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: Install over-pumping chamber and associated works (Site of Special Significance).

LOCATION: La Mare De Carteret School, Rue De Galaad, Castel.

APPLICANT: Guernsey Water

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: 29/10/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 15/09/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Guernsey Water: SWPS0008 001, 002, 003 and 004, Ecological Assessment by Environment Guernsey (July 2026) and Manhole Construction Methodology (SSS Requirements)

Application Ref: FULL/2026/1354

Property Ref: D01884D004

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 development hereby approved shall be carried out only in accordance with the details contained in the Manhole Construction Methodology and the conclusions and recommendations of the Ecological Assessment (July 2026) produced by Environment Guernsey Ltd.

Reason - In order to protect the Site of Special Significance.

5. All machinery shall be cleaned prior to entering the site.

Reason - To avoid the introduction of species, which could potentially be invasive, into the Site of Special Significance.

6. The developer shall afford access at all reasonable times to the States Archaeologists and shall allow them to observe the excavations and record items of interest and finds.

Reason - The application site is located within an area of known archaeological importance. To ensure a proper record of matters of archaeological interest.

Expiry Date: This permission will cease to have effect on 28/10/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-
In relation to condition 6, the States Archaeologist, Culture & Heritage Service, can be contacted to gain advice or make arrangements for archaeological recording

during any earth moving on the site. The Archaeology team can be contacted on 01481 220729 or 01481 220722, or mobiles 07781 102219 or 07911 721210.

The applicant should have appropriate pollution prevention measures in place and sufficient materials available on site during the installation of the manhole to enable prompt response in the event of a pollution incident.

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/2026/1354
Property Ref:	D01884D004
Valid date:	15/09/2026
Location:	La Mare De Carteret School Rue De Galaad Castel Guernsey GY5 7FL
Proposal:	Install over-pumping chamber and associated works (Site of Special Significance).
Applicant:	Guernsey Water

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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 development hereby approved shall be carried out only in accordance with

the details contained in the Manhole Construction Methodology and the conclusions and recommendations of the Ecological Assessment (July 2026) produced by Environment Guernsey Ltd.

Reason - In order to protect the Site of Special Significance.

5. All machinery shall be cleaned prior to entering the site.

Reason - To avoid the introduction of species, which could potentially be invasive, into the Site of Special Significance.

6. The developer shall afford access at all reasonable times to the States Archaeologists and shall allow them to observe the excavations and record items of interest and finds.

Reason - The application site is located within an area of known archaeological importance. To ensure a proper record of matters of archaeological interest.

INFORMATIVES

In relation to condition 6, the States Archaeologist, Culture & Heritage Service, can be contacted to gain advice or make arrangements for archaeological recording during any earth moving on the site. The Archaeology team can be contacted on 01481 220729 or 01481 220722, or mobiles 07781 102219 or 07911 721210.

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OFFICER'S REPORT

Site Description:

Residential development and playing fields are situated to the east/southeast of the site whilst to the west is the beach.

The site is situated Outside of the Centres and within a Site of Special Significance (SSS) as designated in the Island Development Plan.

Relevant History:

Pre-application advice was sought in this case.

La Banque du Long Port Rue de la Saline

FULL/2023/0014 - Excavate existing foul sewer chamber and construct new chamber (Retrospective) - granted

Existing Use(s):

Playing field

Brief Description of Development:

The application relates to the installation of an over-pumping chamber with associated works.

The application has been accompanied by an Ecological Assessment dated July 2026 and a covering letter/Manhole Construction Methodology.

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

IP11 – Small-scale Infrastructure Provision
GP1 – Landscape Character and Open Land
GP2 – Sites of Special Significance (SSS)
GP7 – Archaeological Remains
GP8 – Design

Representations:

None.

Consultations:

Office of Environmental Health and Pollution Regulation - do not wish to raise any objections to the proposals. However, I ask the following comments are included as an informative should the application be approved:

- The applicant should consult with Agriculture, Countryside & Land Management Services (ACLMS), if they have not already done so, to provide any necessary approval, if required, or comments on the work.
- The applicant should have appropriate pollution prevention procedures in place and sufficient materials available on site during the installation of the manhole to enable a prompt response in the event of a pollution incident.

Agriculture, Countryside and Land Management Services – welcome the provision of an Ecological Assessment which has assessed the potential impacts of the works and outlined mitigation measures to ensure the special interest of the site is not significantly affected. ACLMS further welcome that those measures are set out

within the Manhole Construction Methodology provided by Guernsey Water. In addition to the measures laid out in the methodology, the applicant should:

- Be watchful for wildlife (as described in the Ecological Assessment);
- Ensure any machinery has been cleaned before entering the site. This is to prevent the introduction of species, which could potentially be invasive, from other sites through accidental seed dispersal

ACLMS recommend that the Manhole Construction Methodology, along with the measures outlined above, are secured within a suitably worded condition to ensure compliance with GP2: Sites of Special Significance.

The Ecological Assessment concludes that, following the full implementation of the mitigation measures it recommends, there will be no long-term impacts of this development. The Manhole Construction Methodology commits the applicant to complete an ecological assessment 6 months post works and undertake any repairs/measures recommended by a suitably qualified ecologist. Therefore, with a suitably worded condition as recommended above, ACLMS conclude that there will not be an adverse impact on the special interest of the site.

States Archaeologist – The Mare de Carteret playing fields hold some archaeological interest, in particular because there are known to be peat deposits beneath much of this area. These have been exposed in recent test-pits at different points across the site and were also recorded in a transect from the beach to the east of the field observed in 1968. Peat deposits on the west coast often include archaeological material, and in some cases organic remains which would not normally survive.

It is likely that the excavation for this chamber will go through the peat deposits and for that reason we would like to have the opportunity to observe the excavation as it takes place. It would also be useful to examine the excavated material in case there are any artefacts within it.

Summary of Issues:

The key issue in this case relates to the impact of the work on the SSS.

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.

The site is located within a Site of Special Significance and the proposal comprises minor works not requiring an Environmental Impact Assessment as set out under

Schedule 1 or 2 of the Land Planning and Development (Environmental Impact Assessment) Ordinance, 2007 or Section 40(5) of the Land Planning and Development (Guernsey) Law, 2005.

Notwithstanding the above, it is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting a Site of Special Significance that special attention is paid to the desirability of preserving, enhancing and managing the character, appearance and environment of the site.

This approach is reinforced through Policy GP2.

The works proposed require excavation in a species-rich Dune Grassland where moderate damage could be caused, potentially lasting a number of years. In summary the main environmental impacts/impacts as set out through the submission are:

- Physical disturbance of habitats with a minor negative likely impact
- Loss of habitats with a negligible likely impact
- Noise disturbance with a negligible likely impact
- Visual disturbance with a negligible likely impact
- Disturbance of nesting birds with a negligible likely impact
- Disturbance of sensitive species with a negligible likely impact

The submission sets out various mitigation measures to reduce the environmental impacts to an acceptable level:

Excavation Phase

- Be watchful for wildlife
- Limit extent of excavation
- Limit machinery movements/manoeuvres
- Store excavated soil and turfs separately
- After excavation, backfill with original soil and replace turfs carefully (within 3/4 days)
- Store materials and heavy plant on adjacent hardstanding

Restoration Phase and Long Term

- Lay any surplus soil along eastern edge of hardstanding and realign perimeter stones
- Restore any incidental damage to grassland
- Inspect site after six months
- Undertake additional site repairs as recommended by Ecologist

Based on the above, and the advice from ACLMS it is recommended that permission is granted subject to appropriate conditions and informative notes. Subject to these conditions/informative it is considered that the environmental impacts of the proposal would remain acceptable and the proposal would not, therefore, adversely

affect the special interest of the Site of Special Significance in accordance with Policy GP2.

The comments from the States Archaeologist are also noted and can be managed by condition. The comments from Environmental Health and Pollution Regulation can be included as an informative note in this case.

In terms of landscape character, the works would largely be subterranean and of low visual impact. For the reasons contained within this report it is considered that the proposal accords with the above mentioned Policies of the Island Development Plan

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 or buildings.

Date: 29/10/2026