

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: Remove existing substation and install electricity pillar and relocate substation to south of site and associated works.

LOCATION: Beaucette Yacht Marina, La Lande, Vale.

APPLICANT: Guernsey Electricity Limited

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

Date of Grant of Permission: 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 14/11/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Guernsey Electricity: P02-01-12-0159/D04/1 & /2.

Application Ref: FULL/2025/1803

Property Ref: C000010000

Conditions and reasons:-

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

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

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

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

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

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

4.Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.

Reason - To prevent a nuisance or annoyance to nearby residents.

5.Please note this is one condition with multiple sub-sections:

(i) No development shall commence on the electricity pillar site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report relating to the electricity pillar site only documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works for the electricity pillar site and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the electricity pylon development hereby permitted shall not be brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subsection (i)(c) of this condition that any remediation scheme required and approved under the provisions of subsection (i)(c) of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

- a. as built drawings of the implemented scheme;
- b. photographs of the remediation works in progress;
- c. certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subsection (i)(c) of this condition.

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

6.a) No development in connection with the new substation hereby approved, excluding demolition and site works, shall begin until a landscaping scheme, to include full details of tree and hedge planting to the west, south and east of the substation incorporating planting schedules, noting the species, sizes, numbers and densities of plants 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 above, in the first planting season following the substation being first brought into use, 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 - To help assimilate the development into its surroundings having regard to the open landscape concerned.

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

ADVICE AND OTHER REMARKS:-

With reference to condition 5 a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

The developer should note that the decommissioning and removal of electricity substations does not represent exempt development and that there is risk of land contamination associated with the substation use which may require remediation as part of any later decommissioning proposals.

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/2025/1803
Property Ref: C000010000
Valid date: 14/11/2025
Location: Beaucette Yacht Marina La Lande Vale Guernsey
Proposal: Remove existing substation and install electricity pillar and relocate substation to south of site and associated works.

Applicant: Guernsey Electricity Limited

RECOMMENDATION - Grant: Planning Permission with Conditions:

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

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

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

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

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

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

4. Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.

Reason - To prevent a nuisance or annoyance to nearby residents.

5. Please note this is one condition with multiple sub-sections:

(i) No development shall commence on the electricity pillar site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

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(b) a site investigation report relating to the electricity pillar site only documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works for the electricity pillar site and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the electricity pillar development hereby permitted shall not be brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subsection (i)(c) of this condition that any remediation scheme required and approved under the provisions of subsection (i)(c) of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

- a. as built drawings of the implemented scheme;
- b. photographs of the remediation works in progress;
- c. certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subsection (i)(c) of this condition.

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

6. a) No development in connection with the new substation hereby approved, excluding demolition and site works, shall begin until a landscaping scheme, to include full details of tree and hedge planting to the west, south and east of the substation incorporating planting schedules, noting the species, sizes, numbers and densities of plants 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 above, in the first planting season following the substation being first brought into use, 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 - To help assimilate the development into its surroundings having regard to the open landscape concerned.

INFORMATIVES

With reference to condition 5 a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

The developer should note that the decommissioning and removal of electricity substations does not represent exempt development and that there is risk of land contamination associated with the substation use which may require remediation as part of any later decommissioning proposals.

OFFICER'S REPORT

Brief Description of the site:

The application relates to the removal of the existing substation from within the entrance of the Beaucette Marina site and the installation of a new substation to the south of the Beaucette site adjacent to Route De St Magloire. An electricity pillar is proposed on the site of the former substation. The substation is to be housed in a GRP enclosure with an area of gridforce to the east. The electricity pillar has a stainless steel finish and is to be screened by vertical wooden sleepers but is also located adjacent to existing telecommunication equipment cabinets.

Relevant History:

FULL/2022/2341 – Install GRP housing to substation - granted

Existing Use(s):

Substation situated on a wider mixed use site (campsite, restaurant, boat yard).

Assessment: *(Tick as appropriate)*

no representation

x
x
x

accords with policy

within curtilage

design acceptable

visual amenity acceptable

no material neighbour impact

traffic not affected

x
x
x

Policies considered most relevant:

IP11: Small-scale Infrastructure Provision

GP1: Landscape Character and Open Land

GP8: Design

GP9: Sustainable Development

Representation:

One letter of representation has been submitted objecting to the application and raising the following points:

- There is a trend for new substations without consideration of environmental matters
- Very little screening, if any, is carried out on these new structures
- If these were domestic buildings they would be subject to stricter controls
- This proposal is for a new substation that would intrude on the current view, and a screening hedge of native species should be required

Consultation:

Office of Environmental Health and Pollution Regulation - I have reviewed the proposed plans for Beaucette Marina to remove the existing substation and install an electricity pillar and to relocate the substation to south of site and associated works. The plans were received by email on 19th November 2025 and there are a number of issues of concern that I must raise.

Recommend a condition relating to the control noise associated with the plant/machinery proposed.

I would have concerns for land contamination as substations contains harmful substances such as polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs) and heavy metals, which can pose serious environmental hazards. The plan D04-2 Pillar proposal details that the "Existing Substation Site to be changed to a Pillar site". As such I have concerns that the proposed works could introduce pathways for contamination to reach receptors. Therefore, I am inclined to recommend that the Planning Authority apply a full contaminated land condition to the site before it is converted to a pillar site.

I would also recommend that that full contaminated land condition is applied to any future decommissioning works and/or application concerning the Pillar Site and the proposed new substation site.

Conclusion/Brief comment:

It is understood that electricity transmission and distribution, includes sub-stations and are essential infrastructure required to ensure inhabitants of Guernsey have access to electricity. Substations have a finite life and it is necessary to continually replace and upgrade substations. New substations are required for new and expanding electricity requirements (domestic and commercial).

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

The substation will be set back from the road behind the existing roadside wall and with various trees and other planting in the vicinity. The comments and concerns raised through the public consultation period relating to screen landscaping are noted. The GRP substation would be set back from the road and set behind a wall but could be further screened by additional roadside planting to the benefit of the character and appearance of the streetscene. The site is also publicly accessible where further screening to the south and east of the cabinet would also be beneficial, subject to ensuring appropriate levels of access are retained to the substation.

The electricity pillar is to be situated in the area of the existing substation and adjacent to other service cabinets. The developments would not to have an unacceptable adverse effect on the open landscape concerned with regard to GP1, subject to a condition relating to landscaping associated with the substation.

The GRP covered substation would represent a good standard of design that respects the local open landscape concerned in accordance with the aims of Policy GP8 and will provide a shield to the noise generated by the equipment housed within. Furthermore, a planning condition has been recommended by the Office of Environmental Health and Pollution Regulation in order to address the potential noise nuisance that could arise from the proposed development. Overall, the development will not have an unacceptable impact on the amenities of surrounding residential neighbours and users of the Beaucette site having regard to Policies GP8 and GP9 of the Island Development Plan.

The recommendation of OEHPR regarding contaminated land has been noted. It is not reasonable to impose a condition relating to the decommissioning of the proposed substation as its removal will require permission and so the land contamination issues can be addressed at that time. With regard to the electricity pillar site however, the site is being decommissioned as a substation and redeveloped, with new hardstanding proposed, for the pillar. It is reasonable therefore, to consider the position of a contaminated land condition in relation to that area of the site.

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.

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

Recommendation:

Grant with Conditions



Date: 19/12/2025

