

Planning Officer's Report - LDCA APRIL 2021

APPLICATION	2019/110 – Retention of the Widening of the Existing Road
PERMISSION SOUGHT	Permission in Full
REGISTERED	5 December 2019
APPLICANT	St Helena Government
PARCEL	LWS0505
SIZE	N/A
LAND OWNER	Crown Estate
LOCALITY	Bottom Woods
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant open space
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 5 December 2019▪ A site notice displayed in accordance with Regulations.
EXPIRY	20 December 2019
OBJECTION RECEIVED	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Water Division	No Objection
2. Sewage Division	Not Consulted
3. Energy Division	Not Objection
4. Fire & Rescue	Not Response
5. Roads Section	No Objection:
6. Property Division	No Objection
7. Heritage	No Response
8. Environmental Management	No Response
9. Public Health	Not Consulted

10. Agriculture & Natural Resources	No Objection
11. St Helena Police Services	No Response
12. Aerodrome Safe Guarding	Not Consulted
13. Enterprise St Helena (ESH)	No Objection
14. National Trust	No Response

B. PLANNING OFFICER'S APPRAISAL

Location and Orientation:

The application site is in an area referred to Plane View near Bottom Woods. The area is to the east of the golf course in Longwood. It is linear site running south to north from the end of the existing road, Longwood hangings. It is currently part of open area which is mainly undeveloped.

Diagram 1: Location Plan



Zones & Restrictions:

The application site falls within the Intermediate Zone and with no conservation area designation and there no restrictions for built development in the area generally. Within the close vicinity of this application site to the north are two areas designated as Comprehensive Development Areas (CDA) and one of the area is being progressed for development.

Development Proposals:

The proposal is to construct a new road of approximately 540m length from the most eastern end of Longwood Hangings running northwards and will be linked to the road to Bottom Woods. The primarily purpose for creating a new access road is to allow the area to be opened up for future development. The new road will be 5.5m wide to comply with the adopted Road Policy and will be constructed to the adopted policy standard to be usable by the larger vehicles on the Island such as the refuse trucks and

fire tender vehicles. The alignment of the road will follow the contour lines and the steepest gradient will be 8 degrees. The proposed boundaries for the road is only indicative and may be subject to some change when more detailed design and site assessment is undertaken.

Diagram 2: Alignment of the Road

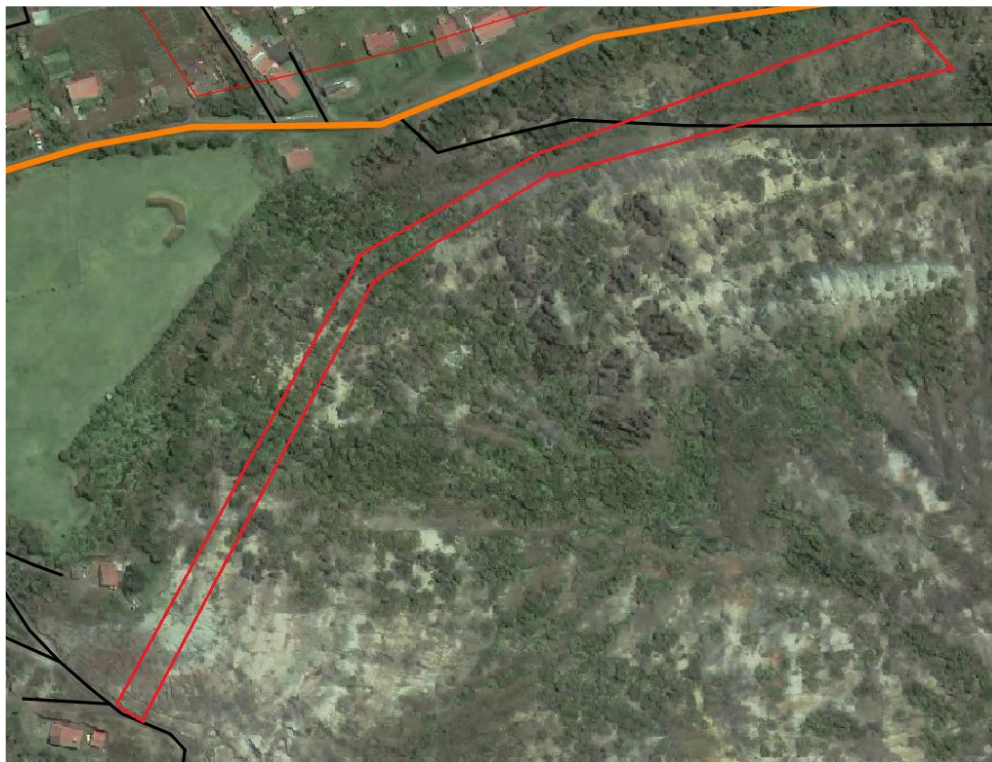
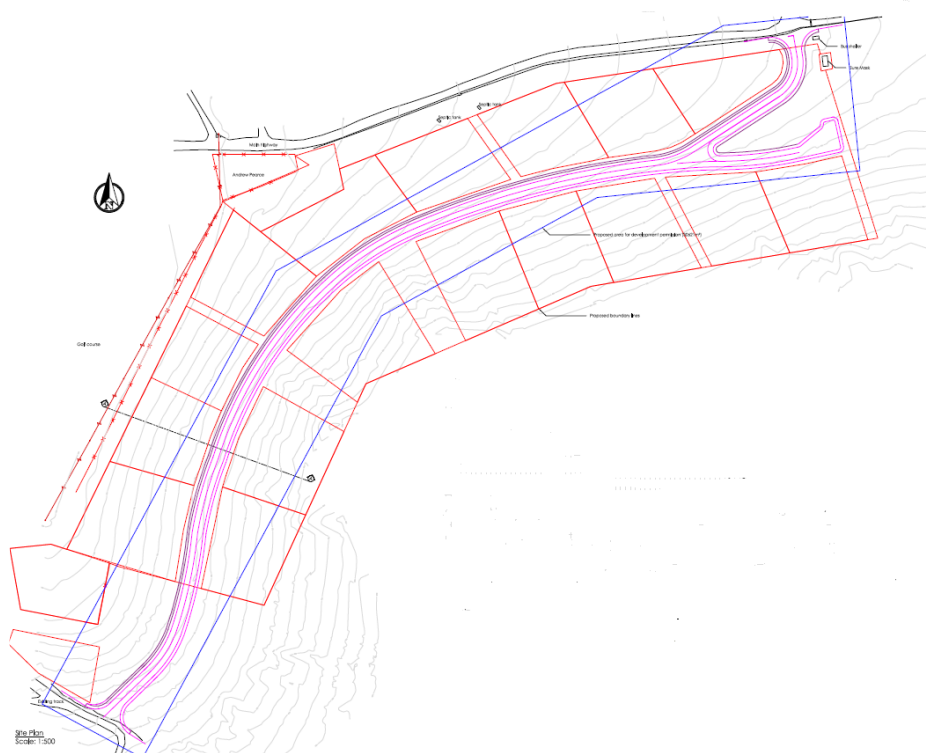


Diagram 3: The Site Plan



The road will have adequate space on either side to allow for services infrastructure to be installed along the walkway future. The road design and details has been prepared with future development of the area in mind. Where the proposed road ties back with the existing main road at Bottom Woods, it will have the correct road alignment and road visibility splays as deemed necessary for the roads and highway design requirements. Any surface water of the proposed road will be channelled into the existing watercourse that currently exists in the valley.

Diagram 4: Road Cross Section A

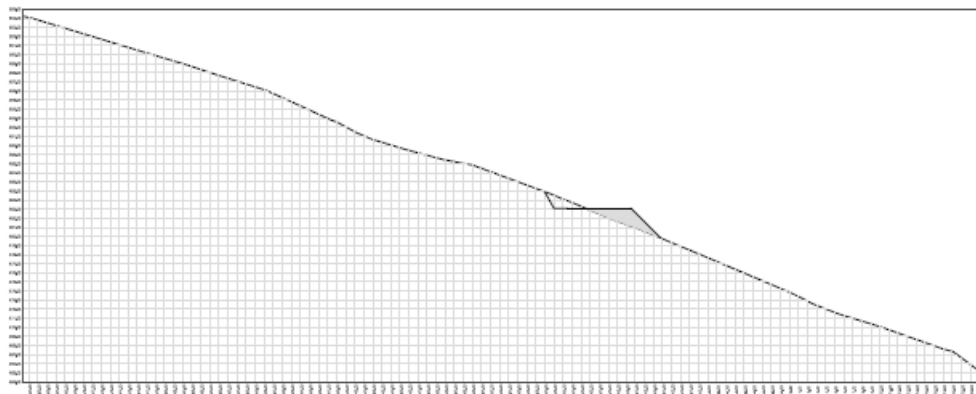
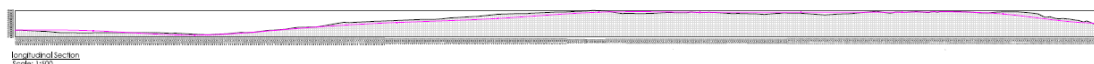


Diagram 5: Road Cross Section B



POLICY CONSIDERATION

The proposed development is assessed against the LDCP Policies set out below:

- Intermediate Zone: Policies IZ.1(a, b, & c), IZ.6
- Road and Transport: Policies RT.1(a), RT.4

Intermediate Zone Policy: the main principle of the policy support the development on new infrastructure to enable future development. The creation of a new road will provide improved access. There are no existing paths or right of way affected by this proposal, however the new road will enable additional access route to the area that will be of wider benefit. This is further supported by policy IZ6.

Road and Transport Principle policy states; that development permission will be granted for the construction of new roads and the upgrading of existing roads appropriate to the Island's development needs (and utilising excavated waste and other secondary construction materials) provided that, in the design and layout of the roads to achieve safe conditions, speed and free flow of traffic shall be of lower

priority than that of minimizing the impact upon the natural and built heritage of the island.

STAKEHOLDE CONSULATAION AND REPRESENTATION

There is no issues raised by the stakeholder to the development. Similarly there has been no representation received from general public and other consultees.

C. OFFICERS ASSESSMENT

The proposed development of the road is to provide an access into an area that has the potential for future housing development within the Longwood and Bottom Woods area where there has been considerable development activity. The road had been designed in accordance with the recently adopted Road Guidance. It is compliance with the LDCP policy for Road and Transport. Whilst the proposal has not indicated the full design details for construction and the type of finish, however condition can be included that as this is a secondary (local road) it should be constructed in accordance with Road Design Guidance. In view of this the proposed development can be supported.