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: Remove section of earth bank to create vehicle access to south boundary of agricultural field.

LOCATION: Field at, Les Salines Road, St. Sampson.

APPLICANT: Alan Le Page

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: 04/11/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 11/09/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Block Layout Plan, Annotated site photograph (date stamped received 11th September 2026).

Application Ref: FULL/2026/1355

Property Ref: B016090000

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 2 months of the vehicular access being formed, the ends of the earthbank shall be made good to match as closely as possible to the roadside boundary treatment, in accordance with the approved details.

Reason - To ensure the works are carried out in a reasonable timeframe in the interests of visual amenity.

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

ADVICE AND OTHER REMARKS:-
For the avoidance of doubt, the use of this land remains for agricultural purposes. Any material change to that use would require a separate grant of permission.

This permission confers no consent for any alterations to a douit. Should any works be required to a douit contact should be made with the Authority and Guernsey Water prior to undertaking those 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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2026/1355
Property Ref:	B016090000
Valid date:	11/09/2026
Location:	Field at Les Salines Road St. Sampson Guernsey
Proposal:	Remove section of earth bank to create vehicle access to south boundary of agricultural field.
Applicant:	Alan Le Page

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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).

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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 2 months of the vehicular access being formed, the ends of the earthbank shall be made good to match as closely as possible to the roadside boundary treatment, in accordance with the approved details.

Reason - To ensure the works are carried out in a reasonable timeframe in the interests of visual amenity.

INFORMATIVES

For the avoidance of doubt, the use of this land remains for agricultural purposes. Any material change to that use would require a separate grant of permission.

This permission confers no consent for any alterations to a douit. Should any works be required to a douit contact should be made with the Authority and Guernsey Water prior to undertaking those works.

OFFICER'S REPORT

Site Description:

The application consists of an agricultural field located to the north of Les Salines Road. The site is located Outside of the Centres and is outside of the Agriculture Priority Area as designated in the Island Development Plan.

The field is bounded by an earthbank along the roadside and appears to be bounded by a stone wall to the north boundary and mature hedging along the east and west boundaries.

The site is flanked by residential properties to the east and west, and a neighbouring field to the north.

Relevant History:

None.

Existing Use(s):

Agriculture.

Brief Description of Development:

Planning permission is sought to remove a section of an earth bank to create a vehicle access along the south boundary of an agricultural field. The proposed

access will be 3.5m in width. The applicant has noted that the new access is for maintenance purposes.

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

GP1 Landscape Character and Open Land
GP8 Design
OC5(B): Agriculture Outside of the Centres – outside of the Agriculture Priority Areas

Representations:

The Authority has received a letter of representation from one party objecting to the proposal. Grounds for objection principally relate to the following issues:

- Concerns over future development.
- No clear operational need demonstrated for the access.
- Impact on neighbouring access.
- Location of a douit within the field.
- Impact on a nearby telephone pole.
- Potential to cause harm to local wildlife.

Consultations:

None.

Summary of Issues:

- Whether the creation of a new vehicular access point is acceptable.
- The impact of the development on the character and appearance of the area.
- The impact of the development on 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).

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 considered in the assessment of this application.

Agriculture:

Policy OC5(B) states that:

> *"Outside the Agriculture Priority Areas proposals for development relating to the agricultural use of an existing farmstead or existing agricultural holding, or for a purpose ancillary or ordinarily incidental to the existing principal agricultural use, will be supported provided that the development is ancillary or ordinarily incidental and essential to the proper running of the existing agricultural holding and there are no other buildings at the farmstead or on the agricultural holding which could, with or without reasonable adaptation, be otherwise used for the proposed purposes."*

The creation of a new vehicular access along the southern boundary of the site is considered to be ancillary and incidental to the agricultural use of the land, allowing independent access to that land. Access is currently achieved over adjoining residential property and independent access is a reasonable aspiration.

Design and impact on the landscape character and appearance of the area:

The creation of a 3.5m vehicular access would have a limited impact on the character and appearance of the area and would retain a large proportion of the existing boundary treatment.

The resultant effect would be similar to other fields in the wider area which have a similar setup i.e. direct access onto agricultural land.

Overall, the limited negative effect on the character and appearance of the surrounding area would not be sufficient to justify refusal under Policy.

It is reasonable to attach a condition to the decision to ensure the works to finish the ends of the earthbank are carried out in a timely manner.

Neighbour amenity:

The creation of a new access point is not considered to adversely affect the amenities of neighbouring residents by virtue of the type of development proposed.

Highway safety and traffic management:

The creation of the new access point is not considered to adversely affect highway safety or raise traffic management concerns given the relatively low traffic speeds and volumes on this neighbourhood road together with the agricultural use of the site and low height of roadside boundaries. Nor is it apparent that the creation of an access would impede access to neighbouring property.

Other matters:

In respect of the representations received, the comments raised over future development of the site including potential housing provision, the location of a douit within the field and the impact on a nearby telephone pole are not material planning matters. Where appropriate, the matters raised in the representation have been set out above. It is however noted that new housing is precluded in this location under current Plan Policy and formation of a gateway as proposed would not alter that position. For the avoidance of doubt, this permission does not confer any consent for any alterations to a douit and, were it found that such alterations were required, separate permission would be required.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Date: 02/11/26