

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: Change of use of agricultural land to domestic garden (625sqm), install hardstanding to create access track (Revised Scheme) (Retrospective).

LOCATION: Le Douit, Rue Du Vallet, St. Pierre Du Bois.

APPLICANT: Mr & Mrs Ronaldson

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: 16/03/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 02/12/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: SOUP Architects: 496_001 (P_01)
Environment Guernsey Ltd: Curtilage Extension Assessment dated October 2025

Application Ref: FULL/2025/1838

Property Ref: F003960000

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.a) With the exception of the grassland management for areas outside of the extended domestic land, the landscape and land management scheme shall be fully completed, in accordance with drawing number 496_001 (P_01) and the Curtilage Extension Assessment dated October 2025, in the next planting season following the grant of this permission, i.e. by 31/03/2027.

b) 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 biodiversity and visual amenity.

Expiry Date: This permission will cease to have effect on 15/03/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Effect of planning permission:

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

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

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

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

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

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

Right of appeal against planning decisions:

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

Copy of representations made:

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

Other Remarks:

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

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

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

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2025/1838
Property Ref: F003960000
Valid date: 02/12/2025
Location: Le Douit Rue Du Vallet St. Pierre Du Bois Guernsey GY7 9EX
Proposal: Change of use of agricultural land to domestic garden (625sqm), install hardstanding to create access track (Revised Scheme) (Retrospective).

Applicant: Mr & Mrs Ronaldson

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. a) With the exception of the grassland management for areas outside of the extended domestic land, the landscape and land management scheme shall be fully completed, in accordance with drawing number 496_001 (P_01) and the Curtilage Extension Assessment dated October 2025, in the next planting season following the grant of this permission, i.e. by 31/03/2027.

b) 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 biodiversity and visual amenity.

OFFICER'S REPORT

Site Description:

The application property comprises of a detached traditional dwelling fronting onto Rue du Vallet and associated tiered domestic garden in the south-west section of the site, the remainder of the land to the north-east comprises of an area of agricultural/undeveloped land, with substantial tree planting along and inside the north-west and north-east boundaries.

The site is located in a rural area comprising of large swathes of open and undeveloped land interspersed with tree lined valleys and isolated or small groups of dwellings along highways. The site is located Outside of the Centres and within the Agriculture Priority Area as defined by the Island Development Plan.

Relevant History:

26/02/2025 – FULL/2024/2053 – Application refused for the change of use of agricultural land to domestic garden (625sqm), install hardstanding to create parking area to south of site.

Feb-July 2024 – PREA/2024/0240 – Pre-application advice regarding the change of use of agricultural land to domestic.

12/10/2023 – FULL/2023/1305 – Application refused for the change of use of agricultural land to domestic garden (1,724 sqm).

Existing Use(s):

Agriculture use class 28

Brief Description of Development:

Retrospective planning permission is requested to change the use of an area of undeveloped/agricultural land measuring approximately 625sqm to domestic land associated with the dwelling Le Douit and to install a hardstanding parking area.

The application is supported by a Curtilage Extension Assessment report dated October 2025 and a report providing an evaluation of the agricultural land parcel dated November 2025.

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

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

Policy GP1: Landscape Character and Open Land
Policy GP15: Creation and Extension of Curtilage

Representations:

None

Consultations:

Agriculture, Countryside and Land Management Services, 06/01/2026

"We are writing in response to your letter dated 16 December regarding the application to convert agricultural land to domestic curtilage at Le Douit, St Pierre Du Bois.

We note that the covering letter and the ecological assessment make reference to a parking area (possibly to be formed by laying grid force) and the introduction of an access route. These do not appear within the published plans and we would welcome the provision of further information to provide clarity on the details and scope of the proposed development.

The site to which the application relates is designated as Agricultural Priority Area (APA). We note, however, that the area of land is not currently used for agricultural purposes and it is our understanding that it would be unlikely to be favoured for agriculture in the future, for the reasons set out in our letter provided in response to a previous application at the same site. We have also assessed the Agricultural Land Classification map of Guernsey¹ which classifies the soils of the site as Grade 4 'Poor'. This appears to support the description of the soil conditions within the Arboricultural report (Richard Loyd, Nov 2025). It is therefore unlikely that the site is able to make a positive contribution to commercial agriculture without significant improvements.

Additionally, as this application is for a change in land use, it requires evidence of biodiversity enhancement within the area proposed for domestic curtilage as per the 2021 decision by the Authority. We note the mitigations included within the application as recommended by the ecological assessment (Environment Guernsey, November 2025), however have the following reservations and observations:

1. Should this application include the installation of a parking area, the ecological impact of this should be considered further.
2. If an access route were to be formed to join such a parking area with the existing vehicle access, this may result in the proposed ecological enhancements being impossible to deliver (such as the proposed area of grassland to be enhanced through sensitive management), and the proposed mitigations and enhancements should be revised accordingly.

3. We would also recommend that confirmation is provided as to whether the delivery of the 'possible wildflower meadow' is to be undertaken, as this will also determine whether an enhancement in biodiversity will be achieved.

We would recommend that clarity is obtained on the scope of the development prior to determination of the application however the above comments relating to biodiversity enhancements could be dealt with through a suitably worded condition, should the application be approved.

Please do not hesitate to contact us if you have any queries about this response and we would also be happy to discuss the points raised with the applicant or their representative".

Summary of Issues:

The main issues in deciding this application are the loss of agricultural land within an Agriculture Priority Area and the impact on the landscape character and openness of the area.

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).**

Planning permission was refused in October 2023 to change the use of a parcel of agricultural land measuring 1,724sqm to domestic land (FULL/2023/1305). The application was refused on account that it had not been demonstrated that the land cannot positively contribute to the commercial agricultural use of an Agriculture Priority Area or cannot practicably be used for commercial agriculture within an Agriculture Priority Area without unacceptable adverse environmental impacts, and due to the unnecessary loss of undeveloped land and the impact on the landscape character of the area.

A subsequent application was refused in February 2025 to change the use of a parcel of agricultural land measuring 625sqm to domestic land (FULL/2024/2053). The application was refused on account that it had not been demonstrated that the land cannot positively contribute to the commercial agricultural use of an Agriculture Priority Area or cannot practicably be used for commercial agriculture within an Agriculture Priority Area without unacceptable adverse environmental impacts. This current application is for a similar scheme to the previously refused application FULL/2024/2053, with additional information submitted to support the application.

The proposal to change the use of the land to a domestic use fall to be considered principally under Policies OC5(A), GP15 and GP1 of the Island Development Plan.

The site is not within an Area of Biodiversity Importance, no removal of the existing boundaries are proposed and the use of the land for domestic purposes is unlikely to have any significant adverse effects on neighbouring residents.

Loss of agricultural land within an Agriculture Priority Area

The Island Development Plan recognises that agriculture plays a relatively small part in Guernsey's economy but is valuable for its land management function protecting and enhancing the countryside and providing visual access to open space.

The Strategic Land Use Plan requires a balance to be made between the protection of land for agriculture for the industry's current and future needs and recognising the role it plays in countryside management with ensuring land is available to meet other legitimate development requirements. The Island Development Plan has therefore identified large areas of contiguous agricultural land, and other areas well related to established agricultural operations, which represent Guernsey's most valuable agricultural land. These have been identified as Agriculture Priority Areas.

Whilst the policy approach is to generally support development for agricultural purposes in the Agriculture Priority Areas, these areas have been broadly drawn and include areas of land and sites which are not currently used for agricultural purposes and could not be expected to contribute positively to commercial agriculture in the future. The Agriculture Priority Areas are not intended to safeguard the land for agricultural use if it is not appropriate or is not required for that use or where the inclusion of an area of land into a larger land parcel for agricultural purposes would have a negative environmental impact. The Island Development Plan policies therefore allow for other forms of development within the identified Agriculture Priority Areas provided that they accord with all the other relevant policies of the Island Development Plan.

In order to protect Guernsey's best agricultural land, where appropriate, proposals for development which would result in the loss of an existing farmstead or agricultural holding in the Agriculture Priority Areas will only be supported where it is demonstrated that the farmstead, building or land is no longer required for agricultural purposes and any proposed new use accords with the other relevant policies of the Island Development Plan. The policies place the onus on the applicant to demonstrate that this is the case.

The Authority has published non-exhaustive guidance on matters that could be taken into account:

When assessing if a particular site or land parcel can make a positive contribution to the commercial agricultural use of an identified Agriculture Priority Area, the following matters could be taken into account:

- *What the requirements of the agricultural industry are at the time;*
- *The condition of the land (e.g. the grade and depth of the soil, any contamination, whether it is able to be used for agriculture or if not what may be required to make it available for cultivation or grazing);*

- *Whether the land can be used for agriculture without adverse environmental impacts;*
- *The size of the site/piece of land;*
- *How the site/piece of land relates to existing agricultural holdings;*
- *Access;*
- *Topography (including slope, gradient, etc);*
- *Flooding/Drainage;*
- *The nature of the proposed use (will the proposed use allow the long-term use of the land for agriculture to remain).*

The land forms part of an Agriculture Priority Area. The proposed change of use of agricultural land to domestic land would see the agricultural land reduce in size from 3,640sqm to 3,015sqm. The application is supported by an evaluation of agricultural land parcel report, a letter from the agent and a Curtilage Extension Assessment report. The information submitted advises that the composition and quality of the soil is poor and consequently crop production would be exceptionally difficult. The steep angle of the field would limit the commercial agricultural equipment that could operate on the site and the range of animals which could be sustained on the land. In addition it is advised that due to the existing important and diverse habitats on the site, the use of the site for commercial agricultural purposes would adversely affect the biodiversity value of the land and the area of the field that could currently be considered as available for agricultural use is limited in size.

It is acknowledged that the clearance and use of the entire site for agricultural purposes would have unacceptable adverse environmental impacts due to the loss of existing habitats. In addition, there are some features of the site which would make it less than optimal for commercial agriculture use. For example, the slope of the land may contribute to a disfavour for farmers to use the land. Agriculture, Countryside and Land Management Services advise that the area of land is not currently used for agricultural purposes and it is their understanding that it would be unlikely to be favoured for agriculture in the future. In addition it is advised that the Agricultural Land Classification map of Guernsey classifies the soils of the site as Grade 4 'Poor', which supports the description of the soil conditions set out in the report submitted with the application. Agriculture, Countryside and Land Management Services conclude that it is therefore unlikely that the site is able to make a positive contribution to commercial agriculture without significant improvements. The information submitted is sufficient to demonstrate that the land could not be used for commercial agriculture and therefore the proposal accords with Policies GP15 part (c) and OC5(A).

Impact on the landscape character and openness of the area

The site is located within the Escarpment Upland landscape as identified in Annex V of the Island Development Plan and is within the West Coast Scarp.

The land the subject of this application forms part of a large swathe of undeveloped land and forms a transition from a wooded valley to the more open plateau to the north and east. The size of the land parcel together with its partly naturalised

woodland appearance and the remainder of the land which forms a large expanse of open land is a distinctive feature in the landscape which positively contributes to the landscape character and appearance of the area.

The land is partially visible from Rue du Vallet to the west. When compared to the originally refused scheme (FULL/2023/1305), the proposed area of domestic land is better related to the existing built development and has significantly reduced its projection into the large swathe of undeveloped and naturalised landscape to the north-east. A physical boundary in the form of a native hedge is proposed along the north-east boundary of the extended domestic land to separate the domestic uses from the remaining agricultural/undeveloped land to the north-east. The proposed change of use is unlikely to have an unacceptable detrimental impact on the landscape character of the area, in accordance with Policies GP15 and GP1.

Other Matters

The application advises that the existing planting and wood pile would be retained and sets out additional planting along the east boundary and the creation of a hedge along the north-east boundary of the extended domestic land; the creation of a meadow grassland habitat; improvements to a section of an existing grassland habitat; and the installation of a minimum of 6 bird boxes. Although some biodiversity measures are proposed outside of the domestic land, the extent of existing planting which is to be retained within the proposed domestic land limits the available options for additional biodiversity enhancements within the domestic land. The retention of trees outside of the extended domestic land, the planting of additional tree and shrubs along the east boundary and the installation of bird boxes when combined with the biodiversity enhancements within the extended domestic land has the potential to provide proportionate biodiversity enhancements. Whilst it would be beneficial from a biodiversity perspective to implement the proposed areas of grassland management outside of the extended domestic curtilage, these measures have the potential to affect the usability of the land for agricultural purposes and are not necessary to provide proportionate biodiversity enhancements in this case. To ensure that appropriate biodiversity enhancements are achieved in a timely manner, it is recommended that the proposed landscaping scheme, excluding the grassland management outside of the extended domestic land, is completed by the end of the next planting season, i.e. by 31/03/2027.

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: 16/03/2026

