

## Planning Officer's Report - LDCA JUNE 2021

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

### A. PLANNING OFFICER'S APPRAISAL

This development application was discussed by the Authority at its meeting in April 2021 when decision was deferred for site visit due to number of issues raised by the Members over the general suitability of the application site for future residential development, the previous report is attached as Annex A to this report. The Authority undertook site visit on 12<sup>th</sup> April and requested further design information in respect of the gradient of the proposed road to ensure that a road of a suitable gradient can be provided across the site to enable future housing development.

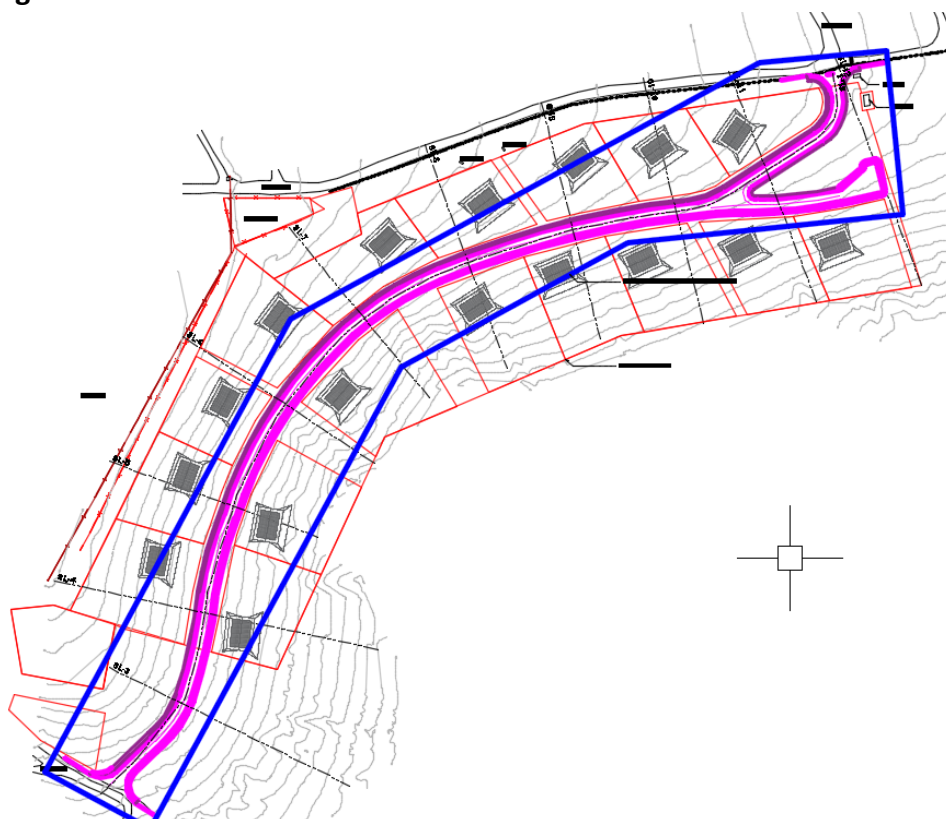
The applicant has provided in total twelve cross-sections across the length of this proposed access road to show the cutting and build-up required to achieve the levels. The applicant has not undertaken ground condition survey in this respect, but would

do so as part of the detail design for the road construction following the grant of development permission. The revised plan for the road also shows the indicative housing development plots that can be achieved. These would be subject to individual development application by the future purchasers of the plots.

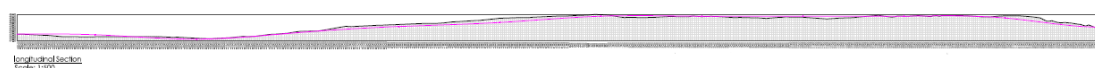
**Diagram 1: Location Plan**



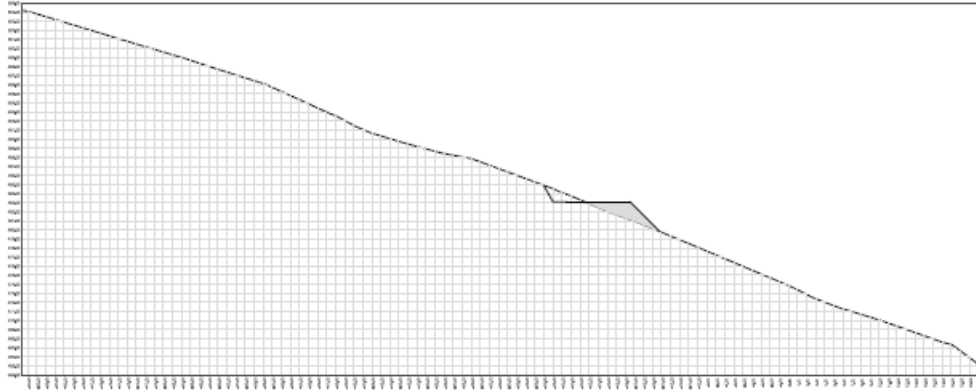
**Diagram 2: The Site Plan**



**Diagram 3: Road Cross Section B**



**Diagram 4: Typical Road Cross Section**



## **B. 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.

**Planning Officer's Report - LDCA APRIL 2021**

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

**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.

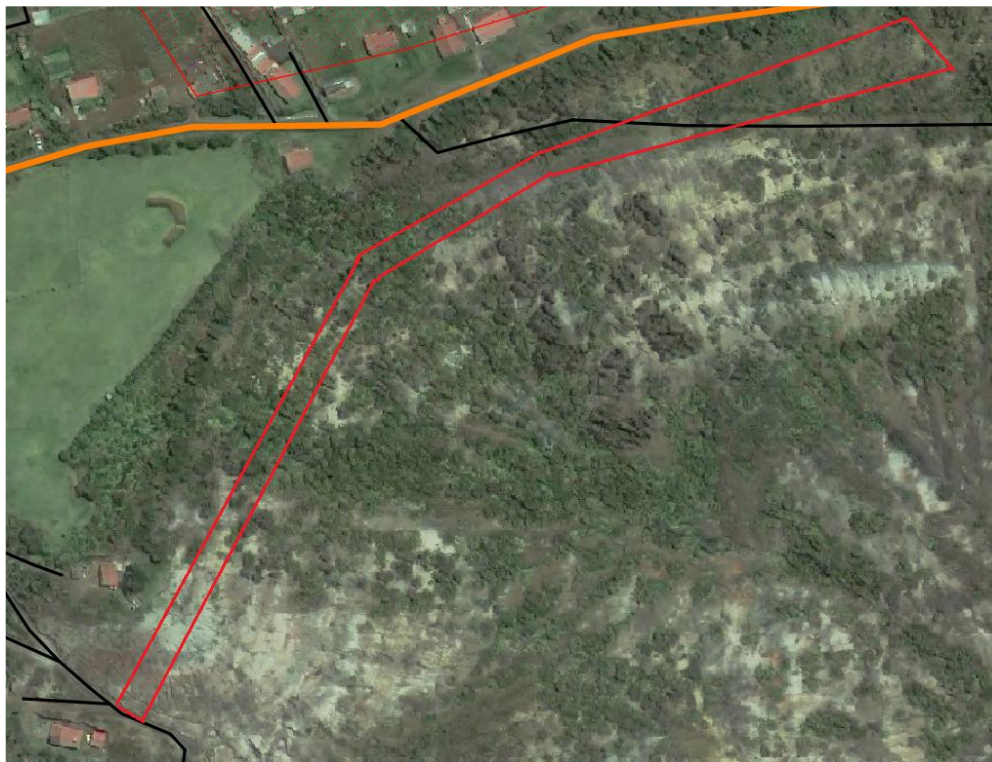
### **Development Proposals:**

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

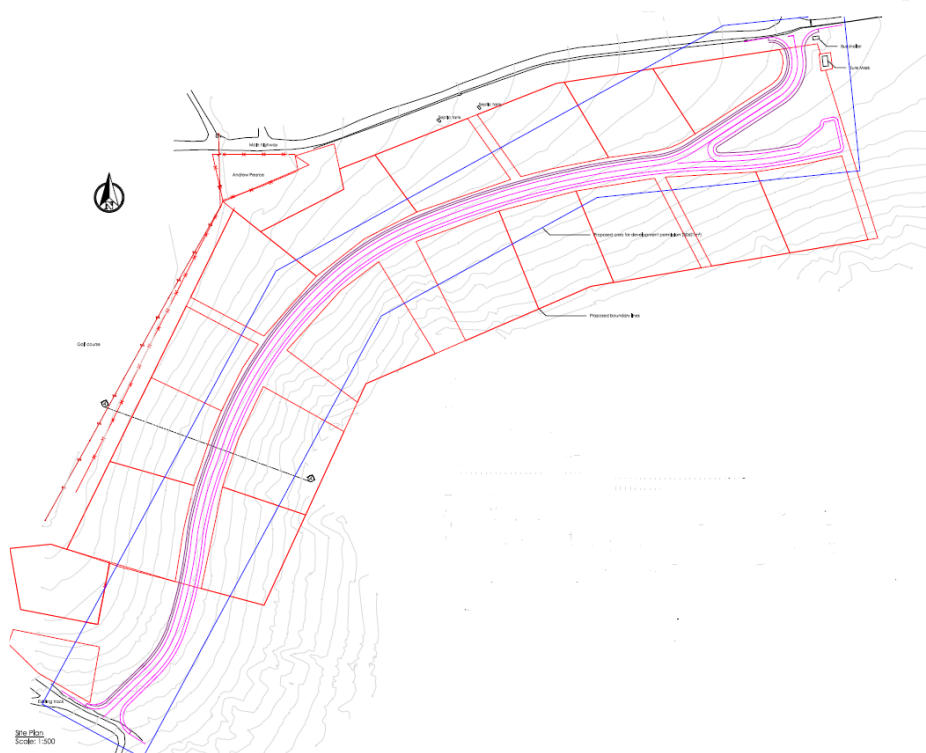


fire tender vehicles. The alignment of the road will follow the contour lines and the steepest gradient will be 8 degrees. The proposed boundaries for the road is only indicative and may be subject to some change when more detailed design and site assessment is undertaken.

**Diagram 2: Alignment of the Road**

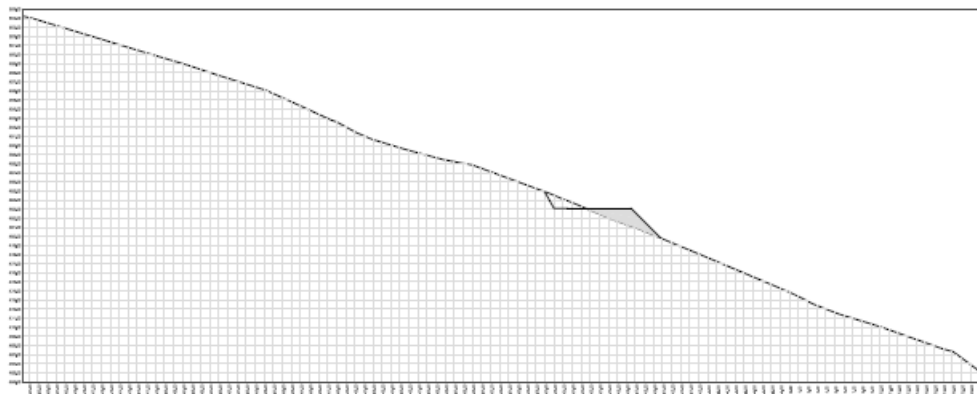


**Diagram 3: The Site Plan**

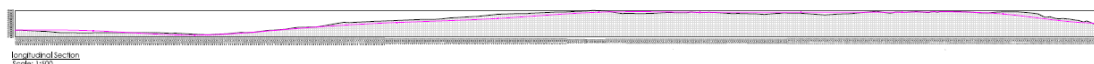


The road will have adequate space on either side to allow for services infrastructure to be installed along the walkway future. The road design and details has been prepared with future development of the area in mind. Where the proposed road ties back with the existing main road at Bottom Woods, it 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.

#### **STAKEHOLDER CONSULTATION AND REPRESENTATION**

There are 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.