

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: Storage of associated building material on site for temporary period (retrospective).

LOCATION: Land Adjacent to Guernsey Airport, Les Nouettes, Forest.

APPLICANT: Cassutt Speciali 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: 12/03/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 16/12/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Civils Contracting Ltd: 2125-TEQ-1010 Rev P2.

Application Ref: FULL/2025/1872

Property Ref: H00591A000 + H00592A000

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 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.

3. The stockpiles hereby approved shall be removed from the site in their entirety by 31 March 2027.

Reason: In the interests of visual amenity and due to the temporary nature of the development proposed.

4. Within the next planting season following the removal of the stockpiles, the land shall be reseeded and restored to its former condition as open agricultural land in accordance with a landscaping plan to be submitted to the Authority and approved in writing, prior to the removal of the stockpiles.

Reason: To protect the character and appearance of the area and the long term use of the land.

5.a) Within 4 weeks of the approval of this application, a soil management plan including soil sampling and analysis shall be submitted to and approved in writing by the Authority. The strategy shall specifically target Per- and Polyfluoroalkyl Substances (PFAS), including but not limited to:

Perfluorooctanesulfonic acid (PFOS), and
Perfluorooctanoic acid (PFOA).

b) The approved plan shall be implemented in full, and the results of the sampling and analysis shall be submitted to the Authority for review.

c) Where contamination is identified at levels requiring intervention, a detailed remediation and pollution mitigation scheme shall be submitted to and approved in writing by the Authority. Any approved mitigation measures shall be fully implemented within 4 weeks of identification and shall be maintained thereafter in accordance with the approved details.

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

6. Except as otherwise detailed in Plan 2125-TEQ-1010 P2, no other storage of materials shall take place within the site. Any materials stored shall not exceed the approved height of each of the stockpiles.

Reason: In the interest of visual amenity and prevent additional unauthorised storage on site.

Expiry Date: This permission will cease to have effect on 11/03/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

1. The applicant is advised that the airport are likely to require foreign object debris control during works and suitable mitigation for the purpose of wildlife and habitat management during the development and restoration works.

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/2025/1872
Property Ref: H00591A000 + H00592A000
Valid date: 16/12/2025
Location: Land Adjacent to Guernsey Airport Les Nouettes Forest
Guernsey
Proposal: Storage of associated building material on site for temporary
period (retrospective).
Applicant: Cassutt Speciali 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 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.

3. The stockpiles hereby approved shall be removed from the site in their entirety by 31 March 2027.

Reason: In the interests of visual amenity and due to the temporary nature of the development proposed.

4. Within the next planting season following the removal of the stockpiles, the land shall be reseeded and restored to its former condition as open agricultural land in accordance with a landscaping plan to be submitted to the Authority and approved in writing, prior to the removal of the stockpiles.

Reason: To protect the character and appearance of the area and the long term use of the land.

5. a) Within 4 weeks of the approval of this application, a soil management plan including soil sampling and analysis shall be submitted to and approved in writing by the Authority. The strategy shall specifically target Per- and Polyfluoroalkyl Substances (PFAS), including but not limited to:

Perfluorooctanesulfonic acid (PFOS), and
Perfluorooctanoic acid (PFOA).

b) The approved plan shall be implemented in full, and the results of the sampling and analysis shall be submitted to the Authority for review.

c) Where contamination is identified at levels requiring intervention, a detailed remediation and pollution mitigation scheme shall be submitted to and approved in writing by the Authority. Any approved mitigation measures shall be fully implemented within 4 weeks of identification and shall be maintained thereafter in accordance with the approved details.

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

6. Except as otherwise detailed in Plan 2125-TEQ-1010 P2, no other storage of materials shall take place within the site. Any materials stored shall not exceed the approved height of each of the stockpiles.

Reason: In the interest of visual amenity and prevent additional unauthorised storage on site.

INFORMATIVES

1. The applicant is advised that the airport are likely to require foreign object debris control during works and suitable mitigation for the purpose of wildlife and habitat management during the development and restoration works.

OFFICER'S REPORT

Site Description:

The site is located adjacent to the airport runway, and is comprised of flat, agricultural land. The southern half of the site is within the Agriculture Priority Area and the northern part of the site appears to be States owned land within the airport. The remainder of the site is on land immediately adjoining the airport land.

The land to the east currently comprises a construction site for the aircraft hangar which was previously approved under FULL/2013/1425.

The site is Outside of the Centres as defined in the Island Development Plan.

Relevant History:

FULL/2025/1886- Install electricity substation, erect plant and bin store, alterations to existing earthbanks, install hardstanding to create passing point and alter parking layout (Part Retrospective)- Pending decision

FULL/2025/1550 - Erect temporary site accommodation and facilities, install hardstanding and fencing associated with the development of an aircraft hangar with taxiway, apron and associated car parking area to west of existing Aero Club hangar (FULL/2013/1425) – granted

FULL/2013/1425- Variation to plans previously approved to erect an aircraft hangar with taxiway, apron and associated car parking area to west of existing Aero Club hangar- (Revised hangar doors on north elevation and roller shutter door on south elevation)- granted.

Existing Use(s):

28 - Agriculture

Brief Description of Development:

The application proposes the retrospective temporary storage of building materials, primarily excavated earth, in three piles within the site. The temporary storage of building material is required to manage the excavated earth efficiently in association with the approved erection of a new aircraft hangar (FULL/2013/1425).

Three areas of material storage are proposed. Stockpile A is the largest, located to the north western corner of the site, with material stored up to 4.8m in height. Stockpile B is in the north eastern corner and up to 3.56m in height, with Stockpile C adjacent to the site compound to the south and measuring up to 1m in height.

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

GP1- Landscape Character and Open Land;

GP8- Design

GP9- Sustainable Development

IP4- Airport Related Development

OC5(A)- Agriculture Outside of the Centres - within the Agriculture Priority Area (APA).

Representations:

Two letters of representation have been submitted raising the following comments:

- The site notice has not been displayed at the entrance to the site concerned which is the only point at which the public could view it;
- The Planning team should visit the site and area;
- There are overlapping issues with FULL/2025/1550 – a letter of representation has been made in relation to that case – that application should be refused;
- The storage of material took place some months ago without permission so there seems no point in requesting that they remove the ground but a timeframe should be put in place for its removal (especially given the 10 yr timeframe of the hangar development);
- The submission refers to stockpiling ground but there are now other materials being stored in the area – this needs to be addressed as it is not what's been applied for;
- There are issues/omissions/inaccuracies in the submission:
 - The submission states that access is via an existing access route but this required the removal of most of an earthbank between two fields which is not an existing access route and was created illegally
 - There are no details about its reinstatement – it should be a requirement of a permission that the bank must be reinstated at the same time as the levelling and seeding of the field
 - The small access track is not the approved access route to the construction site – it is a field access which has not been used for c. 15-20 yrs
 - Hardcore has been laid on the green track in connection with the accommodation pods illegally and this track leads to others which cannot sustain more vehicles than at present (2 houses and 2 fields)
 - There's no need for earth moving vehicles to use the track
 - Reference is made to dust control however during the summer when they originally stockpiled ground there was no consideration of neighbours - there should be no further movement of ground other than to remove it at the end of the project as part of reinstatement works
- Clarification should be sought in light of the issues/omissions and inaccuracies
- Application FULL/2025/1886 requests that the access road from La Planque Lane be made wider – this should be the only access route that the developer should be able to use as there's already permission to do so
- Les Nouettes Lane and associated tracks are very narrow and their use is not acceptable
- Large vehicles using the lane causes disturbance to long term residents and is dangerous for children who play in the lanes
- The developer of the hangar is trying to buy other land adjacent to the airport – for more private hangars

- This is an Agriculture Priority Area – why is this development even being considered? Residents aren't even allowed raised beds or small wooden structures in their fields but this is being allowed to happen
- These areas need to be protected from those who have no history with the Island and are only concerned with making money

Consultations:

The Office of Environmental Health and Pollution Regulation were consulted on the proposal and made the following observations:

I have reviewed the proposed plans for the storage of associated building material on site for a temporary period (retrospective) and there is a matter of concern that I must raise.

Specifically, the proposed use involves the storage of materials on exposed ground, which presents a potential risk of soil contamination arising from historic or existing contaminants, including Per- and Polyfluoroalkyl Substances (PFAS). Of particular concern are Perfluorooctanesulfonic acid (PFOS) and Perfluorooctanoic acid (PFOA), which are persistent contaminants known to pose risks to controlled waters and human health if soils are disturbed or mobilised.

Considering the above, I recommend that a planning condition be attached to any consent to ensure that potential contamination risks are appropriately assessed and managed.

- *A soil management plan including soil sampling and analysis shall be submitted to and approved in writing by the Authority. The strategy shall specifically target Per- and Polyfluoroalkyl Substances (PFAS), including but not limited to:*
 - *Perfluorooctanesulfonic acid (PFOS), and*
 - *Perfluorooctanoic acid (PFOA).*

The approved plan shall be implemented in full, and the results of the sampling and analysis shall be submitted to the Authority for review.

Where contamination is identified at levels requiring intervention, a detailed remediation and pollution mitigation scheme shall be submitted to and approved in writing by the Authority. Any approved mitigation measures shall be fully implemented prior to commencement of development and maintained thereafter in accordance with the approved details.

I would be grateful if this issue is considered during the determination of this application.

Summary of Issues:

The primary issues are the principle of development along with the visual impact of the development on the character of the area and neighbour amenity.

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).

Policy IP4 supports the expansion of airport related uses on land which adjoins the airport or is in close proximity, assessing each application on a case by case basis depending upon the nature of the use proposed and the impact of the development. Such applications would be supported where they would:

- a. Complement and support the efficient and effective operation of the airport; or,
- b. Enhance the contribution the airport makes to the economy through ancillary development.

The policy also advises that where the site is immediately adjoining airport land the proposal will also need to demonstrate the following additional criteria:

- c. That there are no suitable sites available on airport land on which the development could be located; and,
- d. The development will not have unacceptable adverse impacts on adjoining uses; and,
- e. The proposals accord with the Principal Aim and relevant Plan Objectives and General Policies of the Island Development Plan (IDP).

The approved hangar development supports the longer-term development strategy of the airport, providing better facilities for modern business jets which are currently minimal, means the new parking hangar is essential to the airport's longer-term efficiency and service capacity.

The proposed storage areas allow for the storage of building materials and the excavated earth to be retained on site, avoiding additional vehicle movements and off-site storage costs. The proposal therefore facilitates the expansion and enhancement of an ancillary airport development through the support of its construction and operational needs.

With regard to Policy IP4 criteria e, the Principal Aim and relevant Plan Objectives of the IDP are the overarching guidelines which inform the policies of the plan. To address this, the proposal details how construction of the hangar is a strategic airport related development which enhances operational capacity and contributes to the local economy, therefore supporting a sustainable economy and employment.

The stockpiles are temporary and will be conditioned as such, and the land will be fully restored via seeding after 12 months ensuring minimal long-term impact on the APA and landscape, this ensures an appropriate and efficient use of land and proportionate land use. The landscape character and environment will be safeguarded by the positioning and height of the stockpiles having a low visual impact, and the restoration of the land following the cessation of the use. The proposal supports the economy, enables strategic airport development and minimises landscape impact, and so does not conflict with the overarching objectives of the Island Development Plan.

The impact of the development on the neighbours is considered generally acceptable. The stockpiles are located approx. 70m away from the nearest residential neighbours, the height and position is against the general backdrop of the airfield. The stockpiling is likely to have some impact on local residents in terms of dust, however Environmental Health are satisfied that the proposed dust control measures will limit environmental and amenity impacts.

There is likely to be some increase in noise and disturbance from the use of the access track by vehicles and this will have some impact on the neighbours, particularly as traffic levels in this area are generally very low. However, the application confirms that the existing access for the hangar site (via La Planque) is the preferred access route for vehicles which should limit the use of Les Nouettes. In addition, as an existing access to agricultural land, tractors and other vehicles could currently regularly access the site which would also generate some noise and disturbance. Given the temporary nature of the use this is, on balance, not considered harmful enough to warrant the refusal of the application.

Considering the limited temporary period involved, the proposal is unlikely to have a significant adverse effect on the landscape character and visual amenity of the area, in accordance with Policy GP1, and GP8.

The proposal will result in the loss of some land within the APA as the southern section of the site is designated as agricultural land, however this is acceptable in policy terms as long as the proposal complies with all other policy considerations, and will only result in a temporary loss of this land for a twelve month period prior to its restoration to its original condition.

Les Nouettes is understood to be a private horticultural access, and neighbour representations have stated that this is not a public right of way and raised concerns regarding damage to surrounding hedges, and unsuitability for use by construction traffic, service vehicles etc. however, these are not material planning considerations. All decisions made by the Authority are without prejudice to third party rights, and the Authority is not able to address civil matters such as boundary, third party disputes or other related matters of ownership. Where necessary such cases should be resolved by seeking legal advice. Comments regarding the use of the site for private economic gain are not material planning considerations.

Guernsey Airports have raised no object to the application but an informative note regarding foreign object debris and wildlife management has been applied. Environmental Health have requested soil sampling in order to monitor and control any land contamination possible as a result of the stockpiling of excavated soil. A condition has been applied to ensure this happens promptly after approval.

To ensure the appropriateness of the development it is considered necessary to condition the stockpiling of materials to be temporary only, for a period of 12 months as this has been identified by the Agent as adequate time to ensure the construction work is completed. In addition to this a condition to ensure the land is restored to its previous condition as agricultural land within the planting season following the removal of the stockpiled material.

Approval is therefore recommended, subject to relevant and necessary conditions.

Date: 09/03/2026