

Planning Officer's Report – LDCA NOVEMBER 2024

APPLICATION	2024/54 – Proposed Construction of Animal Shelter
PERMISSION SOUGHT	Full Permission
REGISTERED	10 th October 2024
APPLICANT	ANRD, ENR&P Portfolio
PARCEL	LWN0501
LOCALITY	Bottom Woods Pasture, Longwood
ZONE	Coastal
CONSERVATION AREA	Bottom Woods
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 11th October 2024▪ A site notice displayed in accordance with Regulations.
EXPIRY	25 th October 2024
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

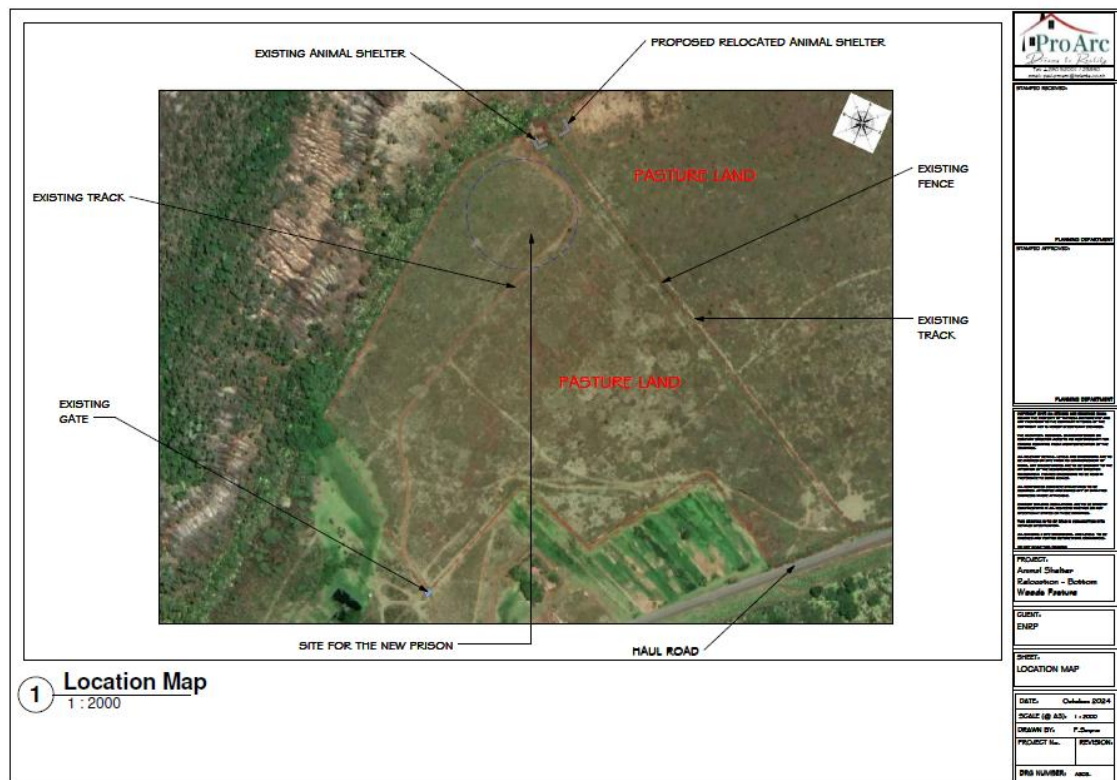
1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Response
4. Roads Section	No Response
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	No Objection
11. Economic Development	No Response
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response
15. Maritime	Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The development site is situated within the Bottom Woods Pasture land, east of the proposed new prison site. The area is designated within the Coastal Zone and Bottom Woods Important Wirebird Conservation Area.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

Currently there are sheep grazing on the land with goats being stall-fed. Vegetation surveys of the area suggests that the area is not as productive as it once was, and has deteriorated due to encroachment of invasive and woody weed species, however livestock grazing is important to the critically-endangered Wirebird.

The proposal is to relocate the existing animal shelter situated just on the western side of the existing fence line. The existing shelter is either the footprint of the new prison site and it is intended that the prison works will commence soon; as a result, the shelter is required to be removed from its existing location. The L-shaped structure will be replaced entirely in the new location such that it will not change at all in its appearance, i.e. on a timber frame and cladded in IBR sheeting along with the same material shared for the roof coverings to the mono-pitched roof, finished in

dark slate grey. However some site excavation will be required in the new location resulting in an embankment height of approximately 1.5m in height.

Diagram 2: Site Layout

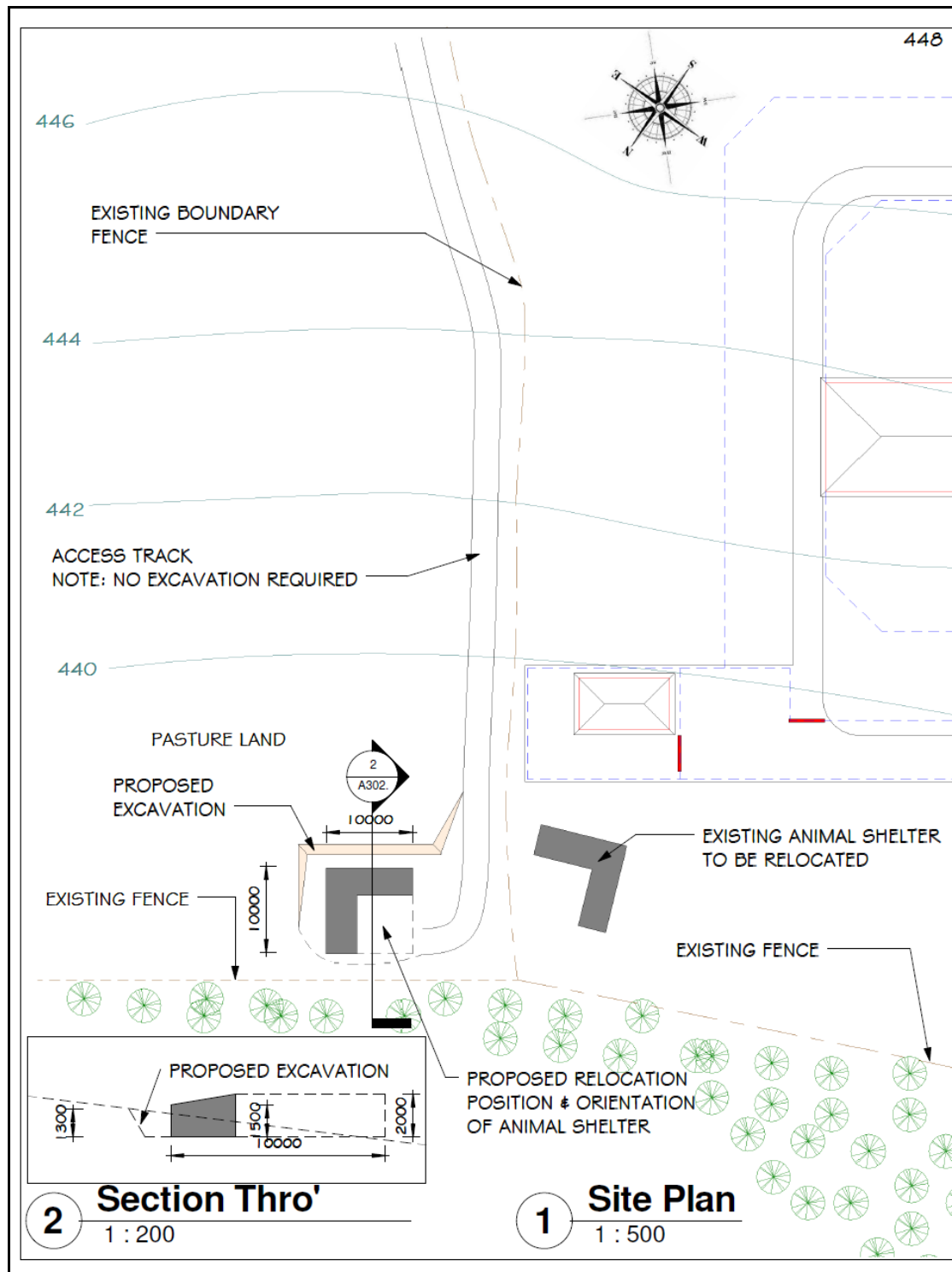
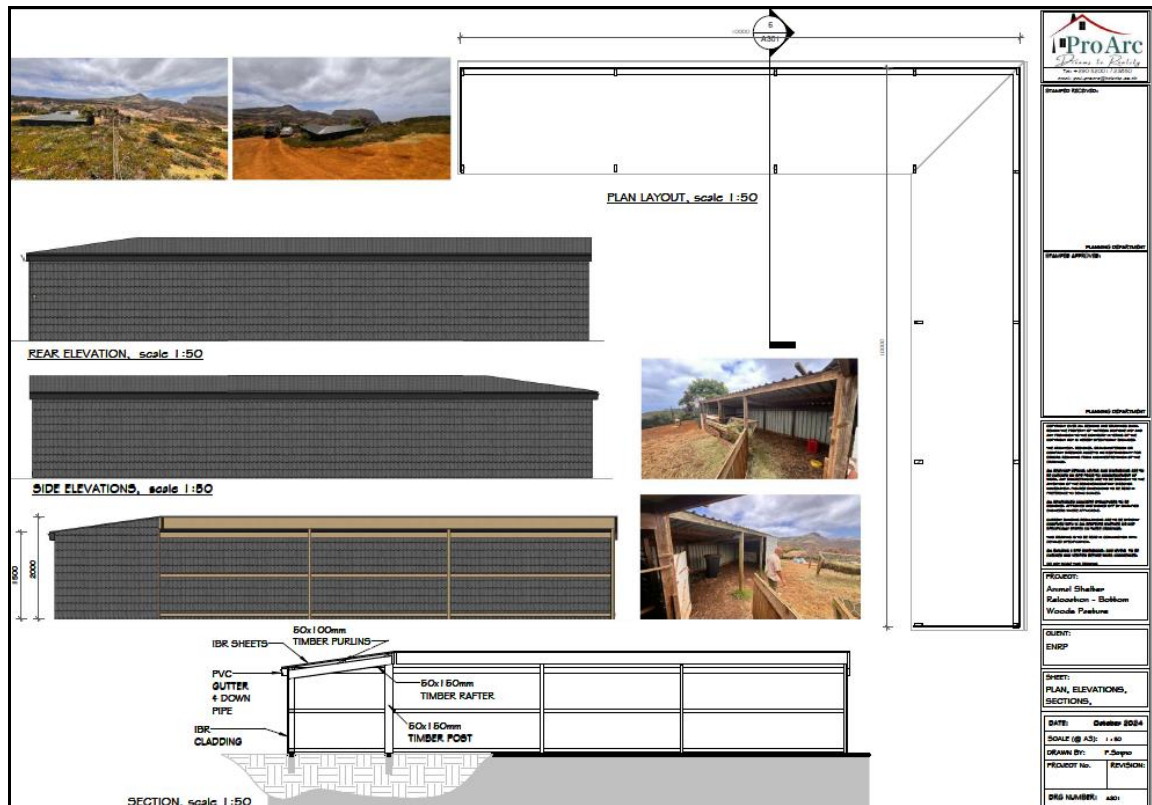


Diagram 3: Floor Layout & Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received.

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: CZ1 & CZ.4
- Sewerage and Storm Drainage: SD1
- Agricultural & Forestry: AF1 a) & AF.3
- Natural Heritage: NH1a), NH.2, NH.3 & NH.4

OFFICER'S ASSESSMENT

The development site is situated within the Important Wirebird Area of Bottom Woods Pasture as is the existing animal shelter. It is a requirement in Policy NH.4 that any development irrespective of scale would be subject to an Environmental Impact Assessment. Prior to this application being considered, a screening opinion was requested by the developer, and in conclusion it was of the officer's opinion that the proposed development would not have any significant impact on the environment, therefore an EIA report was not required to be submitted with this Development Application.

The structure itself is currently located within the pasture land and needs to be relocated to accommodate the new prison. The proposal will provide good husbandry and welfare standards, allowing the land to be continuously used for grazing.

Overall, the development will not be intrusive within the landscape in terms of its location and appearance, with the use supporting the rehabilitation and productivity of the land to support the Wirebird species, and thus is considered acceptable in respect of the relevant Policies for Natural Heritage, Agricultural Land and the Coastal Zone.