

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: Demolish domestic outbuilding (Use Class 1) and remove container to south of property, erect single storey agricultural building (Use Class 28) to south-west boundary and install hardstanding/driveway on agricultural land.

LOCATION: La Neuve Maison, Mont D'Aval, Castel.

APPLICANT: Mr Nick Sheppard

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: 18/03/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Footprint Architects: 08-0020 S4 revP01, 08-0022 S4 revP01, 08-0223 S4 revP01, 08-0024 S4 revP01 and 08-0221 S4 revP03

Application Ref: FULL/2026/0020

Property Ref: D009690000 + D00969D000

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.Within six months of the date when use of the building for the storage of machinery as shown on drawing 08-0221 S4 revP03 ceases, or such other period previously agreed in writing by the Authority, the building hereby permitted and the associated hardsurfacing hereby approved shall be removed from the site. The land shall be re-instated so that it is capable of agricultural use within one year of the cessation of such use, or such other period as may be agreed beforehand in writing by the Authority.

Reason - Permission for the building has been granted only on the basis that it is required in association with the agricultural/horticultural use of the land. There is no justification to retain the building and associated hardsurfacing if there is no longer any agricultural/horticultural use of the land.

5.Prior to the commencement of work on the erection of the agricultural building hereby approved a landscaping scheme, to include full details of tree and hedge planting to the north of the approved building and replacement planting to the south of the building, incorporating planting schedules, noting the species, sizes, numbers and densities of plants, shall be submitted to and agreed in writing by the Authority.

Reason - To help assimilate the development into its surroundings.

6.The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first use of the approved agricultural building or completion of development whichever is the sooner, 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.

7.Details of (sample or brochure extract) the colour finish of the colour coated metal sheet panels used on the exterior of the agricultural building hereby approved shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - In the interests of visual amenity.

8.By 06/03/2029 the shipping container situated on site, shown on drawing 08-0020 S4 revP01 shall be removed from the site and the land returned to domestic garden associated with La Neuve Maison unless some other time period is agreed in writing by the Authority.

Reason - The shipping container is temporary in its external appearance and would not likely be considered appropriate as a permanent form of development. The The Land Planning and Development (Exemptions) Ordinance, 2023, as amended, permits the temporary siting of buildings/structures etc. for a maximum of three years. The retention of the container is permitted only on the basis that it is required in association with the development/redevelopment proposals for the site and having regard to the stipulations of the current Exemptions Ordinance.

Expiry Date: This permission will cease to have effect on 17/03/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The Authority does not recognise all of the land outlined on the submitted plan(s) as forming the domestic curtilage associated with the dwelling presently known as La Neuve Maison. The land recognised as domestic curtilage by the Authority is identified on the plan enclosed with this decision notice.

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/2026/0020
Property Ref: D009690000 + D00969D000
Valid date: 20/01/2026
Location: La Neuve Maison Mont D'Aval Castel Guernsey GY5 7UQ
Proposal: Demolish domestic outbuilding (Use Class 1) and remove container to south of property, erect single storey agricultural building (Use Class 28) to south-west boundary and install hardstanding/driveway on agricultural land.

Applicant: Mr Nick Sheppard

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. Within six months of the date when use of the building for the storage of machinery as shown on drawing 08-0221 S4 revP03 ceases, or such other period previously agreed in writing by the Authority, the building hereby permitted and the associated hardsurfacing hereby approved shall be removed from the site. The land shall be re-instated so that it is capable of agricultural use within one year of the cessation of such use, or such other period as may be agreed beforehand in writing by the Authority.

Reason - Permission for the building has been granted only on the basis that it is required in association with the agricultural/horticultural use of the land. There is no justification to retain the building and associated hardsurfacing if there is no longer any agricultural/horticultural use of the land.

5. Prior to the commencement of work on the erection of the agricultural building hereby approved a landscaping scheme, to include full details of tree and hedge planting to the north of the approved building and replacement planting to the south of the building, incorporating planting schedules, noting the species, sizes, numbers and densities of plants, shall be submitted to and agreed in writing by the Authority.

Reason - To help assimilate the development into its surroundings.

6. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first use of the approved agricultural building or completion of development whichever is the sooner, 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.

7. Details of (sample or brochure extract) the colour finish of the colour coated metal sheet panels used on the exterior of the agricultural building hereby approved shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - In the interests of visual amenity.

8. By 06/03/2029 the shipping container situated on site, shown on drawing 08-0020 S4 revP01 shall be removed from the site and the land returned to domestic garden associated with La Neuve Maison unless some other time period is agreed in writing by the Authority.

Reason - The shipping container is temporary in its external appearance and would not likely be considered appropriate as a permanent form of development. The Land Planning and Development (Exemptions) Ordinance, 2023, as amended, permits the temporary siting of buildings/structures etc. for a maximum of three years. The

retention of the container is permitted only on the basis that it is required in association with the development/redevelopment proposals for the site and having regard to the stipulations of the current Exemptions Ordinance.

INFORMATIVES

The Authority does not recognise all of the land outlined on the submitted plan(s) as forming the domestic curtilage associated with the dwelling presently known as La Neuve Maison. The land recognised as domestic curtilage by the Authority is identified on the plan enclosed with this decision notice.

OFFICER'S REPORT

Site Description:

La Neuve Maison, Mont D'Aval is a detached 'L' shaped dwelling with detached outbuilding to the south and a separate dwelling (Cottage) to the west of the main house. A container is noted as being located to the rear/south of the barn to be demolished and permission has not been sought or granted for the siting of this container on the land.

The property is set back behind frontage ribbon development at the junction of Route De Cobo and Mont D'Aval. The field that is the subject of this application is visible from Mont D'Aval. The site comprises agricultural land to the west and south/southeast of the main dwelling, La Neuve Maison along with a field fronting Mont D'Aval to the north.

Properties to the south in Helston Estate are situated approximately 100m from the application site/proposed buildings.

The site is located Outside of the Centres as designated in the Island Development Plan and the house and fields to the west and south fall within the Agriculture Priority Area. The property is a pre-1900 building. There is a protected building, La Planque, to the east of the domestic property at La Neuve Maison.

The site is located within the Central Plain character area as set out in Annex V of the IDP although is immediately adjacent to the escarpment landscape character to the west. The Annex notes the "character of the area is of gently undulating landforms with some fairly densely wooded tracts but has been considerably impacted on by mid-to-late twentieth century development". The southern part of the Central Plain (including Saumarez Park, Le Villocq and Foote's Lane) the land is generally very flat where poor drainage is exacerbated by run-off from the adjacent Escarpment areas

(north and east) but this does, in places, support areas of important wet meadow habitats.

Relevant History:

Pre-application advice was sought in this case.

Existing Use(s):

01 dwellinghouse

28 agriculture

Brief Description of Development:

The application proposes to demolish the existing barn and the erection of a new storage barn for farm machinery incorporating a workshop area and with the storage container situated within the building which will incorporate storage above it for hay cut from the land. A permeable gravel driveway is proposed from the domestic property/driveway across the agricultural land to the proposed storage barn which has been designed to accommodate the turning requirements of the farm machinery (e.g. JCB). The proposed barn is indicated to have a colour coated metal sheet panel exterior and tiles reclaimed from the existing dwelling. The barn doors are to match the remainder of the exterior of the barn.

Although the Design and Access Statement refers to Policy OC7 this is not relevant in this case as the site is not considered as a redundant glasshouse site. The submission sets out that the barn is necessary for the small holding's hay operation and notes the current exemption rights but that the permanence of the building and associated services means that it does not meet the current exemption criteria. The submission also seeks to address the matter of sustainability and environmental design highlighting SUDs drainage with permeable surfacing and soakaways, rainwater harvesting, low energy LED lighting, native hedge planting to existing boundaries, bat and bird boxes to enhance biodiversity etc.

The submission does not address how the existing barn, to be demolished, is not suitable for the proposed purpose but reiterates that the location on agricultural land maintains a clear distinction between domestic and agricultural uses, would support local agricultural activity and rural productivity, is appropriately sited, designed and scaled for its rural setting, incorporates design principles and biodiversity enhancements and accords with the objectives and aims of the IDP.

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

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

GP1: Landscape Character and Open Land

GP8: Design

GP9: Sustainable Development

IP9: Highway Safety, Accessibility and Capacity

Representations:

Five letters of representation including three from one household have been submitted commenting on the application and raising the following points:

- The site notice has not been properly displayed
- The building and long/wide track are unnecessary
- This would result in the permanent loss and the fragmentation of agricultural land
 - the remaining land would be extremely limited and inconsistent with the claimed level of hay production
 - There is no credible evidence that the development is genuinely necessary or proportionate
 - The industrial scale plant suggests an intensity of activity beyond that expected with a smallholding
 - The Planning Service must be satisfied that this development is genuinely ancillary and does not facilitate an incremental change of use
 - There is insufficient evidence of agricultural justification – this should be independently verified by the Planning Service before a decision is reached
 - As agricultural land it cannot be used for horticulture or leisure purposes
- The proposal would result in a significantly intensified a more intrusive form of development than simply the relocation of an agricultural structure for machinery storage
 - this is not a like for like replacement
 - there is no justification as to why the existing barn cannot be reused
 - why can the barn not be erected on or near the site of the existing barn to be demolished as reusing the established location would avoid introducing a new and more intrusive development
- The submission does not provide sufficient justification for the specific siting nor that alternative locations or access arrangements have been properly considered to minimise impact on neighbouring properties
- The siting proposed is a larger and open field, substantially closer to Kandoluosto than the existing structure
- The barn would be more visually prominent and dominant than the existing causing harm to the rural character of the area
- The development would have an overbearing impact on neighbouring land
- The new driveway and turning is of particular concern, positioned immediately adjacent to the garden of Kandoluosto which would introduce regular movements of agricultural machinery in very close proximity to the residential boundary generating noise and disturbance, vibrations and fumes and a loss of privacy (particularly early morning, evenings and peak farming periods) harmful to neighbour amenity

- It will impact on the enjoyment of the garden and the benefits it currently offers for occupiers (a calm, peaceful space and an escape and the development will cause frustration and anxiety)
- The construction works will cause disruption and harm to amenities
- The development and associated activity will impact on the children of neighbouring property owners and their ability to relax but also to focus on studies/revision etc.
- The submission has not considered the heritage context of the adjacent German WWII bunker immediately south of the proposed barn
- Activities presently being carried out on site lead to concerns that works may proceed prior to the determination of the application
- The hardstanding and access infrastructure would urbanise what is currently open, agricultural land further eroding the countryside character
- The application should be refused or requires fundamental reconsideration of siting, access arrangements and scale in order to minimise its impact
- Proposed biodiversity improvements are not well documented

Consultations:

None.

Summary of Issues:

The key issues in this case relate to the principle of the proposed development, its impact on land within the Agriculture Priority Area, the character and appearance of the locality and on residential amenity.

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.

Although the public comments regarding the proposal highlight the reuse of the existing building footprint the Planning Service must assess the application presented to them. There is no requirement for an applicant/agent to provide details of their site selection process for schemes of this nature. It should also be noted that the application has not been described by the Planning Service as a like for like replacement.

Policy OC5(A) makes provision for development relating to the agricultural use of an existing farmstead/agricultural holding where it is for a purpose ancillary and incidental to the principal agricultural use but where there are no other buildings or

structures at the farmstead or on the holding which could, with or without reasonable adaptation, be used for the proposed purposes. Concerns and queries have been raised through the public consultation process regarding the existing barn and its reuse. Firstly, it should be noted that all the existing buildings on the site fall within the recognised domestic garden/curtilage of the property and the barn/lean-to is currently the only ancillary domestic outbuilding available for domestic storage purposes. Secondly, the rear part of the barn appears to once have been a lean-to glasshouse where the roof has been re-clad in polycarbonate sheeting. This structure suffered significant damage in the recent storm and given its design and construction was never designed as a barn/machinery store.

The lean-to structure is proposed to be demolished and given its limited height and the height of the main barn building it is apparent that it would not, nor could it be readily adapted to accommodate the machinery etc. as proposed. Furthermore, as outlined above the building would reasonably be used as domestic storage/garaging on the site. To use the domestic building for agricultural purposes would likely place additional demand for replacement domestic storage/garaging.

There is also over 2ha on the land to be maintained/managed/used for agricultural purposes and although concerns have been raised through the public consultation process regarding a business plan etc. to provide agricultural justification it must be recognised that machinery will be required in connection with land maintenance whether or not the land is actively farmed/used for a hay crop and that the land has an unrestricted agricultural use whether the machinery is located at the site. In this regard therefore, the scheme accords with Policy OC5(A).

The proposed barn/store represents a good standard of design and is considered proportionate to the area of land within the applicant's ownership and control. It will be used for purposes ancillary to the agricultural use of the land/land maintenance. The application has been specific in terms of the individual machines to be stored. It is noted that although the building will be set well back from the highway it will, given the open nature of the land and its topography be visible from Mont D'Aval to the north.

To locate the building in the larger field to the south of the dwelling would also remain visible in the wider area and impact on the available land within the larger area of agricultural land within the Agriculture Priority Area (APA) when considering the commercial agricultural use of land within the APA. To move the building within the smaller field to the north (where it is proposed to be situated) or into the field immediately adjacent to the highway would potentially become more visually intrusive but also closer to the ribbon residential development of Mont D'Aval when considering the matter of residential amenity. In view of these matters the position proposed, subject to conditions relating to its removal when no longer required for the purposes specified in the application and in relation to screen planting, is the most appropriate in this particular case.

Being single storey, with the materials as indicated and having regard to the scattered nature of built development nearby the scheme is not considered to result in unacceptable harm to the open landscape concerned. The building would not enhance, nor preclude visual access to the land on which it would be situated nor would it result in the loss of any trees or other landscape features in line with Policies GP1 and GP8. The drawings do not specify the intended finished colour of the exterior of the building and given its location with views from the adjoining highway, it is reasonable to require details of the finished colour to be agreed by the Planning Service.

The building will not result in overshadowing or unacceptable overlooking of neighbouring residential properties or gardens in line with the aims of Policy GP8.

The submission ties the construction of the agricultural building to works to the main house (yet to form part of a formal/registered application to the Planning Service) because the roof tiles from the house are to be used on the agricultural building. As a planning permission is limited to three years' work would need to start on the agricultural building before March 2029 but that would not mean that the container would be moved inside the agricultural building immediately.

The container has been sited to the rear of the outbuilding at La Neuve Maison and is not highly publicly visible in the wider area when considering the aims of the IDP, the open landscape, residential amenity and design/appearance. It is also noted that exemption rights exist that allow for buildings/structures to be placed on land where they are required in connection with exempt or approved development and for a specified timeframe (upon completion of those operations, or within three years of their erection, installation or siting, whichever is sooner). Bearing this in mind, and that the container is already on the land and has been since at least the time of the 2025 aerial photograph it would need to be removed by mid 2028. In light of this it is reasonable to require the container to be removed by the expiry of this permission unless some other timescale is subsequently agreed in writing by the Authority (variation to the wording of the condition or separate planning application).

Although concerns have been raised regarding noise and nuisance from the construction phase this would be a relatively limited timescale. Furthermore, the development is situated away from residential properties in terms of disturbance during construction. Issues relating to good practice on construction sites can be addressed through Environmental Health legislation where necessary.

The concerns raised relating to the degree of activity associated with the agricultural building and use of the land is noted however, the land is recognised as agricultural at present and there are no restrictions associated with its use or machinery accessing the land in connection with its use for grazing or arable purposes. The activity associated with farm machinery could be carried out, without planning permission, at any time and is not mutually exclusive to the proposed storage building and access track. The proposed building would be situated a substantial distance from properties to the south, in the Helston Estate.

The access track/turning area is situated to the north of the proposed building, over 100m from properties in Helston Estate. Although the start of the access track is adjacent to the boundary with a residential neighbour on Mont D'Aval it is directed away from this neighbouring property by travelling west and then south towards the proposed building. Given the position of buildings on this site it is likely that the track shown is a common, informal, route for vehicles using the site and the hardsurfacing there is no evidence to demonstrate that by formalising this route there will be an unacceptable level of vehicle movement close to that neighbouring boundary given the current, unrestricted, agricultural use of land at La Neuve Maison. The track is indicated to be laid using gravel which would be permeable when considering the matter of Policy GP9.

The proposals in this case are a sufficient distance from other nearby protected buildings for the settings of those buildings to not be affected. Although reference has been made through the public consultation process to WWII heritage on the site it is understood that this is situated within the adjoining field, adjacent to Helston Estate to the south and not adjacent to the proposed barn. In addition, it must be noted that the WWII features of this site are not statutorily protected and can be afforded no protection through this application process.

In relation to machinery already on the site and land at the time of the officer site visit the applicant was in the process of moving root ball trees from by the house to land to the south to be planted and had already planted hedgerow elsewhere on the site. The planting does not require planning permission and as outlined elsewhere in this report the site has an unrestricted agricultural use therefore the use of the machinery does not demonstrate a breach of any planning legislation. With regard to biodiversity enhancements, no change of use of land is proposed in this case so the Strategy for Nature SPG is not engaged. The Planning Service cannot see biodiversity improvements in connection with this development. A landscaping condition is recommended in this case however, to help mitigate the effect of the development on the landscape and the applicant would be encouraged to use native species for this.

As noted elsewhere in this report the shipping container situated within the recognised domestic garden area of the property is not authorised but given that the description of proposed development seeks to address its removal it has been brought within the consideration of this scheme.

Taking into account the above it is recommended permission is granted subject to relevant planning 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: 18/03/2026

