

Planning Officer's Addendum Report - LDCA JANURY 2026

APPLICATION	2025/86 – Installation of Security Fencing and Crash Barrier around the Rupert's Waste-Water Treatment Plant
PERMISSION SOUGHT	Full Permission
REGISTERED	30 September 2025
APPLICANT	Connect Ltd.
PARCEL	RV0075
LOCALITY	Rupert's Valley
ZONE	Coastal
CONSERVATION AREA	None
CURRENT USE	Waste Water Treatment Plant
PUBLICITY	<p>The application was advertised as follows:</p> <ul style="list-style-type: none">▪ <i>The Sentinel</i> Newspaper on 9 October 2025.▪ A site notice displayed in accordance with Regulations.
EXPIRY	23 October 2025
REPRESENTATIONS	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water No Objection (Applicants)
2. Energy Division No Response
3. Fire & Rescue No Objection
4. Roads Section No Response
5. Property Division No Objection
6. Environmental Protection No Objection
7. Environmental Health No Response
8. Agriculture & Natural Resources No Objection
9. St Helena Police Services No Response
10. Aerodrome Safe Guarding No Response
11. Economic Development - Property No Objection
12. National Trust No Objection
13. Telecommunications (Sure SA Ltd) No Objection
14. Heritage Society No Objection
15. Maritime No Response

B. PLANNING OFFICER'S APPRAISAL

BACKGROUND

At the LDCA Meeting on 4th December 2025, Members deferred the Development Application requesting that, due to the close proximity of the proposed fence to the listed monument, Rupert's Lines, that the fencing/posts be reduced in height from the proposed 3m.

Officers subsequently contacted the applicants to ask for an amendment in line with the concerns raised by LDCA Members.

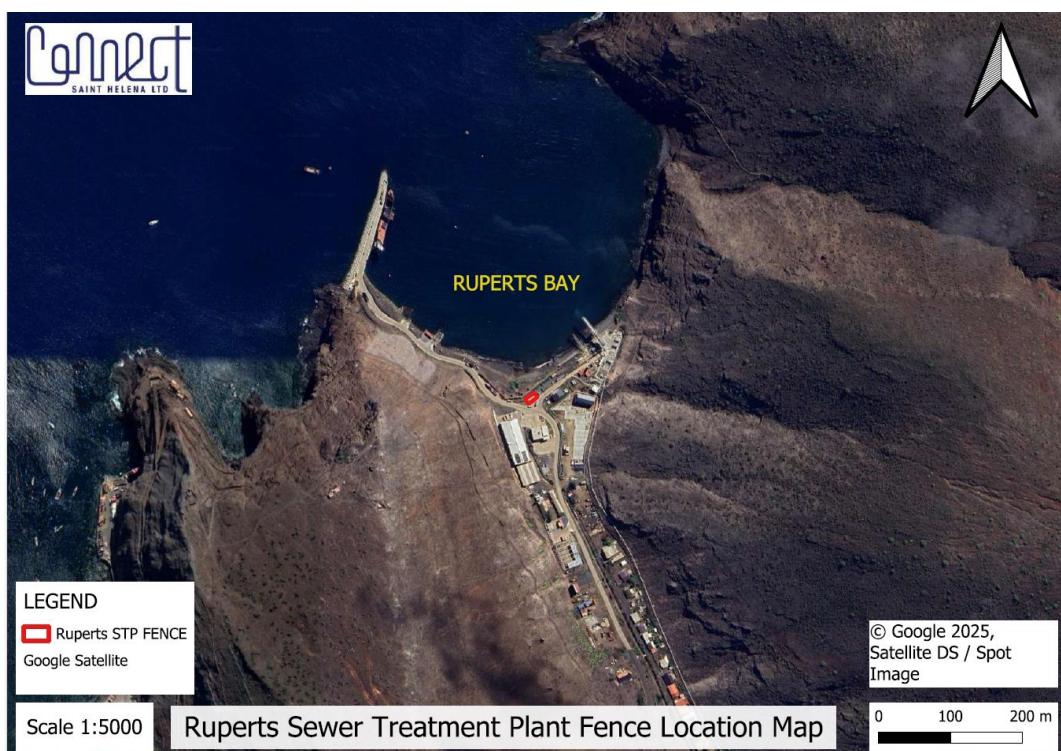
On 17th December 2025, the applicants wrote to advise that they could provide "the 1.7m as opposed to the initially proposed 2.6m fence (approximated to 3m in the conversations). This is approximately 2m high which is a desired height."

Revised plans are to be provided in advance of the January LDCA Meeting but at the time of drafting this addendum (19.12.25) are not available; it is expected they will be provided in time to be included in the presentation, and, as appropriate, in Condition 2. The remainder of the previous report is provided below, amended to include the change proposed to the height of the fencing to 2m.

LOCALITY & ZONING

This development site is located in lower Rupert's Bay, where it is designated within the Coastal Zone. The site is adjacent to Rupert's Lines which is listed Grade III (M).

Diagram 1: Location Plan

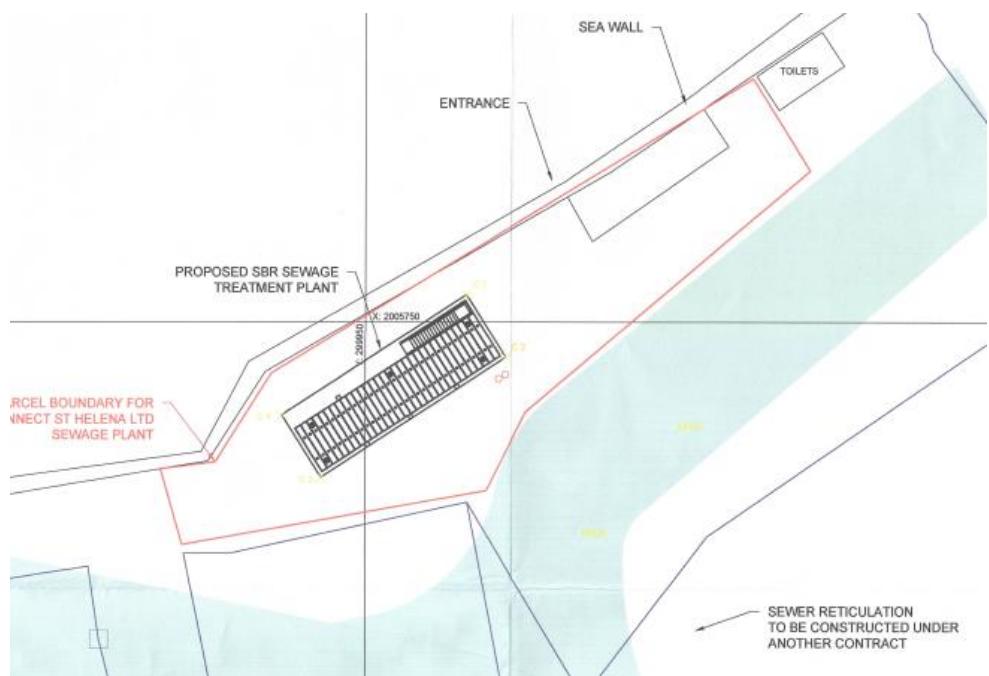


PLANNING HISTORY

2015/117 – Development Approval for a Sewer Network in Rupert's Valley, including a new Sewage Treatment Plant – Deemed Withdrawn.

2016/54 – Development Approval for a Sewage Treatment Plant

2016/54 - Layout



The Decision Notice for Approval 2016/54 relevant Conditions are as follows:

2) **Finishing:** Notwithstanding the approved drawings, building walls above finished ground level should be clad in natural stone. Railings and other accretions above finished ground, including ventilators, shall be coloured black.
Reason: to assist visual integration and to accord with Built Heritage Policies BH1, BH2 and BH5.

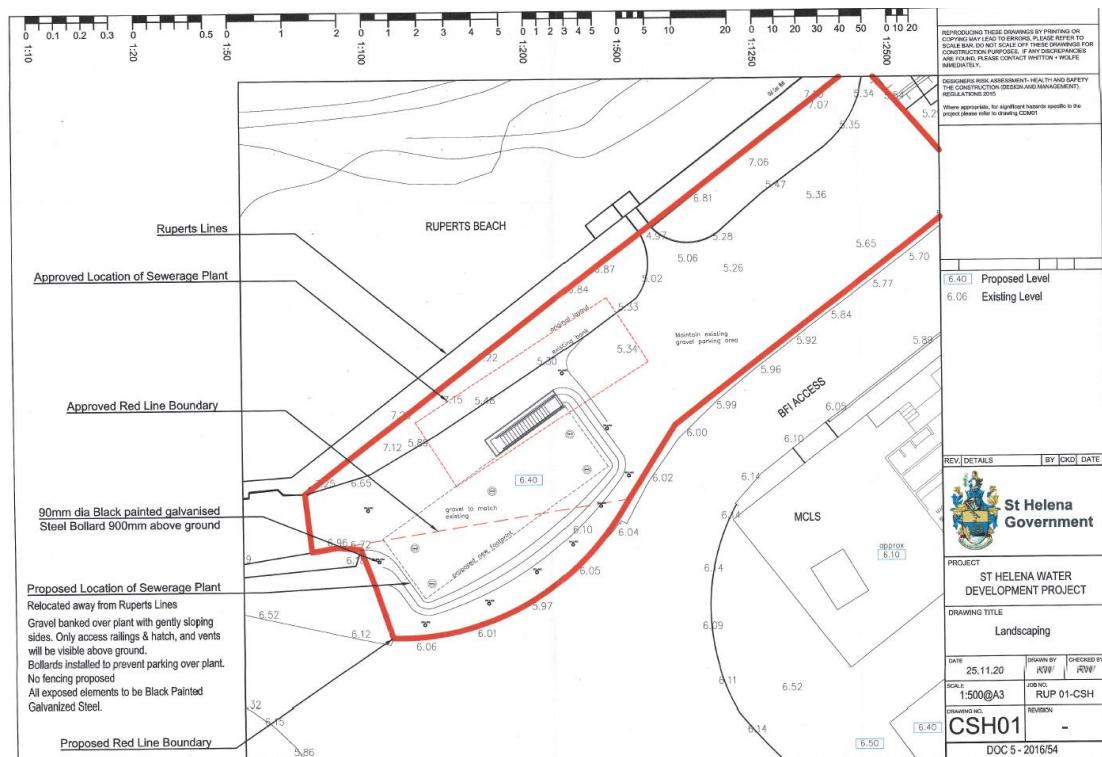
5) No development shall commence until a **Scheme of Boundary Treatment, Surface Treatment and Landscaping** has been submitted to and approved in writing by the Planning Authority. The scheme shall include details of:

- Location, design and materials and colour of proposed walls, fences and gates of the Chamber;
- Surface treatment of proposed means of access and hardstanding areas;
- Any proposed re-contouring of the site by means of existing and proposed ground levels; and
- Proposed hard and soft landscape works.

The development shall not be brought into use until such time as the boundary treatment, surface treatment and any re-contouring works have been completed in accordance with the duly approved scheme. All of the hard and soft landscaping works shall be carried out in accordance with the approved scheme immediately following practical completion of construction of the development, unless otherwise agreed in writing by the Authority.

Reason: To assist with the visual integration of the proposal with its surroundings in the interest of amenity.

2016/54 – Minor Variation 1 (2016/54 MV1) – approved 10.12.2020



PROPOSED DEVELOPMENT

The WWTP has already been constructed, if not bought into use, but no details of security fencing were previously submitted.

The applicant indicates that the proposal is for Security Fencing and a Crash Barrier and that this represents a change from the approved hard landscaping details approved under the previous approval (2016/54).

It is noted that this current application is for full planning approval and that the original details (which have not been implemented) relate to a “gravel bank over the plant with gently sloping sides with only access rails and hatch and vents to be visible above ground” and a row of “bollards” with “no fencing proposed” as shown in the Minor Variation drawing which also enabled the relocation of the sewerage plant further away from Rupert’s Lines.

This current proposal is for galvanised 2m high steel fence posts and mesh panels and a crash barrier to the south of the waste-water plant with galvanised steel supports. Also shown is a concrete paviour surround which was not approved in relation to the previous plans.

Diagram 2 – Proposed Plan (original submission)

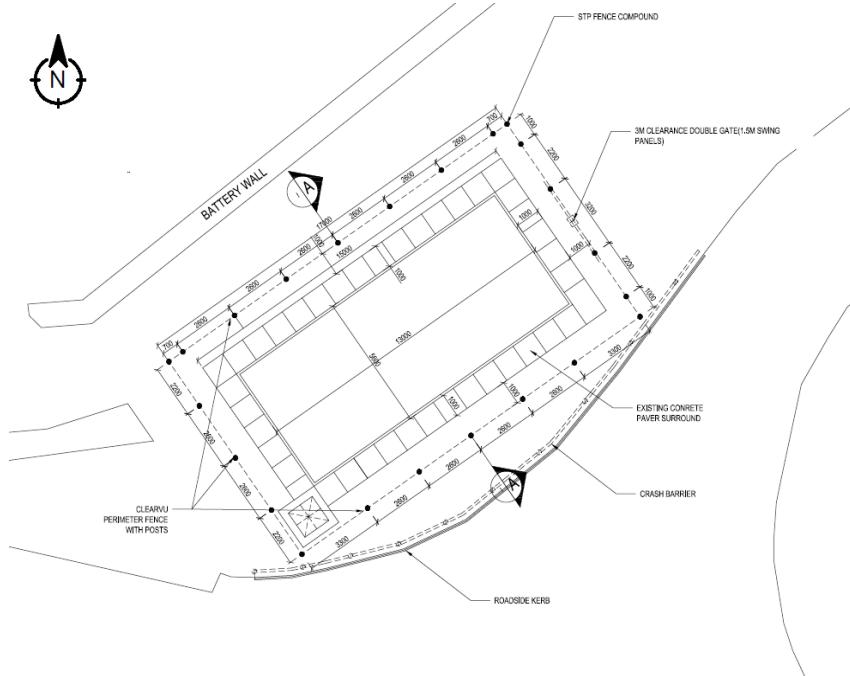
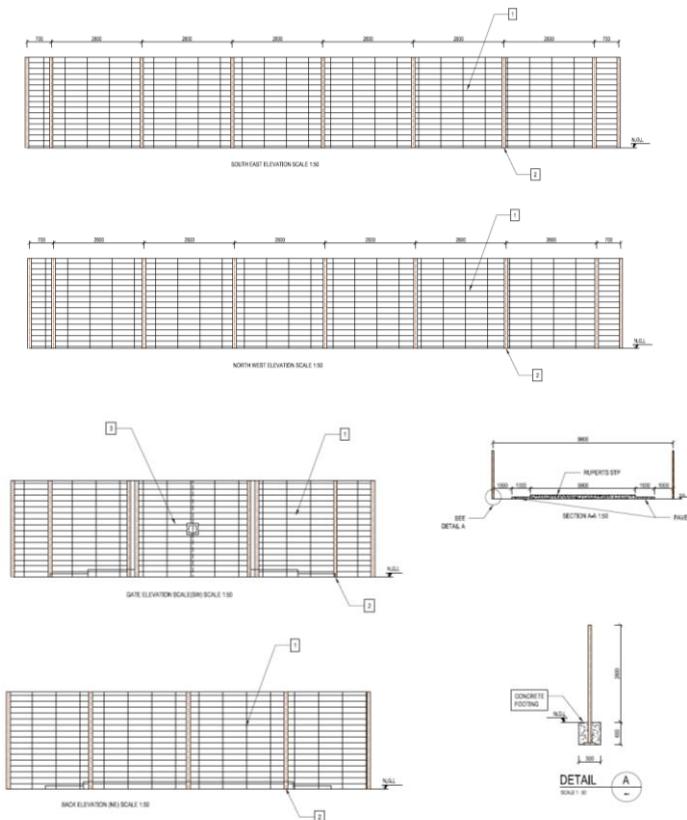


Diagram 3: Elevations of Proposed Security Fence (Original submission)



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or any members of the public in relation to the original submission. The revised proposal is an improvement which is not subject to further public or stakeholder consultation.

LEGAL AND POLICY FRAMEWORK

The relevant policies of the Land Development Control Plan (LDCP 2012) that are applicable in the assessment of the proposed development are set out below:

- Coastal Zone Policies CZ1
- Built Heritage Policies BH.1, BH.2, BH.6
- Road and Transport Policies: RT1 (c and d)

OFFICER'S ASSESSMENT

The proposed fencing and crash barrier would be located to surround a piece of essential infrastructure in the form of a waste water treatment plant (WWTP), which has already been completed, near a popular public beach and waterfront area, approximately 22m from the sea. The proposal would prevent access to the below ground facility.

The proposed crash barrier is necessary, being located at the end of a long road which mainly slopes down from the south before splitting into two immediately in front of the WWTP, to prevent vehicles from accidentally entering the WWTP site. The crash barrier will need to meet Road's standards for such barriers.

While located close to Rupert's Lines a grade II listed Monument, the impact of the permeable fencing is not considered to be so harmful to the character and appearance of the Listed Monument as to refuse the proposal, bearing in mind that it is seeking to also provide security to the waste water treatment plant which provides necessary and important infrastructure (once brought into full use).

Similarly, it is not considered that the overall visual impact would result in harm to visual amenities in the locality.

Overall, the proposal complies with the Coastal Zone policies and those for Built Heritage and Roads and Transport and therefore can be supported.