

Planning Officer's Report - LDCA NOVEMBER 2025

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	The application was advertised as follows: <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

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).

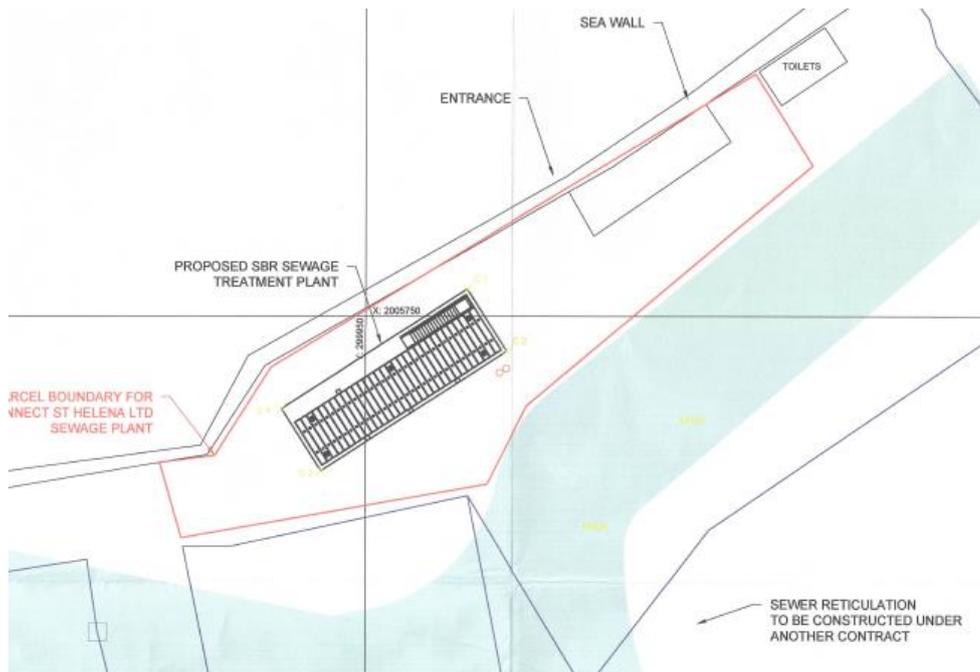
Diagram 1: Location Plan



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– Development Approval for a Sewer Network in Rupert's Valley, including a new Sewage Treatment Plant – Deemed Withdrawn.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



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.

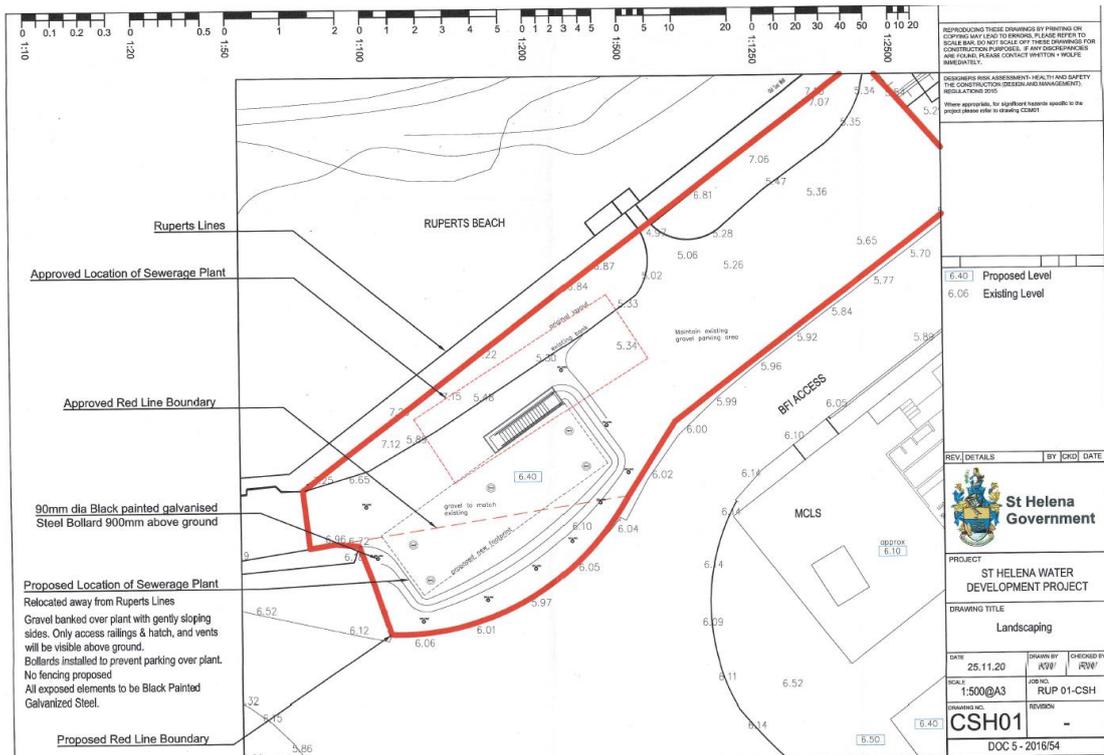
- 5) No development shall commence until a **Scheme of Boundary Treatment, Surface Treatment and Landscaping** has been submitted to and approved in writing by the Planning Authority. The scheme shall include details of:

- i) Location, design and materials and colour of proposed walls, fences and gates of the Chamber;
- ii) Surface treatment of proposed means of access and hardstanding areas;
- iii) Any proposed re-contouring of the site by means of existing and proposed ground levels; and
- iv) 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 3m 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

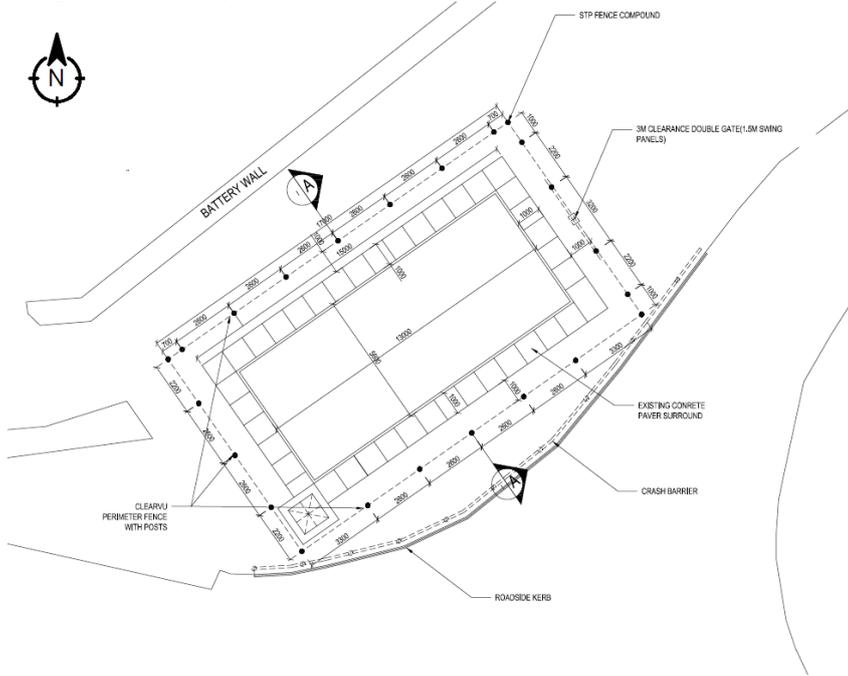
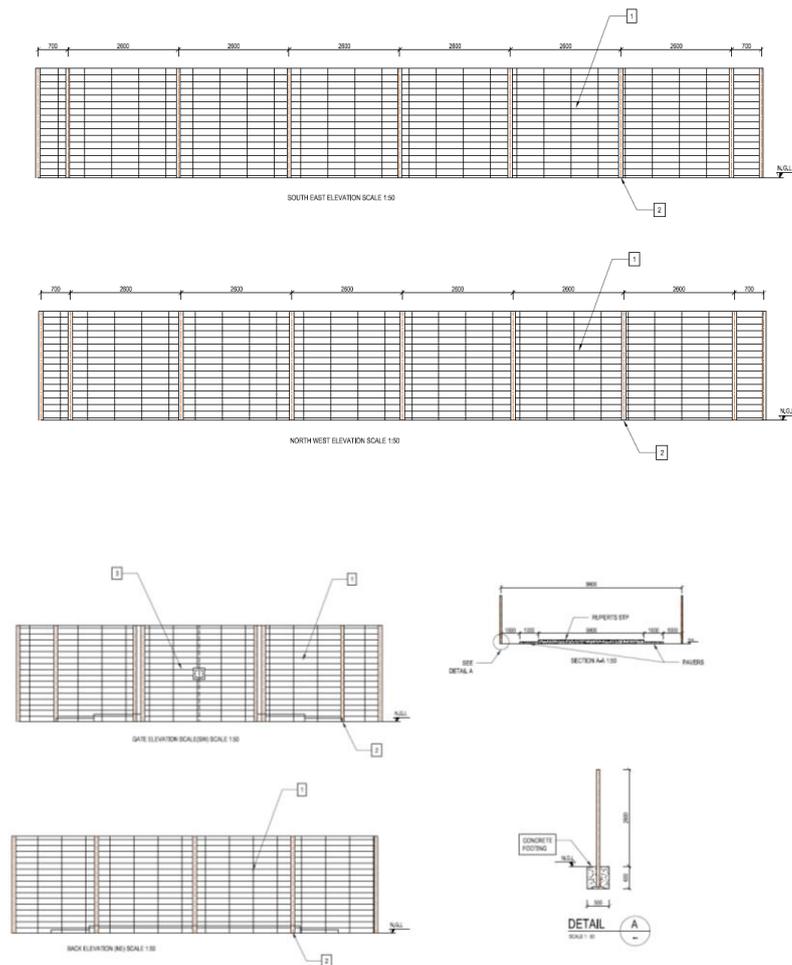


Diagram 3: Elevations of Proposed Security Fence



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or any members of the public.

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 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.

C. RECOMMENDATION: That this application is to be referred to Governor in Council in accordance with Section 23 (2) of the Land Planning and Development Control Ordinance, 2013 and 'Directions to the Chief Planning' dated 14th June 2022, as the development is within 50 metres of the sea, and that Development Permission be **GRANTED** subject to the following Conditions:

1) This permission will lapse and cease to have effect on the day, 5 years from the date of this Decision Notice, unless the development has commenced by that date.

Reason: required by Section 31(2) of the Land Planning and Development Control Ordinance 2013.

- 2) The development shall be implemented in accordance with the details specified on the Application Form and the plans listed below as registered 30th September 2025, approved by the Planning Officer on behalf of the Land Development Control Authority (LDCA), unless the prior written approval of the CPO (on behalf of the LDCA) is obtained for a minor amendment to the approved details under Section 29 “Minor Variations” of the Land Development Control Ordinance, 2013.

Drawing No.	Rev	Title	Date on Plan	Date Received
A1	-	Ruperts STP Location Plan	“Google” 2025	30.9.25
0001	-	Fencing Plan Layout	September 2025	30.9.25
A3-001-SP01	-	Fencing Compound Site Layout	September 2025	30.9.25
A3-002-PL01	-	Fencing Compound Plan Layout	September 2025	30.9.25
A3-003-PL02	-	Fencing Plan Layout	September 2025	30.9.25
CSH-W-WW- WTE-RUP-STP- 2025-09 (A3- 004-EL01)	-	Fence Elevations (SE & NW)	September 2025	30.9.25
CSH-W-WW- WTE-RUP-STP- 2025-09 (A3- 005-EL02)	-	Fence Elevations (Back and Gate, detail and section)	September 2025	30.9.25

Reason: Standard condition to define the terms of the development and to ensure that the development is implemented in accordance with the approved details.

Informative:

This Development Permission does not confer approval under the Building Control Ordinance. Please consult with the Building Inspector(s) to find out whether building regulations approval is required, prior to the development commencing. This is to ensure development is carried out in accordance with the Building Control Ordinance 2013.