

Planning Officer's Report - LDCA October 2020

APPLICATION	2020/56 – Proposed Construction of a Wheelchair Accessible Public Walkway.
PERMISSION SOUGHT	Permission in Full
REGISTERED	12 August 2020
APPLICANT	Project Management Unit, SHG
PARCEL	N/A
SIZE	N/A
LAND OWNER	SHG
LOCALITY	Longwood Avenue, Longwood
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Highway
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 14th August 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	28 th August 2020
REPRESENTATIONS	Received from a member of the public
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Water Division	No Objection
2. Sewage Division	No Objection
3. Energy Division	No Objection
4. Fire & Rescue	No Response
5. Roads Section	No Objection
6. Property Division	No Response
7. Environmental Management	No Response
8. Public Health	No Response
9. Agriculture & Natural Resources	No Response

10. St Helena Police Services	No Objection
11. Aerodrome Safe Guarding	No Response
12. Enterprise St Helena (ESH)	No Objection
13. National Trust	No Response
14. Heritage Society	No Response

B. DEVELOPMENT DETAILS SUMMARY

The proposal is create safe walkway (footpath) along the east side of the main highway in Longwood (Longwood Avenue) from the side road leading to Hartford School to the junction of the open space. It is considered that this section of the road is most used by pedestrian leading to the school and the objective is to provide a safe walkway for children and wheelchair users. There are currently no pavements in Longwood along the main road and pedestrian normally walk on the grass verge or on the road and the wheel chair have no choice but to use the road

Diagram 1. Location Plan

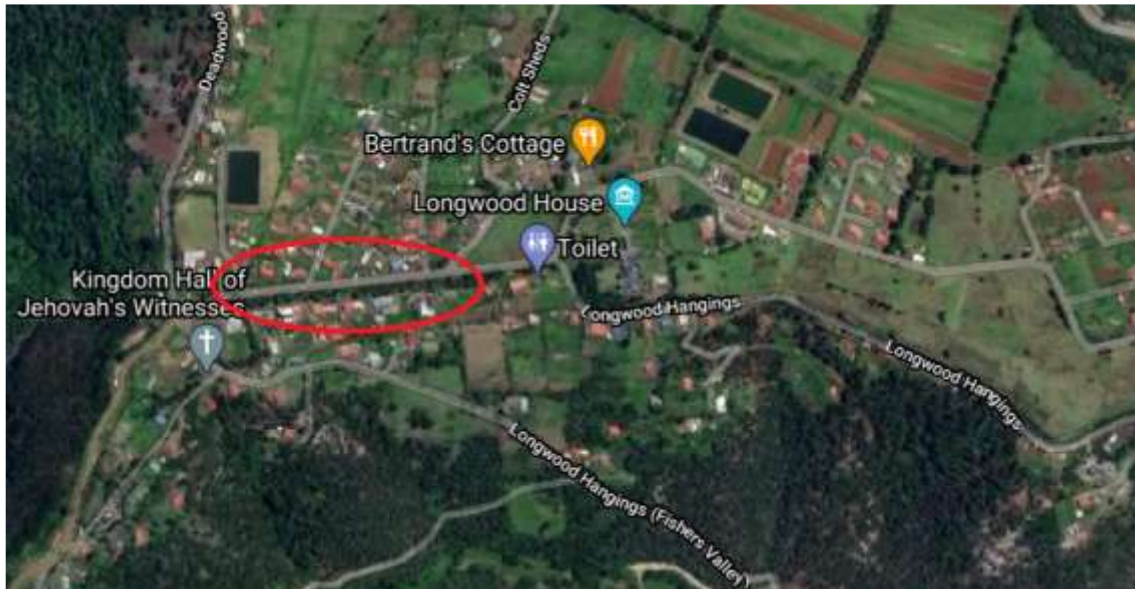


Diagram 2: Application Site



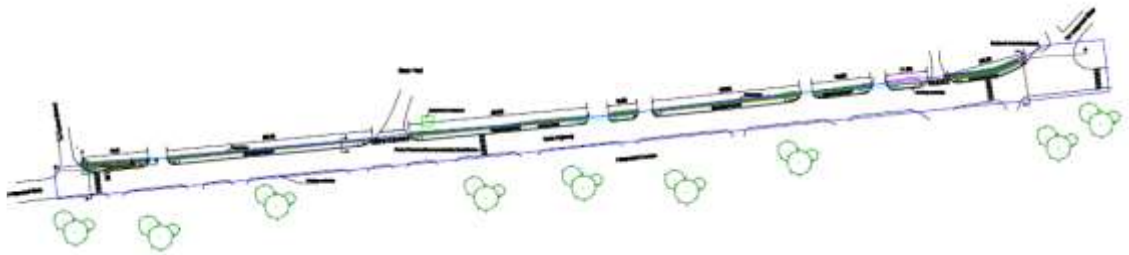
C. PLANNING OFFICER'S APPRAISAL

LOCATION & ZONING

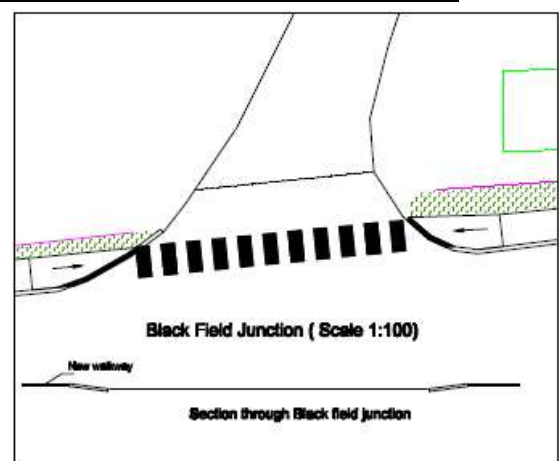
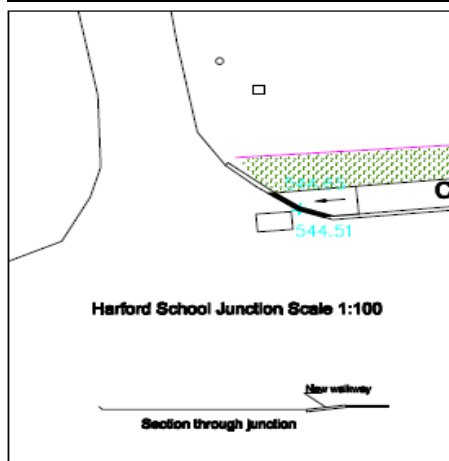
The development application relates to the main highway in Longwood. Currently there are no dedicated pavements or pathway along this whole section of the main highway and the proposal is construct pedestrian footpath along north-east section of the highway to improve pedestrian and wheel chair user safety. This is one of the main residential areas developed over number of years and like many of the residential neighbourhoods the highways do not have dedicated footpath.

The proposal is to create footpath 1.25m wide from the side road leading to the primary school for a length of approximately 0.28km that is also wheelchair user compliant. With number of access point to residential plots, the design includes drop-kerbs to provide level crossing point.

Diagram 3: Details of the Entire Walkway



Diagrams 4 & 5: Junction Details – Road to Hartford School and at Black Field



At each of the junctions and vehicle access to the properties there will drop-kerb to allow level crossing point. There will also be “zebra crossing marking on the road.

Diagrams 6 & 7: Junction Details at the Road to Longwood Shops and Layout

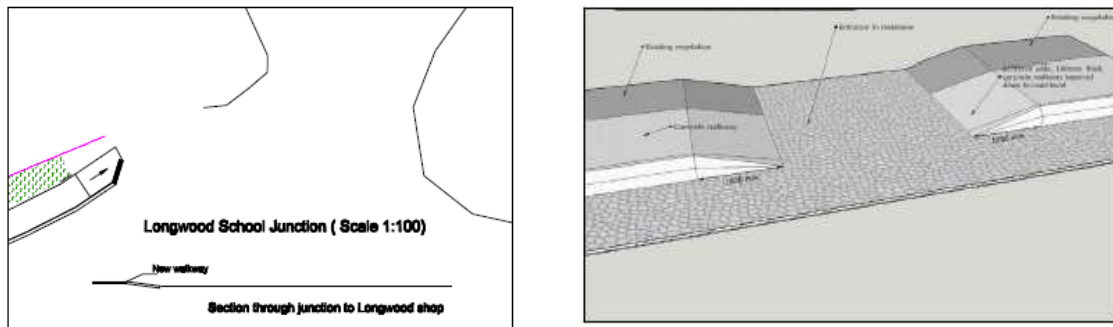
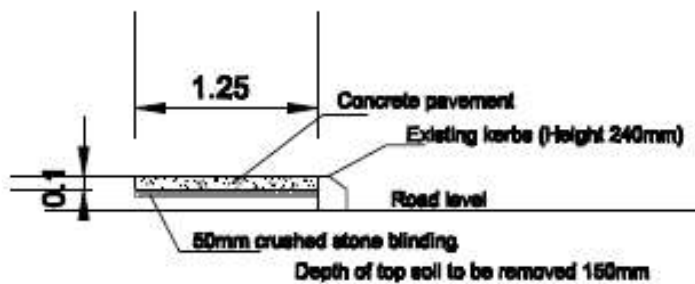


Diagram 7: Pavement Contraction Details



CONSULTATION

In formulation these proposal there had been discussion with the stakeholders and the community, however there had been no public consultation on the proposed design. However, after the submission of the development application, the applicant undertook a public consultation event in the area. The attendees at the consultation event made number of suggestions and as a consequence the proposal and design has been revised and revised plan was submitted. This now includes a marked crossing point across Longwood Avenue which would provide a visual alert to the drivers of pedestrian crossing areas and will encourage reduction in speed through the area

REPRESENTATIONS

One representation has been received from Mr Raymond Crowie, a local resident of Longwood who is support of the proposed public pathway.

OFFICERS COMMENTS

Following public consultation undertaken by the applicant, the applicant informed the Planning Officers of the views expressed by the local resident,. The applicant was

advised that if the views of local residents improves the proposals then these should be incorporated in the revised scheme. The proposal set out in the report includes views of the residents.

LEGAL AND POLICY FRAMEWORK

The relevant policies of the Land Development Control Plan (LDCP 2012 - 2022) that are applicable in the assessment of the proposed development is the Road and Transport Policy RT.4. The proposed improvement to the highway providing footpath for safe use of pedestrians and wheel chair is in compliance with the policy.

OFFICER'S ASSESSMENT

The development proposal has been in the pipeline for number of years seeking to provide a safe footpath for pedestrians and wheelchair user along this section of the avenue in Longwood. The view of the local resident have been incorporated in the revised scheme.

As this development application falls within Governor-in-Council's direction dated 17th April 2014, being a development application which is Capital Programme Project, Members are request to provide their comments and observations in respect of Officer recommendation