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: Replace 3 existing antennas and install 2 additional antennas and associated works.

LOCATION: Arqiva Mast Pleinmont, Field at, La Rue Du Chemin Le Roi, Torteval.

APPLICANT: Sure Guernsey Ltd

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: 09/07/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 18/05/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Arqiva:141719-30-100-MD014 Rev 14, 101-MD014 Rev 14, 150-MD014 Rev 14, 151-MD014 Rev 14, 152-MD014 Rev 14, 153-MD014 Rev 14, 141719-00-003-MD014 Rev 14 South-East, North-West, South-West, North-East, 1:500 scaled block plan, Kathrein: Dual-Band Panel Dual Polarization Half-Power Beam Width Technical Data Sheet.
Ericsson: Antenna 4002 2L 2M 2.6m Technical sheet. Ericsson: Antenna Integrated Radio Unit physical characteristics sheet

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Application Ref: FULL/2026/0275

Property Ref: G006540000

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. The equipment hereby permitted shall be removed from the site when no longer required for telecommunications purposes or should future developments allow for a reduction in the impact of the equipment or should alternative provision be made on a more satisfactory site elsewhere, whichever is the sooner. The land shall be reinstated to its former condition, in accordance with a scheme previously agreed in writing by the Authority.

Reason - To secure the removal of the equipment when no longer needed, thereby safeguarding the character and appearance of the locality.

Expiry Date: This permission will cease to have effect on 08/07/2029 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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2026/0275
Property Ref:	G006540000
Valid date:	18/05/2026
Location:	Arqiva Mast Pleinmont Field at La Rue Du Chemin Le Roi Torteval Guernsey
Proposal:	Replace 3 existing antennas and install 2 additional antennas and associated works.
Applicant:	Sure Guernsey Ltd

RECOMMENDATION - Grant: Planning Permission with Conditions:

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OFFICER'S REPORT

Site Description:

The Torteval Transmission Station is situated on the Pleinmont Headland, adjacent to an isolated bungalow and surrounded by fields and the cliffs/cliff paths. The mast is 33m high with various equipment cabinets/housing situated at its base, but which are screened from many viewpoints. The mast is visible both in short and long distance views, from adjoining roads, cliff paths and fields and from the coast road at Fort Grey.

The site is located Outside of the Centres and within a Site of Special Significance as designated in the Island Development Plan. The site is also adjacent to an Area of Biodiversity Importance.

Relevant History:

Over the last 20 years there have been various successful applications to install addition and/or replacement antenna and equipment to the mast along with associated equipment including new cables, brackets and support frames.

Existing Use(s):

Mast site

Brief Description of Development:

Planning permission is sought for the removal and replacement of three existing antennas, together with the installation of two new antennas with associated works.

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

Island Development Plan Policies

IP11: Small-scale infrastructure provision
GP2: Sites of Special Significance
GP8: Design
GP9: Sustainable development

Representations:

One letter of representation has been submitted commenting on the application raising the following:

- The site is in a highly sensitive location within an SSS;
- No mention has been made in the application;
- The applicants should consult with Environment Guernsey to ensure no ecological damage is caused.

Consultations:

Office of Environmental Health and Pollution Regulation (OEHPR)

By letter dated 27th July 2026 stated the following:

"I have reviewed the proposed plans to "replace 3 existing antennas and install 2 additional antennas and associated works" at the Arqiva Mast Pleinmont which were received by email on 19th May 2026, and I do not wish to raise any objections to the proposals. I see the declaration of conformity with ICNIRP exposure guidance has already been furnished as part of the application and thus have no further comments.

I would be grateful if these issues are considered during the determination of this application."

Summary of Issues:

- Whether the principle of the development is acceptable;
- The impact of the proposal on the visual character and appearance of the area;
- Impact on neighbour amenity;
- Any impact on the surrounding SSS

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).

For the purposes of S40 (5) of The Land Planning and Development (Guernsey) Law, 2005, the development is considered of a minor nature, incapable of having a significant effect on the quality of the environment, the use of natural resources or biological diversity to be considered as EIA development as set out in Part 1 (2) of The Land Planning and Development (Environmental Impact Assessment) Ordinance, 2007.

The development is not of island-wide significance for the purposes of EIAs and an EIA is not deemed necessary in this case.

For clarity, the replacement antennas proposed under this application differ from the existing antennas in terms of their overall size and appearance. As such, the works are not considered to constitute Exempt Development under Class 7(4) of the Land Planning and Development (Exemptions) Ordinance 2023, as amended. Accordingly, planning permission is required.

The principal aim of the Island Development Plan (IDP) is to help maintain and create a socially inclusive, healthy and economically strong Island, while balancing these objectives with the protection and enhancement of Guernsey's built and natural environment and the need to use land wisely.

Consistent with the SLUP, the policies of the IDP make provision for new infrastructure (basic facilities, services and installations needed for society including communications systems, water, power lines) while seeking to support and make better use of existing infrastructure to prevent unnecessary provision to the detriment of other objectives of the IDP. Infrastructure is taken as physical structures and large physical networks needed for the functioning of a modern society including communications infrastructure (fixed and mobile telephone networks, transmission stations, Internet, etc.).

Plan Objective 6 seeks to achieve the provision of infrastructure where required for the most effective and efficient functioning of the Island, in order to meet the strategic objectives of the States of Guernsey, as set out within the Strategic Land Use Plan. The proposal accords with the Principal Aim of the Plan and Plan Objective 6.

Policy IP11 (Small-scale infrastructure provision) states that proposals for small-scale infrastructure will be supported where this would contribute to the maintenance and support of efficient and sustainable infrastructure and accords with the other relevant policies of the Plan. In all cases the applicant will first be required to demonstrate that the sharing or co-location of facilities, buildings, apparatus and support structures is not practically possible.

The applicant has provided information regarding the requirement for the proposal and that it will be located on an existing telecommunications mast shared with other operators. The information submitted is sufficient to demonstrate that the equipment is required and would contribute to the maintenance and support of infrastructure in accordance with Policy IP11.

The existing mast is substantial in height and is visible in both long- and short-distance views. It currently supports a range of antennas, dishes and associated telecommunications equipment.

The proposed development would not materially alter the visual impact of the installation. The replacement of the existing antennas with three slightly larger units, together with the installation of four additional antennas and associated infrastructure, including new cables, brackets and support frames, would be viewed in the context of the existing telecommunications apparatus already present on the mast. Consequently, the proposals would not result in undue harm to the character or appearance of the locality.

Having regard to its scale, materials and appearance, the proposed development is considered acceptable and appropriate to its operational requirements and is therefore consistent with the objectives of Policy GP8: Design.

With regard to the impact on the SSS the proposed antennas will be mounted at height on the existing telecommunications mast and would be seen in context with and adjacent to existing infrastructure. The drawings make reference to a new cabinet however this will be installed internally within an existing equipment cabinet and associated cabling will follow the existing route. The proposal would not therefore harm the surrounding SSS or adjacent ABI.

A declaration of conformity has been provided in respect of Public RF Exposure Guidelines and the Office of Environmental Health & Pollution Regulation has been consulted and raise no concerns in relation to public exposure/safety.

The proposal would not harm residential amenity or highway safety.

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 planning permission be granted, subject to conditions.

Date: 08/07/2026