

**Planning and Development Control
The Secretariat
Government of St Helena
St Helena Island**

31 January 2012

Mr Stuart Moors
President
Chamber of Commerce

Dear Sir

St Helena Land Development Control Plan

The Revised draft of the Land Development Control Plan is now out for a second and final round of public consultation. We are writing to everyone who submitted representations on the first draft, advising them of the responses adopted by the Governor in Council to those representations and therefore included in the second draft of the Plan.

In the case of your representations on behalf of the Chamber of Commerce:

1) Review

The decision of the Governor in Council is that the Land Development Control Plan should have a ten year life but will be reviewed in 2015 before the airport opens in order to see how development trends are emerging.

2) Consistency

- a) With small exceptions at Blueman's Field, Friar's Ridge and the lower part of Luffkins, the decision of the Governor in Council is to revert the Green Heartland to the areas included in the existing Land development Control Plan.
- b) Where a Comprehensive Development Area includes a ridge, the development design brief will locate the development off the ridge itself.
- c) Planning policies are the starting point for decisions and exceptional circumstances can lead to exceptional decisions provided they do not create precedent for undermining the policy principles.
- d) Development permissions run with the land, not the applicant. Any other developer can therefore carry out the development at Broad Bottom as long as the policy criteria are met.

Consultation on the second draft of the Land Development Control Plan is being run together with consultations on the proposed National Conservation Areas, the draft Housing Strategy and the draft Land Disposal Policy. All of these documents are available for downloading or viewing at <http://www.sainthelena.gov.sh/pages/public-consultations.html> or copies can be obtained from the Consultation Suite at Essex House from 10am to 4pm. Staff will be available to explain and answer questions that you may have. In addition, public meetings will be arranged at community centres around the island during February on dates to be announced in the Press and on radio.

The closing date for consultation responses is **4pm on Wednesday 7th March 2012.**

Yours faithfully

Alfred V. Isaac
Planning Officer