

Planning Officer's Report – LDCA DECEMBER 2025

APPLICATION	2025/100 – Installation of Play Equipment at Longwood Green
PERMISSION SOUGHT	Full Permission
REGISTERED	4 November 2025
APPLICANT	Head of Property, St Helena Government
PARCELS	LWN0338 and LWN0355
LOCALITY	Longwood Green Playground
ZONE	Intermediate
CONSERVATION AREA	Longwood Historic Conservation Area
CURRENT USE	Children's playground
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ <i>The Sentinel</i> Newspaper on 06 November 2025.▪ A site notice displayed in accordance with Regulations.
EXPIRY	20 November 2025
REPRESENTATIONS	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water (CSH)	No Objection
2. Energy	No Response
3. Fire & Rescue	No Objection
4. Roads Section	No Response
5. Property Division	No Response
6. Environmental Protection	No Objection
7. Environmental Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Response
10. Aerodrome Safe Guarding	Not Consulted as Per Aerodrome Guidance
11. Economic Development	No Objection
12. National Trust	No Response
13. Telecommunications (Sure SA Ltd)	No Objection
14. Heritage Society	No Objection

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This development site is an existing children's playground at the larger recreational area at Longwood Green. The play equipment, mainly timber, has been repaired/painted recently and looks reasonable. However, the play equipment does not cater to all children's play needs. The playground forms the north-eastern corner of the Green which is otherwise laid to grass and used for community events and some informal sport activities (although the ground is relatively uneven in places). The plot is designated within the Intermediate Zone and Longwood Historic Conservation Area which contains Longwood House (unlisted heritage asset), Bertrand's Cottage (Grade II) and Longwood Gate (Grade III Listed).

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The proposal is for improvements to the existing children's play area including various age-appropriate play equipment, two gazebos with picnic and other benches. Existing play equipment would be retained/re-used, including the spinning wheels swing-set and the climbing frame.

The applicant has stated in their submission the following reasons for the proposal are:

Purpose and Benefits:

- To improve the quality, safety, and accessibility of play facilities in Longwood Green.
- To encourage physical activity and social interaction among children and families.
- To provide an upgraded community amenity that supports local development objectives and enhances the neighbourhood environment.

Diagram 2: Existing Site Layout

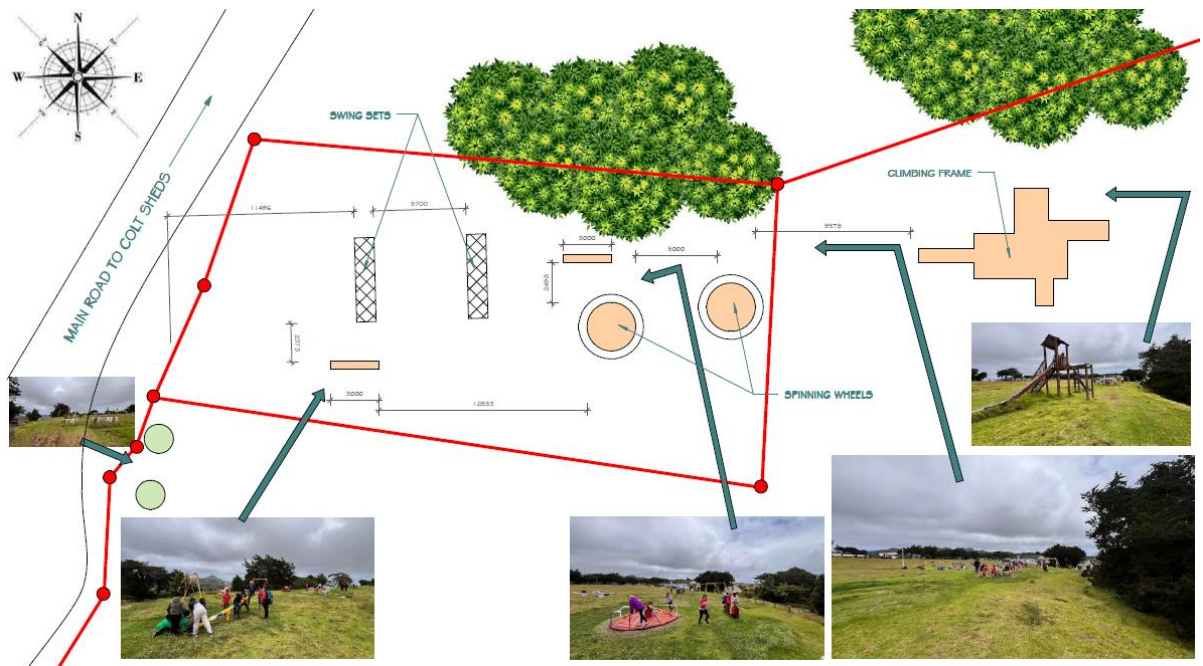


Diagram 3: Proposed Site Layout

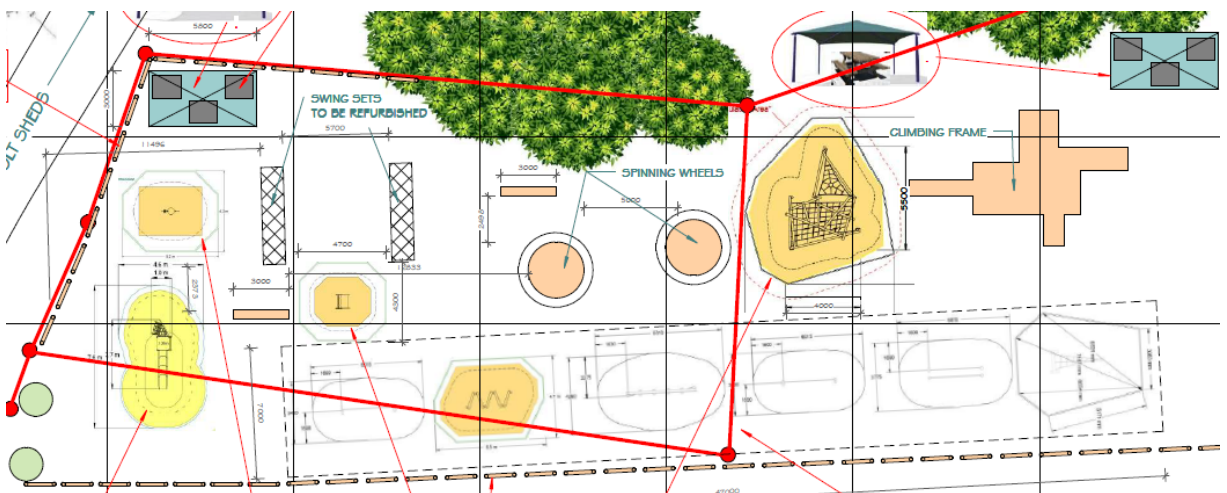
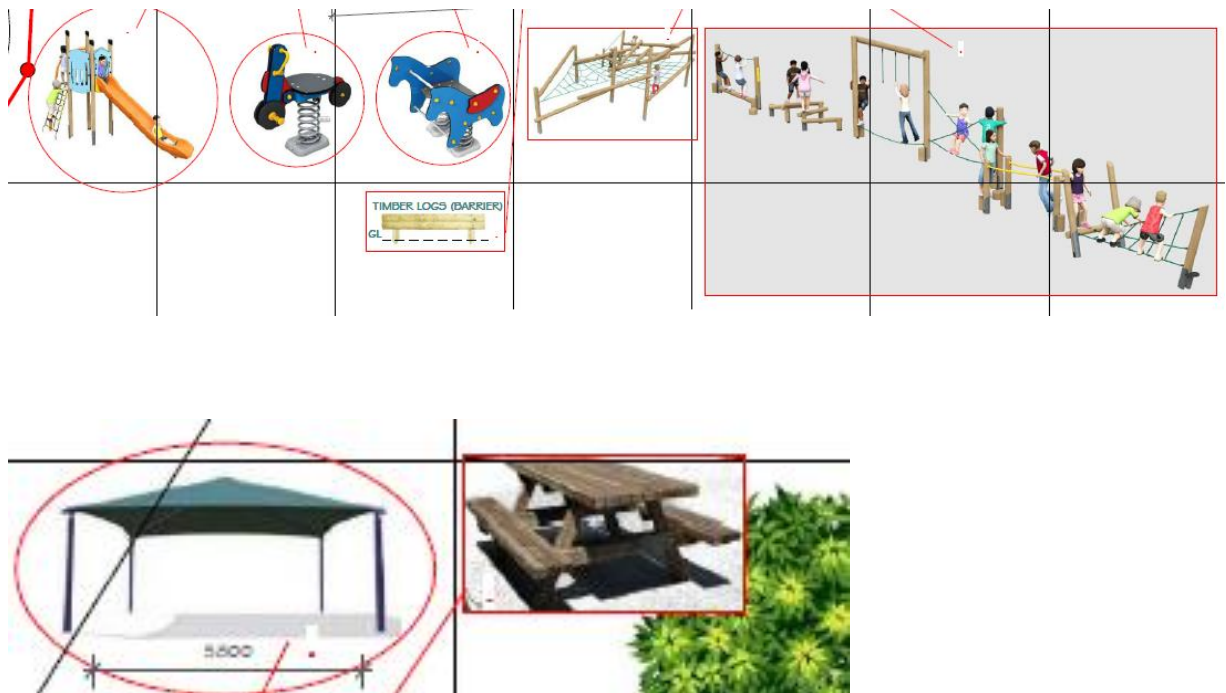


Diagram 5: Proposed Play equipment and Gazebos (not to scale)



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations received from any members of the public. There were no representations or comments from planning stakeholders.

LEGAL AND POLICY FRAMEWORK

The relevant policies of the Land Development Control Plan (LDCP 2012) that are applicable in the assessment of the proposed development are set out below:

- Intermediate Zone Policy IZ1, IZ.4
- Social Infrastructure SI1, SI.6
- Built Heritage BH1, BH.2
- Roads and Transport RT.1, RT.7

OFFICER'S ASSESSMENT

In considering this development proposal, the proposal would, in providing an improved children's playground, accord with Primary and Implementation policies for social/community development in the Intermediate Zone and under the Social Infrastructure section.

It is considered that the proposed play equipment for a range of children's ages, MUGA for numerous mainly ball sports, covered and uncovered seating areas and the improved surfaces, disabled access ramp and fencing would result in a major

improvement in children's outdoor recreation facilities in Half Tree Hollow, now the most populous area on St Helena.

It is recognised that there may be more noise and disturbance from the use of the improved playground facility, nonetheless, this is an existing land use and there is no change of use proposed. Anyone purchasing/occupying a property near a playground can expect more noise and disturbance than in an area which does not contain such a facility. In any event, there have been no objections from members of the public or planning stakeholders to indicate that this is an issue. It is therefore considered that the proposal would provide benefits to the community which outweigh any extra noise and activity.

Most using this facility would be expected to walk or use public transport to access the site. There is a carpark to the north of the site, close to the shop/fuel facility and no parking spaces are proposed. Policy RT.7 states that for "community development" parking provision should be "proportionate to its use". It is considered that no would be acceptable.

Built Heritage policies encourage conservation of historic structures and their setting. The main historic asset is Longwood House (not included in the Listings in Crallen Report as the site is the responsibility of the French Government) but the Conservation Area also includes Longwood Gate (Grade III Listed), Bertrand's Cottage (Grade II) and Longwood Avenue running from the Gate to Longwood House itself as well as Longwood Green in which the application site is situated. Longwood Green lies in the heart of the local community of Longwood and a children's playground and equipment has long been established at the "back" of the Green for local play. It is considered that while the equipment proposed covers more area and provides more activity points, that it would remain tucked away at the furthest-most point on the Green away from Longwood House/Bertrand's Cottage such that it would not be visible along the vista formed from Longwood Gate along the Avenue and at some distance/almost undetectable from the historic assets themselves. It is considered that the level of harm to the historic assets is limited and, in comparison with the benefits accrued to the community that this outweighs the limited harm identified.

Overall, this development can be supported in accordance with Intermediate Zone, Built Heritage, Road and Transport and Social Infrastructure Policies of the LDGP.