

Planning Officer's Report - LDCA NOVEMBER 2022

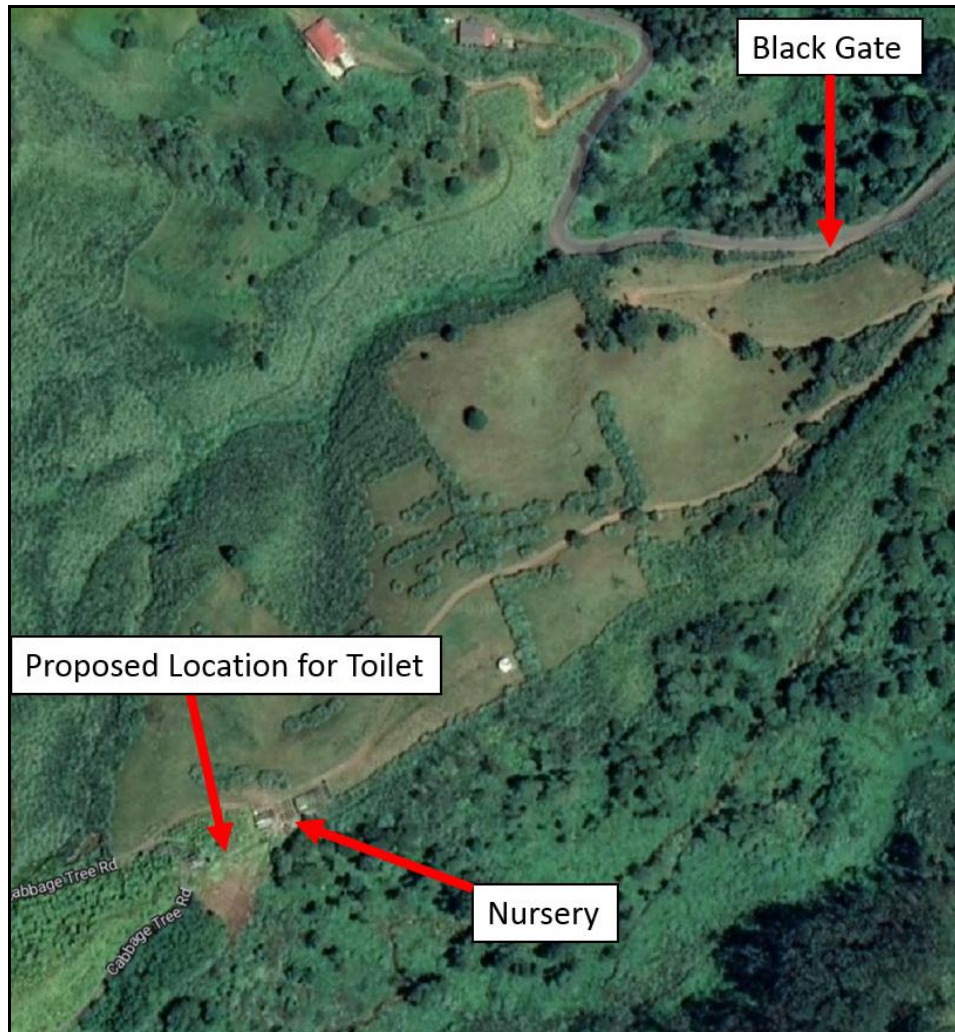
APPLICATION	2022/59 – Construction of a Single Toilet Facility
PERMISSION SOUGHT	Full Permission
REGISTERED	29 th September 2022
APPLICANT	ENR&P Portfolio, St Helena Government
PARCEL	DPRR0170
LOCALITY	Black Gate Nursery, Diana's Peak National Park
ZONE	Green Heartland Zone
CONSERVATION AREA	Diana's Peak
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 30th September 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	14 th October 2022
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 Objection
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. Sustainable Development	No Response
12. National Trust	No Objection
13. Sure SA Ltd	No Objection

B. PLANNING OFFICER'S APPRAISAL**LOCALITY & ZONING**

The proposed development site adjacent to the Black Gate Nursery, where the plot is designated within the Green Heartland Zone and Diana's Peak Conservation area.

Diagram 1: Location Plan**PROPOSED**

The developer proposes to construct a single toilet facility on the south west side of the Nursery facility. Currently there is no toilet facilities on the Peaks and there are no public toilets nearby. It has been recognised for some time that staff should have access to toilet facilities for their comfort and welfare. It is also considered that the lack of such as facility at the Peaks is a barrier to recruiting female staff workers. Following the development of a Peaks Management Plan and supporting detailed Implementation Plan, funding has been secured from the FCDO's Climate Stability and Security Fund (CSSF) to restore St Helena's internationally important Cloud

Forest for wildlife, water security and people. The Cloud Forest Project is now in Year 2. The Project's Delivery Group made up of representatives of the on-island project partners, the St Helena Government's Environmental Management Division, Education, St Helena Research Institute and Tourism, St Helena National Trust and Connect St Helena and the project lead RSPB has supported the need for a staff toilet and this has been included in the deliverables for this year with an associated budget. Through the Cloud Forest Project there is also an increase of people (including females) regularly working on the Peaks who will also benefit from access to toilet facilities.

Diagram 2: Site Plan

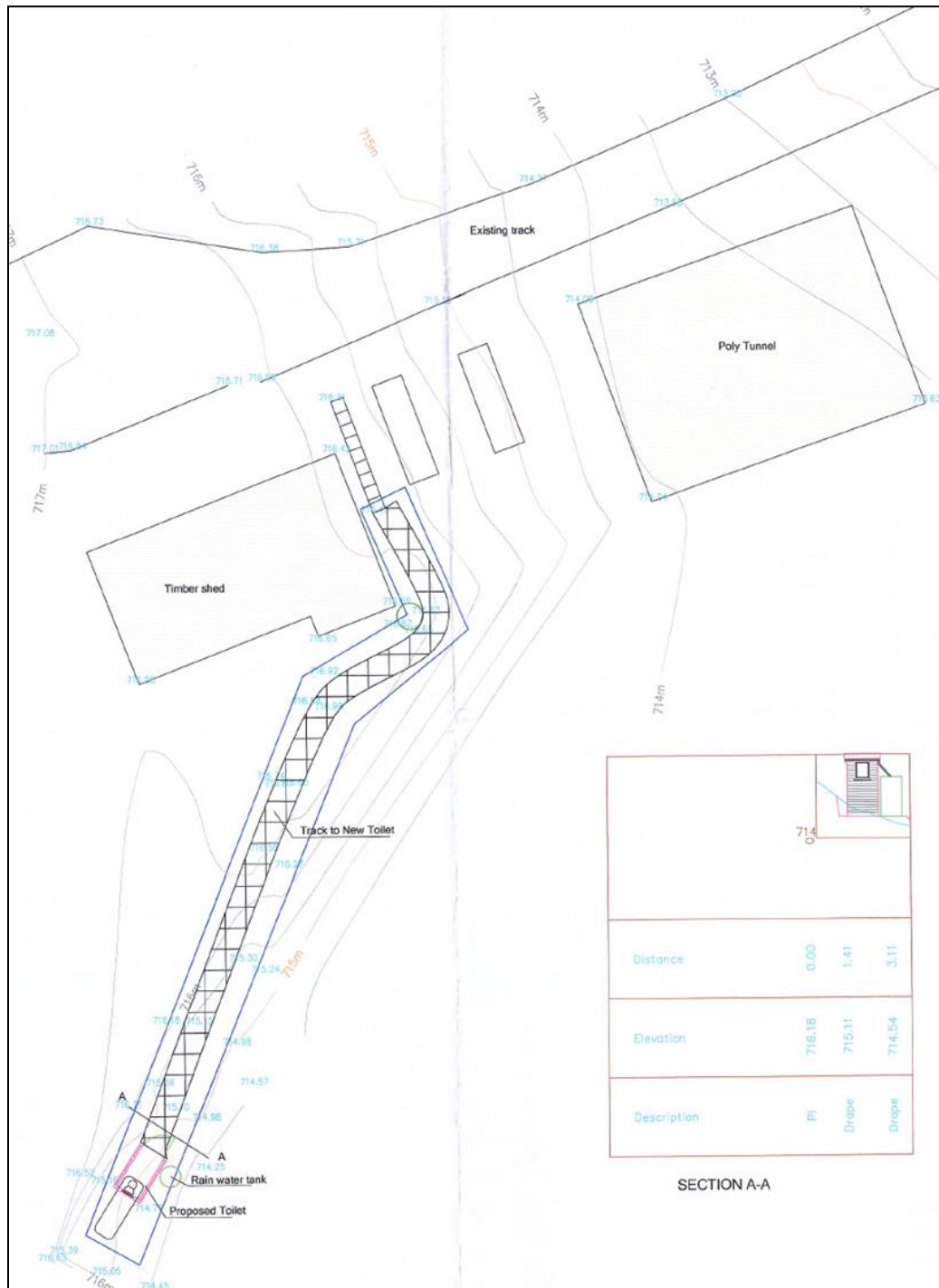


Diagram 3: Site Location



Diagram 4: Footpath to the Site

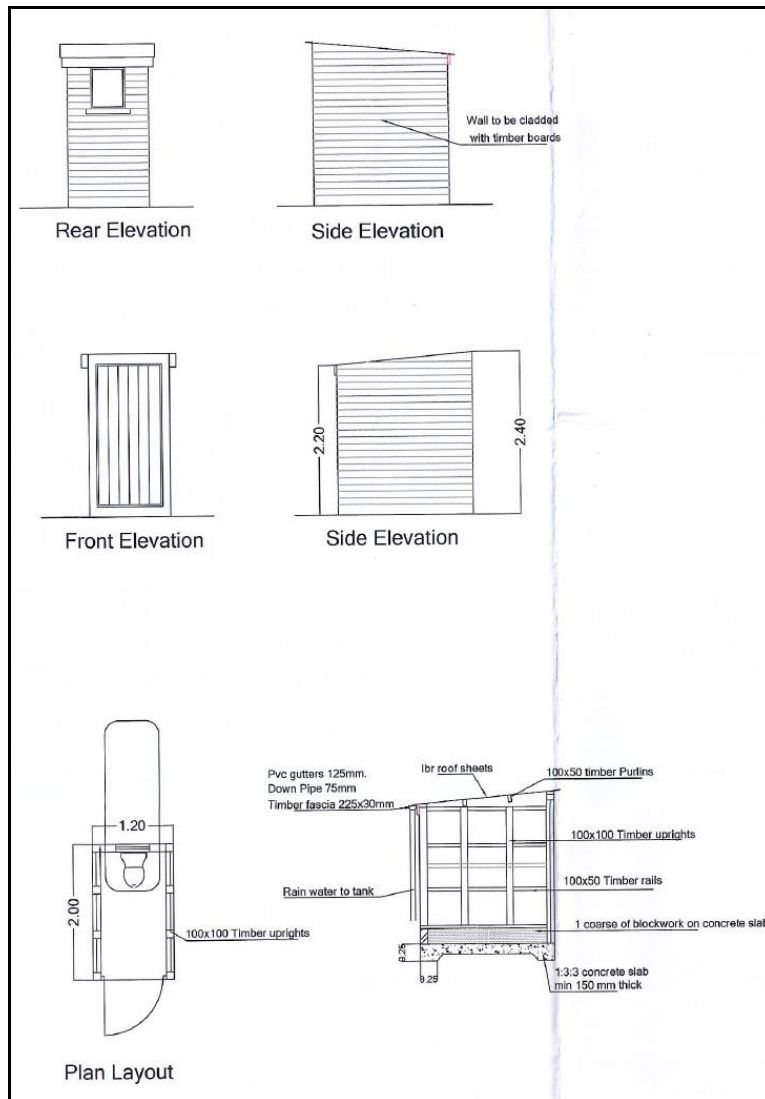


This site was chosen for a number of reasons:

1. Accessibility for enabling materials and equipment to be brought in for the construction as the site is within close proximity to the Peaks Nursery, which can be accessed via a vehicular track from the Black Gate entrance.
2. The proximity to the Nursery as the majority of the staff start and end their working day at the Nursery area.
3. The site is clear of endemic vegetation and is just outside of key habitat areas.
4. The site is hidden from key viewpoints and is surrounded by vegetation, ensuring minimal visual impact on the landscape.

The toilet design itself has been carefully selected to have minimal environmental impact when in use. The model selected is the Ecosan Waterless toilet, which requires no water or to be connected into a sewage system to operate. The waste dries out in the processing drum resulting pathogen free inert waste that can be recycled as fertilizer in the soil. The structure will have timber boarded cladding with a mono-pitched roof. Roof water will be directed into a water storage tank with the overflow into the National Park for irrigation purposes.

Diagram 5: Layout & Elevations



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 are set out below:

- Green Heartland
- Natural Heritage

OFFICER'S ASSESSMENT

In assessing the proposal, the toilet facility will support the welfare of staff that contributes to the conservation and study of the Peaks. The toilet is situated within a location that is not intrusive within the landscape nor interfere with an area of endemics species. Although there is a presumption against development in the National Conservation area, policy NH.2 allows provision for development provided for within the management plan of the area. The implementation Plan recognises the need for appropriate facilities including toilet facilities to enhance visitor experiences on the Parks, which will also be further explored through a facilities assessment in

due course. Although this current proposal is for staff use only, it can be made available for visitors the Peaks during normal working hours.