

Planning Officer's Report - LDCA October 2021

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| APPLICATION | 2021/78 – Development of Phase 1A of Bunkers Hill CDA, Incorporating Access Road, Installation of Services and Layout of 18 Plots for Housing |
| PERMISSION SOUGHT | Full Permission |
| REGISTERED | 09 September 2021 |
| APPLICANT | Nigel George |
| PARCEL | AF0173 and RV 0046 |
| SIZE | 2.50 acres (1.115 ha) |
| ACTUAL SITE SIZE | 2.50 acres (1.115 ha) |
| LOCALITY | Bunker's Hill, Alarm Forest |
| LAND OWNER | Crown Land Allocated to Applicant |
| ZONE | Intermediate |
| CONSERVATION AREA | None |
| CURRENT USE | Vacant/Grazing |
| PUBLICITY | The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper - 10 September 2021 (Ind)▪ A site notice displayed in accordance with Regulations. |
| EXPIRY | 24 September 2019 |
| REPRESENTATIONS | None |
| DECISION ROUTE | Delegated / LDCA / EXCO |
| SITE VISIT | Number of site visits in the progress of the CDA proposals |

A. CONSULTATION FEEDBACK

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| a) Water Division | No Objection - Comments |
| b) Sewage Division | No Objection - Comments |

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| c) Energy Division | No Objection |
| d) St Helena Fire & Rescue | No Objection |
| e) St Helena Roads Section | No Objection |
| f) Heritage | No Response |
| g) Environmental Management | No Objection – |
| h) Public Health | No Response |
| i) Agriculture & Natural Resources | No Objection |
| j) Property Division (Crown Est) | No Response |
| k) St Helena Police Services | No Objection |
| l) Aerodrome Safe Guarding | Not Consulted |
| m) Sustainable Development | No Objection |
| n) National Trust | No Response |

B. BACKGROUND AND DEVELOPMENT DETAILS SUMMARY

The proposed development application is for a part of the Bunkers Hill CDA site that was granted Hybrid Development Permission in February 2020, Reference 2019/101, for the development of site access road, up to 160 residential units and associated facilities to include retail, community/social and open space. This development application is seeking full development permission to develop part of the Phase 1 comprehensive development site to provide access roads of the main road through the site that will incorporate services and lay out to serve 18 serviceable plots for the future housing delivery.

The 2019 development application gave full development permission for the main access road through the site, subject to number of conditions and outline permission for the indicative layout of the comprehensive development of the application site for the various uses that would be incorporated into the development. Since the grant of development permission for the main access road, number of conditions for the alignment and construction of the road, this has included the proposal for the upgrade of the existing access road within the Alarm Forest area and new link access road to the site, have been discharged to enable the developer to make progress with further design work for the layout of the housing development.

Since the grant of the Hybrid Development Permission, the developer has been making progress with the acquisition of the land from the Government that is subject to a legal agreement, still being negotiated. Any legal agreement on the acquisition of the land is not a planning and development issues, however, it would be in the best interest of all

the parties that the legal agreement is closely aligned to the development permission that has been granted and to enable compliance with the various conditions that will assist future delivery of the development. Any issues related to the covenants or restrictions imposed by the landowners as to how the development is phased and delivered is also not a planning and development issue and is not one that Planning Service can get involved in, however it is responsibility of the applicant/developer and his legal advisor to ensure that legal agreement being negotiated will not hinder the implementation of the development permission or place undue financial burden which makes the development financially unfeasible to deliver in the future.

**Diagram 1: Bunkers Hill CDA
Development Site**



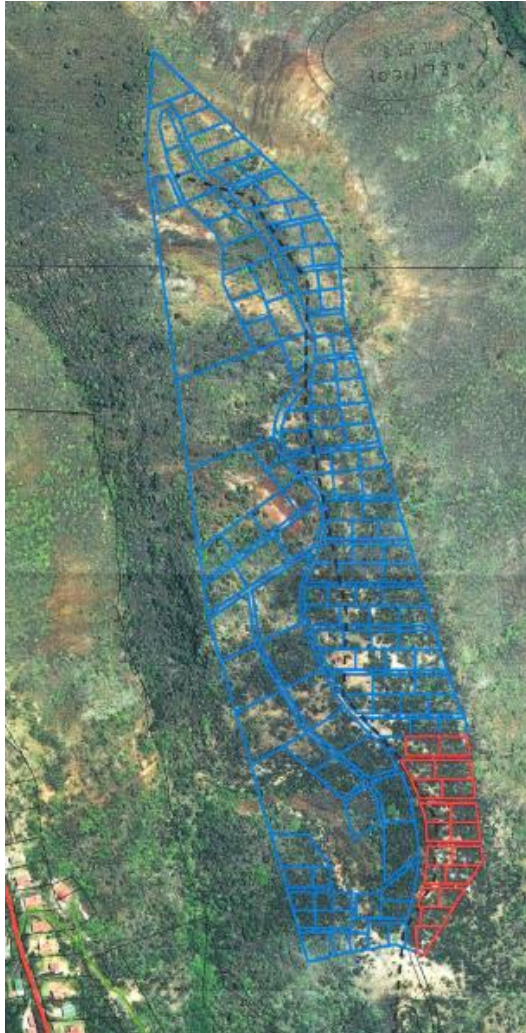
The development application that was approved in this respect indicated that the future delivery of the development would be in three phases; however the draft legal agreement has the development delivery in nine phases. As part of the delivery of the future development in this respect, the legal agreement has also plotted out the future housing development land plots without any due regard to the topography of the area. This has been done to enable an element of future control on delivery as required by the Government as a condition of sale of future land plots to cover social Government Housing, First Time owners and

private market). This will be referred to as Phase 1A to relate to the original permission phasing.

THE DEVELOPMENT PROPOSAL

The proposal within this development application is for full development permission for five secondary roads off the main access road including services (water, electricity and sewage) to provide access to all housing plots. The Phase 1A development covers the south –eastern part of the larger Bunkers Hill CDA. The development will provide a

**Diagram 2: Phase 1A Development
Area – Bunkers Hill CDA**



mix of social Government Housing, First Time buyer and market housing. The proposal also includes access point into each housing plot from the secondary road. The original proposal was that each plot would be excavated to enable future construction of dwelling house. Whilst there would be no issue from planning and development perspective, as long as the applicant is able to provide all the relevant information and design details for each plot for a building that would eventually be built, including detailed cross-sections for each plot, however that is not the intention of the applicant. The applicant was advised that excavating land without a detail layout and design proposal for building, permission cannot be granted excavation and also without any certainty of when the potential dwelling would be constructed, excavation would only be scarring the landscape unnecessarily.

To comply with the legal agreement for the purchase of the land, even the plot layouts that have been marked out for future potential onward sale and the secondary road alignment, have given no regards to the land contours that make assessment of the proposal for the future design difficult. The layout and design for each phase of the development should be after full survey and assessment of the area, having regards to contours to ensure a best road alignment and plot layout.

The proposal for the 18 dwelling units on an area of 2.5 acres (1.115 ha) equates to a density of around 16 dwellings per hectare. The LDCP policy requirement is a minimum of 12 dwelling per hectare in the Bunkers Hill CDA. The proposed layout shows the road alignment at 90 degrees to the main road and as a straight road, however having regards to the contours it may be necessary to seek a minor variation, once the site is

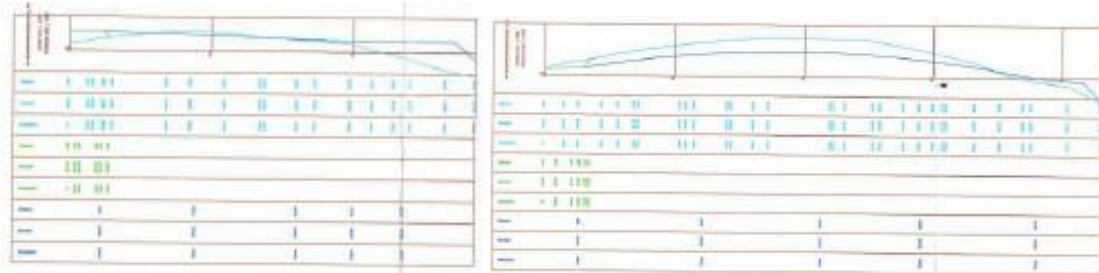
cleared, to enable better alignment of each of these roads to provide better road gradient and access point into the land plots. The plots are considered to be of appropriate area and dimension to provide a sufficient footprint for a dwelling house and car parking space and an amenity area. Future purchasers of the land plots will be required to obtain full development permission for the construction of the dwelling. The allocation or earmarking of each plot for a different housing market, whether social Government Housing, First-time local or market investor, is not development planning issue.

Diagram 3: Phase 1A Development Layout



Each of these access roads is of a short length serving four plots with a turning area of vehicles, the most southerly serving just two plots. Each road will require some excavation and build-up to provide an acceptable gradient. The two diagrams show a typical section-through of the service road.

Diagram 4 and 5: Cross of the Service Roads



POLICY CONSIDERATION

The proposed development application is assessed against the Principle and Strategy of the Land Development Control Plan and in respect of the policies that apply and these include the following:

Principle 1 (3): to provide for and enable appropriate and well-located housing development, including for domestic demand

Intermediate Zone Policies: IZ1, IZ3, IZ4 and IZ6

Water Policies: W2, W3 and W4

Sewage and Storm Drainage Policies: SD1, SD2 and SD7

Road and Transport Policies: RT1, RT1, RT2, RT3 and RT4

Housing Policies: H1, H2, H4 and H5

STAKEHOLDER CONSULTATION

Consultation response has been received from the Stakeholder in respect of the proposed development. There are objection or adverse comments in respect of the development as proposed.

REPRESENTATION

No representation has been received from the local neighbours or the general public in response to the wider publicity and neighbourhood consultation

OFFICER ASSESSMENT

The development proposal as set out in this application accords with the principles of the policy objectives in the LDCP and is line with the principles of development

established with the grant of the Hybrid Development Permission in February 2020, reference 2019/101. The overall layout this area has Outline Development Permission. The Discharge of Condition relating to the main access road through site realigned the road and as consequence of that there is also an adjustment of secondary access roads and the development plots. These are all considered to minor variation but the principle of development remains unchanged.

The Comprehensive Development Area were allocated to provide a comprehensive approach for the development and delivery of future housing, ensuring that the services and infrastructure is delivered to meet the needs of the area. The development has, in this respect continued to formulate the proposals for the services and these are included in this first phase of the development. In due course, future phases of the development of this CDA should follow similar process.

In view of this, it is that proposed development is in line with the Outline Planning Permission layout of the area and is compliance with the LDCP policies.