental Health and Pollution Regulation –

28/10/2025

I have reviewed the additional information for the proposed plans for Torteval Cemetery which were received by email on the 23rd October 2025 and I am currently of the opinion that there is insufficient information for myself to comment on them.

I have reviewed the latest plans that have been submitted, and I am concerned that there is a possibility that a section of existing graves will be disturbed during the work. If this is correct, we require additional information how this will be managed and what safeguards will be put in place. Please note that this department has responsibility for the safe exhumation of bodies and therefore comes under the remit of OEHPR. If the applicant confirms that this will not be the case, then I have no further comment to make on the application.

21/11/2025

I have reviewed the proposed plans for the work at Torteval cemetery, referenced above, which were received by email on 25th September 2025, and I recommend the following condition should the application be approved.

- A plan should be put in place in the event that human remains are excavated during the works. This plan should include the immediate notification of OEHPR and the cessation of all work.

18/12/2025

I write further to my comments sent in relation to the above application on 21st November 2025 having considered further the impact on ground water. Please disregard my previous comments.

I have concerns in relation to the potential risk to ground water as well as the public health implications should any human remains be disturbed. I recommend that various conditions are included.

Traffic and Highway Services - I refer to the application received on 26 September 2025 by Torteval Douzaine for the above request. The proposal is to extend the cemetery within the existing land parcel up to the southern boundary. This area of land is currently a field separated from the main cemetery by hedging. The proposed extension would increase capacity by approximately 70%.

A site visit has been undertaken by the Traffic and Highways Services (THS) Officer, and the following observations are noted.

Access to the site from Route de Pleinmont is located at the north easterly point of the boundary, a road classified as a Local Circulation Route within the road hierarchy. At this point the carriageway is 6.3m wide and there are no footways. The posted speed limit is 35mph, with vehicle speeds observed between 25–35mph. The access is 4m wide and serves a tarmacked private access road. This runs parallel to the cemetery along the eastern boundary for 80m and leads to an access point into the southern field. This section of the access road includes a turning head measuring 8m by 13m. The proposed plans show that an additional turning head would be installed adjacent to the existing one.

The sightlines from the existing access are extremely poor, with an achievable oncoming sightline of 6m and an approaching sightline of 9.5m, both well below the minimum required standards for a new access. A private traffic mirror is situated on the opposite side of the carriageway within a hedge, providing limited additional visibility for oncoming traffic. On a previous occasion, THS staff observed that traffic exiting the site after a ceremony was guided out by service officials owing to the poor visibility splay onto the carriageway.

As noted in the supplied document (3380 JWS 20251017) from DRP Architecture (DRPA), small cars have been known to use the access road for parallel parking. The road is width restricted, varying between 3.3m and 4.8m. DRPA also state that during ceremonies, mourners often park at the nearby hall and walk to the site. It is assumed this refers to the hall located at the Torteval Douzaine site, approximately 200m away. Although this is not a great distance, the pedestrian walking route is not served by any public footways, which THS would highlight as an existing road safety risk for large groups walking to and from the site.

On the recent site visit, THS also noted that the site of the proposed extension had a 30m section of grass cut back that showed signs of ground wear associated with regular vehicle parking. THS would comment that although this is not a designated parking area, it appears to be relied upon to some extent by people attending the site. Whether its use is by mourners during ceremonies or by maintenance staff, officials, or visitors at quieter times is not known. Other than the proposed additional turning head, there are no plans to create any further parking provision within the extension. THS notes that additional parking provision could be beneficial based on the observations noted previously.

THS does not consider that this proposal would result in a significant intensification of traffic movements above what already exists. Although classified as a Local Circulation Route, Route de Pleinmont is not a heavily trafficked road and is observed to have light traffic flows during off peak times. While noting the concerns around visibility at the existing access and the absence of additional parking provision, THS is satisfied that the development would not materially intensify traffic movements on Route de Pleinmont.

THS would welcome consideration of the highlighted concerns regarding access visibility, pedestrian safety, and parking provision but in conclusion, would support this application.

Agriculture Countryside and Land Management Services - We note that the area of land proposed to be converted to a cemetery is designed Agricultural Priority Area (APA) and is of a suitable size, quality and situation (within a continuous block of agricultural land) to be of high value for agricultural purposes. It appears (on aerial photographs) that the land has been actively farmed until at least 2019, possibly as recently as 2022. The land is also situated immediately adjacent to a working dairy farm, and is therefore likely to be of high value to commercial agriculture.

As described in the documents supporting the application, the main habitat of the site is "rough" grassland. The grassland was classified as Arable short-term ley in the 2018 Phase 1 habitat survey. This classification is supported by the colour of the grassland and previous cultivation visible on the 2022 aerial photographs. Arable Short-term Ley is a disturbed habitat and, because of frequent cultivation, supports limited biodiversity. The grassland in the existing cemetery to the north is classified as Semi-improved Grassland, which is a priority species in Guernsey.

The boundaries of the site are described as being a "mixture of established hedging and grassland wildflowers". The 2018 Phase 1 habitat survey indicates that the 'hedging' is native scrub and bracken on earthbanks. The covering letter describes that the hedging will be retained but will be managed "to create a more uniform and respectful boundary". Increased management has the potential to result in the disturbance of species associated with the hedging, reducing their biodiversity value.

Cemeteries commonly support very important grasslands, which are often rich in plant and fungi species. Should the proposed extension include appropriate grassland creation and management, it is possible that there could be an enhancement in biodiversity value of the site in the long-term. This is dependent on the existing value of the boundaries being retained, we would therefore recommend that the hedging is retained and, if additional planting is proposed this should be using native species. Cutting of boundaries should avoid the bird breeding season and ideally would only occur once every 2 years.

Should this application be approved, it is recommended that the protection of the hedgerows and the method of the grassland creation (which should be informed by appropriate ecological expertise) is secured through a suitably worded condition.

Summary of Issues:

The key issues in this case relate to the principle of the proposed change of use, the matter of parking/highway safety and biodiversity having regard to the Strategy for Nature SPG.

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.

The Island Development Plan (IDP) recognises there is a balance between protecting open and agricultural land and other legitimate uses Outside of the Centres. The designation of the Agriculture Priority Area represents the Island's most valuable agricultural area and as outlined through the consultation process the land is closely related to a working farm and could easily be used for agricultural purposes and without an unacceptable adverse environmental impact. Policy OC5(A) does not however, preclude the change of use of land within the APA as long as all other relevant policies are satisfied. This provides a policy gateway for the change of use proposed (GP15).

Policy IP12 sets out that crematoria and burial sites (new and extensions to existing sites) are to be assessed using Policy S5 which sets out developments of Strategic Importance to ensure that the most appropriate sites are identified. S5 highlights that proposals may conflict with the Spatial Policy or other specific policies of the Island Development Plan but demonstrate to be in the interest of health, or well-being or in some other way in the public interest may, exceptionally, be allowed where specific criteria are met (a. no alternative site available that, based on evidence, is more suitable for the proposed development and b. the proposals accord with the Principal Aim and relevant Plan Objectives).

The IDP acknowledges that Guernsey has an aging population which means that the Island should plan for an increase in demand for use of crematoria and burial sites and the associated demands on land. The Core objectives of the Strategic Land Use Plan seek the wise management of Island resources, including land, and the maintenance and enhancement of modern key strategic infrastructure. It is acknowledged that burial sites are located across the Island and that residents often have strong ties to their Parish but also that burial sites are often not located within Main or Local Centres acknowledging that these locations can provide important quiet spaces within communities, often offering walks and seating and having value for their open nature, historic interest and as wildlife habitats. Policy IP12 therefore seeks to ensure that developments maintain and, if possible and practical, enhance these aspects.

In relation to Policy GP15 the area of land is well associated with the Torteval Cemetery and is not located within an Area of Biodiversity Importance. The outer boundaries of the site are clearly defined and the scheme does not require any established boundary features to be removed. The proposed change of use would

not of itself have an adverse impact on or affect the amenities of residential neighbours. The proposal would not undermine the wider landscape character or the openness of the area in accordance with Policy GP1.

It is acknowledged however that the land is within the APA and could be used for commercial agriculture however, as S5 development of strategic importance there is provision for a scheme to be supported despite the conflict with Policy GP15. To extend the existing cemetery rather than creating a separate and detached cemetery elsewhere in the parish is the most appropriate option in this case and so accords with Policy S5.

In line with the States' Strategy for Nature, 2020, which has been adopted as Supplementary Planning Guidance, the Development and Planning Authority has directed that all applications involving the change of use of agricultural land should be accompanied by information demonstrating environmental benefits in respect of biodiversity that will be incorporated should planning permission be granted. The scheme removes an element of hedging to provide connectivity between the two areas of the cemetery and proposes some additional hedgerow. The proposed hedge species proposed is however, of limited ecological value in terms of attracting wildlife etc. therefore, a condition should be imposed requiring an alternative hedge species to be selected having regard to the Strategy for Nature SPG.

Having regard to the advice from ACLMS it is also recommended that a land management condition is imposed for the protection of the hedgerows and the method of the grassland creation both of which will also contribute to biodiversity on site when considering the SPG.

In relation to access and parking at the site the existing access has poor sightlines which would not change as a result of the proposed development. The extension will not however, result in an intensification in the use of the access to the cemetery site. The enlargement of the turning area on site as indicated will offer a modest increase in the potential for on-site parking in addition to the off-site parking arrangements indicated to currently exist. THS have also commented on the application and do not object to these proposals and overall the scheme complies with Policies IP7 and IP9 of the IDP.

Concerns have been raised by the OEHPR regarding existing graves that could be affected by the proposed extension works and a condition recommended in order to protect graves that may be affected in this case.

In view of the above it is recommended permission is granted subject to conditions.

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; any possible fall-back position by way of extant planning permissions or exempt development; 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 have no adverse impact on protected trees, buildings or sites.

Date: 22/12/2025

