

Planning Officer's Report – LDCA JULY 2025

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| APPLICATION | 2025/37 – Proposed Construction of a Two Bedroom Dwelling |
| PERMISSION SOUGHT | Full Permission |
| REGISTERED | 27 th May 2025 |
| APPLICANT | Mark Williams |
| PARCEL | TH010107 |
| LOCALITY | Burnt Rock Comprehensive Development Area |
| ZONE | Coastal |
| CONSERVATION AREA | None |
| CURRENT USE | Vacant – Forest Estate |
| PUBLICITY | The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 30 May 2025▪ A site notice displayed in accordance with Regulations. |
| EXPIRY | 13 th June 2025 |
| REPRESENTATIONS | One petition |
| DECISION ROUTE | Delegated / LDCA / EXCO |

A. CONSULTATION FEEDBACK

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|------------------------------------|--------------|
| 1. Sewage & Water Division | No Objection |
| 2. Energy Division | No Objection |
| 3. Fire & Rescue | No Objection |
| 4. Roads Section | No Response |
| 5. Property Division | No Response |
| 6. Environmental Management | No Response |
| 7. Public Health | No Objection |
| 8. Agriculture & Natural Resources | No Response |
| 9. St Helena Police Services | No Response |
| 10. Aerodrome Safe Guarding | No Objection |
| 11. Economic Development | No Objection |
| 12. National Trust | No Response |
| 13. Sure SA Ltd | No Objection |
| 14. Heritage Society | No Objection |

15. Maritime

Not Applicable

16. Forestry Officer

Objection - Comments

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is situated within the Burnt Rock Comprehensive Development Area, and falls within the Coastal Zone and has no conservation area restrictions. The site also forms part of the Saddle National Forest Estate.

Diagram 1: Location Plan



POLICY VALIDATION

While the site is within the Coastal Zone, the LDCP Strategy indicates that CDAs are located in the Intermediate Zone. Previous consideration has been given to this in determining Development Applications (mainly for residential properties) and is based on the LDCP Strategy:

LDCP Strategy at 2.7 states:

The targeted areas include Comprehensive Development Areas (CDAs), being areas within the Intermediate Zone where there is the opportunity for significant development ..., which will achieve optimum use of the land if planned and developed comprehensively and will be able to go ahead without time restriction if the developer is able to put in all services.

Policy IZ.1 states:

“Development permission will be granted for ...tourism-related, ...employment ...in the Intermediate Zone subject to [criteria] In line with the LDCP Strategy, for the purposes of this proposal located within a CDA, the relevant IZ (rather than CZ) policies would apply.

PROPOSED DEVELOPMENT

The proposal is to construct a loft dwelling comprising an open planned kitchen, dining and lounge area with WC on the ground floor, and two bedrooms with en-suites on the first floor. The external finish of the ground floor will be blockwork, rendered and painted, with the first floor being cladding and IBR sheeting for the roof. The dwelling will measure approximately 198m² and will be sited on the southern side of the site platform.

Excavation will be necessary to form a level platform, resulting in an approximate 2m cut. Access will be gained from the existing track to the east of the site within the Forest. Electricity and water infrastructure is within the area and will need to be connected to. Sewage will be dealt with by a septic tank and soakaway system, situated south west of the site platform.

Diagram 2: Proposed Site Layout

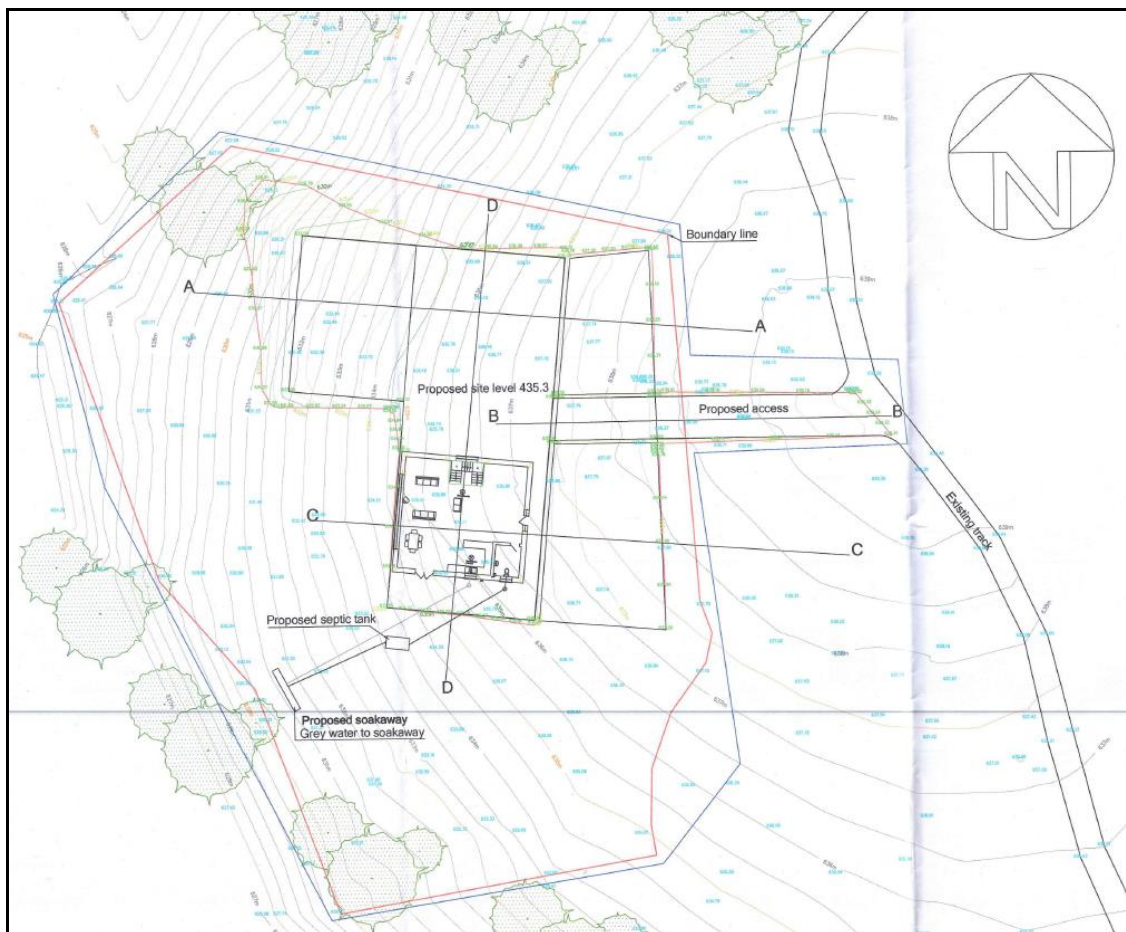


Diagram 3: Site Section A-A

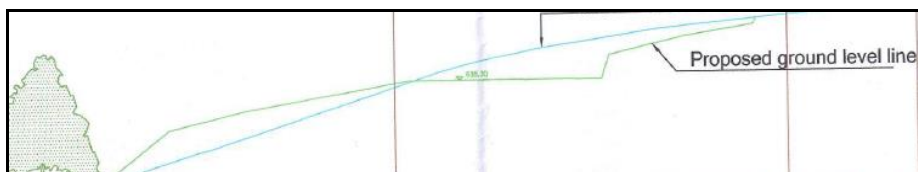


Diagram 4: Site Section B-B

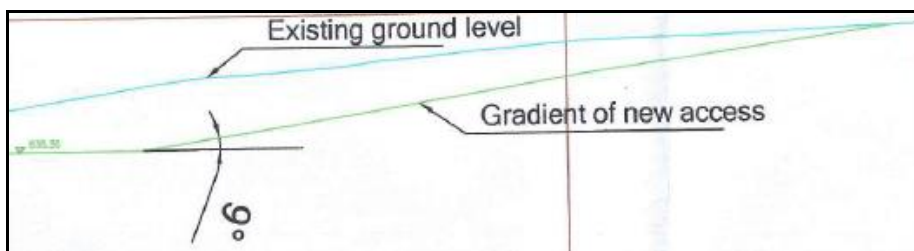


Diagram 5: Site Section D-D



Diagram 6: Site Section C-C

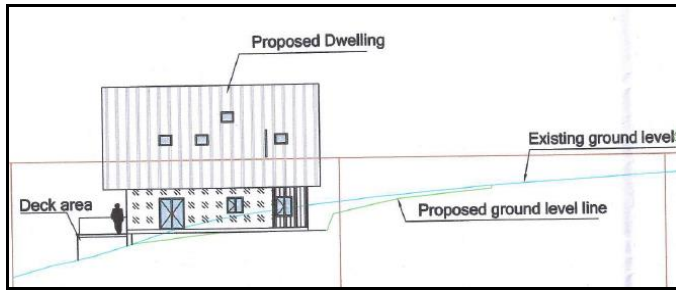


Diagram 7: Proposed Ground Floor Layout

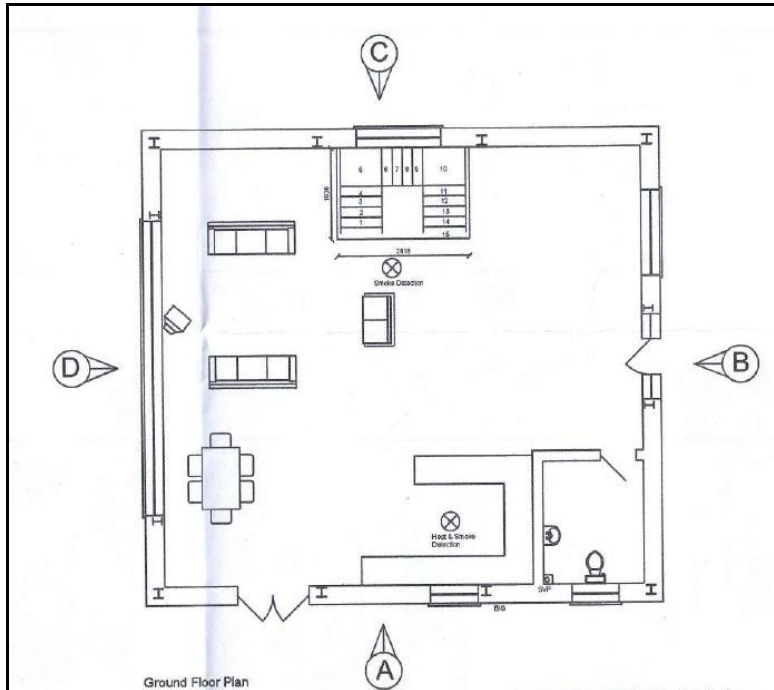


Diagram 8: Proposed First Floor Layout

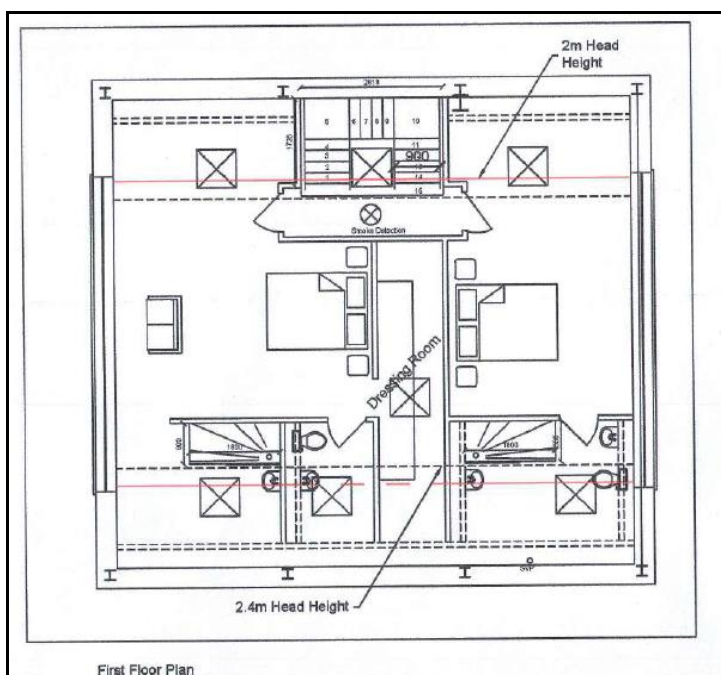
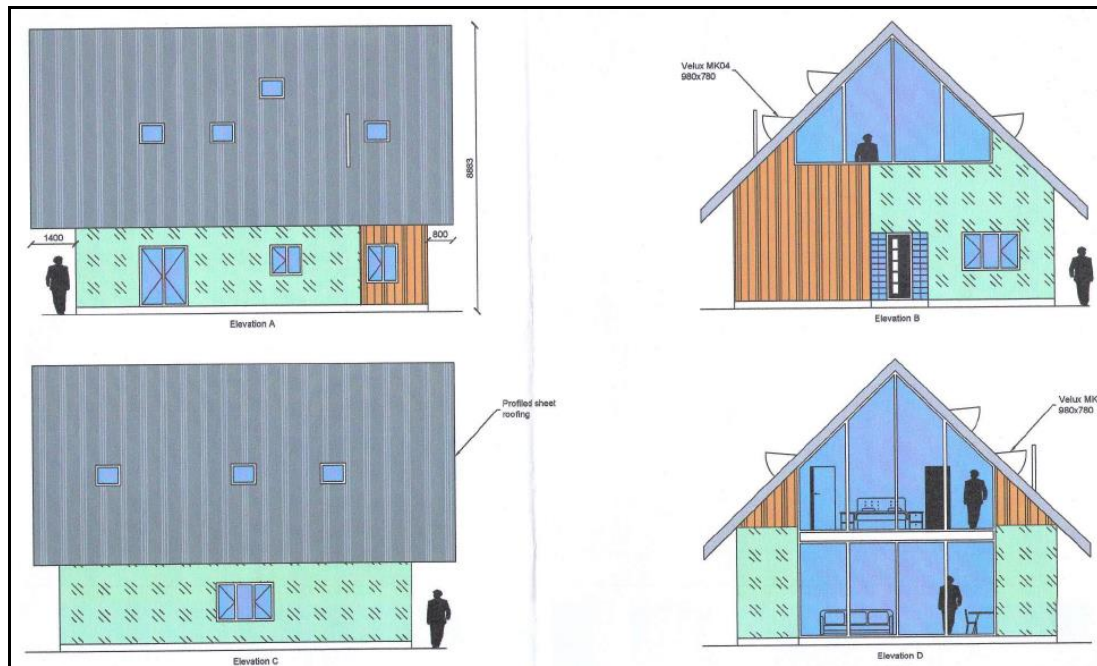


Diagram 9: Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

Representations were received from members of the public in the form of a petition, and an objection received from the Forestry Officer.

Forestry Officer: Objection – ‘TH010107 is currently part of the Saddle National Forest Estate, it has been applied for by Crown Estates for the purpose of a Comprehensive Development Area (CDA). Consideration to the Crown Estate application has been given and pending acceptance of the preferred ENRP Advisory Board option and conditions developed to safeguard the National Forest Estate, in principal, it has been agreed that this specific area be released to Crown Estates for this specific purpose.’

Petition – ‘We oppose the application for development permission for the construction of a two bedroom dwelling at the Burnt Rock CDA (Parcel Number TH010107) in the name of Mark Williams.

This is primarily because of Land Development Control received a petition from myself, Daniel Stroud together with other names opposing the CDA at Burnt Rock in November 2011.

A letter back from them indicated that the CDA effectively squashed due to reasons given that letter.

Our reasons for opposing the application remains the same as for the opposition to the CDA.’

Annexure A & B on the back of this report contains the full representation and supporting letters.

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:

- Intermediate Zone: Policies IZ1 (a, b, f, g and h)
- Housing Policies: H1 a), b), H2, H.4 & H.5
- Agriculture & Forestry Policies: AF1c)
- Water: Policy W2 & W4
- Energy: E6
- Sewage, storm and Drainage: Policies SD1 (b, c), SD3, SD.4 and SD7
- Road and Transport Policies: RT1 (c and d), RT3 and RT7

OFFICER'S ASSESSMENT

The current demarcation of this site is within the Coastal Zone, Burnt Rock Comprehensive Development Area and Saddle National Forest Estate. Whilst the petition highlights that the CDA has been effectively 'dropped/cancelled.' There is no evidence to suggest this is the case as the parcel indicated on the LDCP Map, which was adopted in 2012, shows the area has been earmarked as a Comprehensive Development Area. Whilst the development is located within the Coastal Zone, the site is within the CDA and therefore will be measured against the Intermediate Zone policies as stated in the Policy Validation section of the report.

The area does comprise a number of residential properties surrounded by mature trees. The site for this development slopes from east to west and will require some trees to be removed, and a level platform to be excavated. The applicant's intention is to ensure that the development is carried out to minimise the impact on the environment, and that the building is integrated with its surroundings, rather than being disruptive when viewed in the landscape. A landscaping scheme will be conditioned if the Authority is minded to approve the application. Siting of the development does coincide with the concept for the CDA scheme provided by Crown Estates.

The proposed use for residential purposes is coherent with that of the surrounding area, and the intentions of a CDA. However there is conflict with policy AF1c) as the development is for residential use, where this particular policy reads that 'subject to maintaining the landscape of forested areas, development permission will be granted in areas of productive forestry only for facilities necessary for the efficient working of timber and for tourism-related development compatible with both landscape and forestry operations.' Nevertheless, given effort has been made by the developer to site the development in accordance with the concept design for the CDA, and the house design is coherent within itself, services can be provided, and it will not appear intrusive on the landscape with minimal impact on the forest estate, the development is considered acceptable with appropriate measures in the form of a landscaping scheme to reduce any visual harm that may occur as a result of this development.

Overall, the development complies with the relevant policies and can therefore be supported.