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23 December 2020

Mr A J Rowles  
Director of Planning Services  
Development & Planning Authority  
Sir Charles Frossard House  
La Charroterie  
St Peter Port  
GY1 1FH

Dear Mr Rowles

**Re: Planning Application**  
**Property: La Grande Mare Hotel, Golf and Country Club, Vazon, Castel**  
**Applicant: Westward Investments Limited**  
**Cadastre: D005630000**

Please accept this correspondence as a planning application as set out under s.7 of the Land Planning and Development (General Provisions) Ordinance 2007.

At the discretion of the Authority the suggested description is as follows:

*“Demolish existing hotel building, health suite/gym building and driving range building and erect new Country Club building, 15 new tourism accommodation lodges, a new driving range and academy building with ancillary storage sheds and parking, introduce a new parking area and access off Le Gele Road and extend and alter golf course, re-landscape and parking and access internal alterations”.*

Thank you, and Mr Crew and Mr Barrett, for your time and advice prior to this planning application being lodged for consideration by the Authority.

In terms of the contents they are as follows:

1. An A3 Design & Access Statement by KKA Architecture;
2. A1 and A3 plans by KKA Architecture;
3. A Biodiversity Report prepared by Ms G Dovey;
4. A Landscape & Design report by Sexton Green Landscaping;
5. A0 and A1 landscaping plans by Sexton Green Landscaping;
6. A covering Planning Statement by me;
7. A 'Character Assessment' and photographs by me;
8. CBL Engineering and Henderson Green reports at Section 5.7 of the KKA Design & Access Statement for Policy GP9;

9. A Course Management report by Mr R Hamilton (Course Manager);
10. A course condition letter by Mr R Hamilton;
11. A 'Community Statement' prepared by the Applicant and setting out the full extent of community engagement prior to lodging the planning application;
12. The Authority pre-application response in July 2020;
13. An Environment Guernsey Limited Report dated August 2020;
14. A 1:2500 and 1:10,000 site and block plan (on A1); and
15. The standard planning application forms, letter of authorisation and fee.

I believe that this is sufficient information to register the planning application and erect the Site Notices.

Due to the restrictions of Covid 19 the following information will follow by no later than the week commencing 4<sup>th</sup> January 2021:

16. The topographical survey of the golf course;
17. The existing tree survey (topographical survey required);
18. The noise report (currently being drafted by AURA);
19. The full Waste Management Plan (which will include detailed drawings of waste management location) to be provided by me; and
20. The details of any other landscaping within the golf course (topographical survey required).

If there is any other information required or missing then please let me know.

In terms of the planning fee I have calculated this as follow:

Element	Area m <sup>2</sup>	Fee Cat.	Fees	£ Total
Main Building	3820	4Av	£1,000 + £9,000	£10,000
Staff Accom.	551	4Av	£1,000 + £1,200	£2,200
PGA Academy	518	4Av	£1,000 + £1,200	£2,200
Gamekeeper	1769 (total area)	4Av	£1,000 + £4,200	£5,200
Tourism Lodges	1290	4Av	£1,000 + £3,000	£4,000
<b>Buildings (inc. ancillary works)</b>				<b>£23,600</b>
New Access	X1	4H	£240	£240
Safety Nets (2)	X2	4H	£480	£480
Driveway	X1	4H	£240	£240
Car Parks (2)	X2	4H	£480	£480
Pond (1)	X1	4H	£240	£240
3 x land COU	X3	10A	£1,170	£1,170
1 x glasshouse COU	X1	10A	£390	£390
3 x misc. course (water, course and landscaping)	X3	4H	£720	£720
<b>Non ancillary total</b>				<b>£3,960</b>
<b>TOTAL</b>				<b>£27,560</b>

I appreciate that the application fee is difficult to establish so please review the above. I note that Category 4Av includes 'ancillary' but my opinion is that those are the elements around the buildings and not elements such as access, parking and driveways.

The golf course is being reshaped rather than a new course so I have applied 4H to the water changes, the landscaping (generally) and the course alterations. Alternatively, 9C could be applied to the area affected and I welcome your comment.

Please can you review the fee prior to payment as my client will wire transfer it given the amount. Alternatively, if you agree with my calculations I do enclose a cheque.

Also, given the size of the files I attach an electronic copy by memory stick.

My final request is that if, upon review, of all of this information that a quick meeting will address any of these issues then please let me know. I will provide anything in order to assist the Authority.

Thank you again.

If you require any further information then please do not hesitate to contact me.

Your sincerely,

A handwritten signature in black ink, appearing to read 'James Le Gallez', with a horizontal line above it.

Mr James Le Gallez

Director  
07781425513  
[james@legallez.gg](mailto:james@legallez.gg)

Encs: As listed above