

## Planning Officer's Report – LDCA DECEMBER 2025

|                          |   |
|--------------------------|---|
| <b>APPLICATION</b>       | <b>2025/99</b> – Installation of Play Equipment Including a Multi-Use Games Area at Half Tree Hollow  |
| <b>PERMISSION SOUGHT</b> | Full Permission   |
| <b>REGISTERED</b>        | 4 November 2025   |
| <b>APPLICANT</b>         | Head of Property, St Helena Government  |
| <b>PARCEL</b>            | HTH0729   |
| <b>LOCALITY</b>          | Half Tree Hollow Playground   |
| <b>ZONE</b>              | Intermediate  |
| <b>CONSERVATION AREA</b> | None  |
| <b>CURRENT USE</b>       | Children's playground   |
| <b>PUBLICITY</b>         | The application was advertised as follows: <ul style="list-style-type: none"><li>▪ <i>The Sentinel</i> Newspaper on 06 November 2025.</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul> |
| <b>EXPIRY</b>            | 20 November 2025  |
| <b>REPRESENTATIONS</b>   | None  |
| <b>DECISION ROUTE</b>    | <del>Delegated</del> / LDCA / EXCO  |

### A. CONSULTATION FEEDBACK

|                                      |   |
|--------------------------------------|---|
| 1. Sewage & Water (CSH)              | No Objection                            |
| 2. Energy                            | No Response                             |
| 3. Fire & Rescue                     | No Objection                            |
| 4. Roads Section                     | No Objection                            |
| 5. Property Division                 | No Response                             |
| 6. Environmental Protection          | No Objection                            |
| 7. Environmental Health              | No Objection                            |
| 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 which has fallen into disrepair. There is a hardstanding area and an area where there is a swing set. The playground is split into three levels rising to the East. The plot is designated within the Intermediate Zone.

**Diagram 1: Location Plan**



### PROPOSED DEVELOPMENT

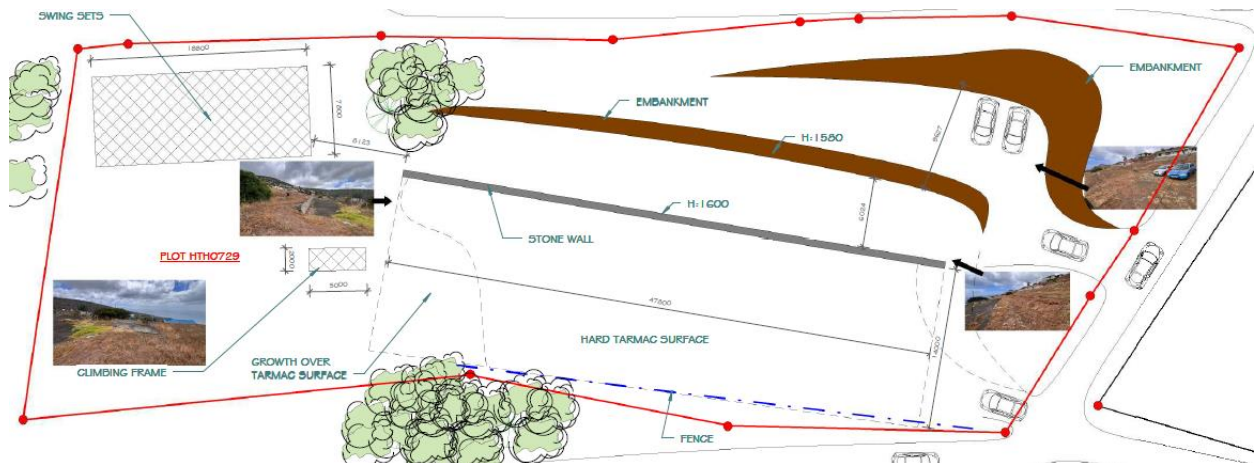
The proposal is for improvements to the existing children's play area including a Multi-Games Use Area (MUGA) with new surfacing and a fence to the east and west, various age-appropriate play equipment, a disabled access ramp from the lower level to the middle level, a gazebo on the uppermost level with picnic and other benches and new parking provision for 4 vehicles. The proposal would involve some excavation works to the upper level and the existing swings and climbing frame would be refitted. A recycling hub would also be provided as well as a playground sign. A mural is also proposed, although no details have been submitted.

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

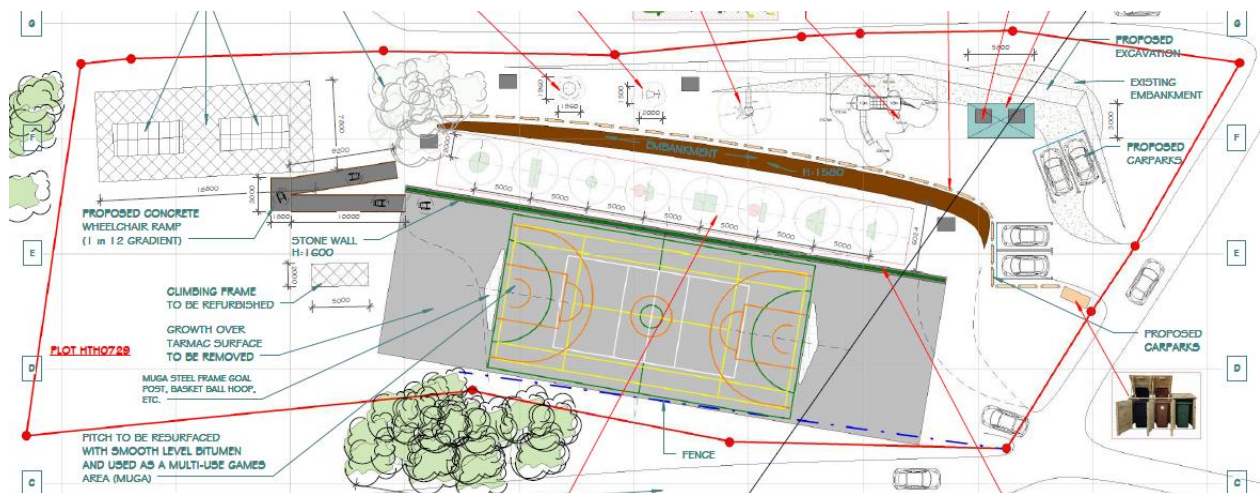
### Purpose and Benefits:

- To improve the quality, safety, and accessibility of play facilities in Half Tree Hollow.
- 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.

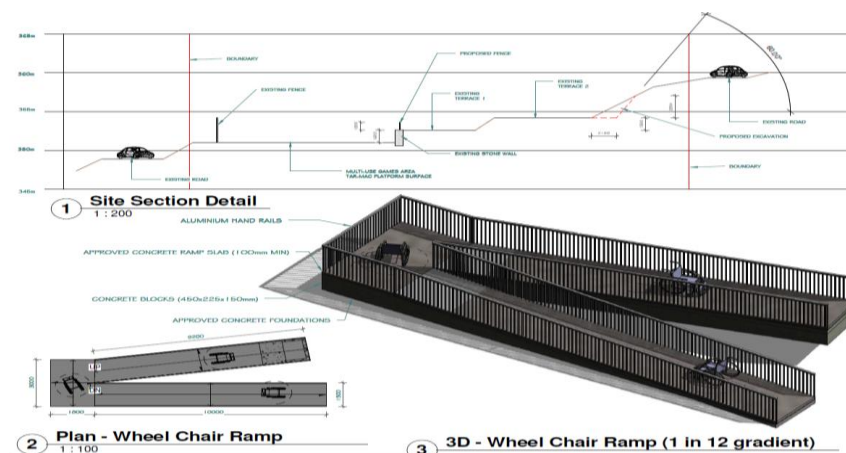
**Diagram 2: Existing Site Layout**



**Diagram 3: Proposed Site Layout**



**Diagram 4: Proposed Ramp and section (showing excavation)**

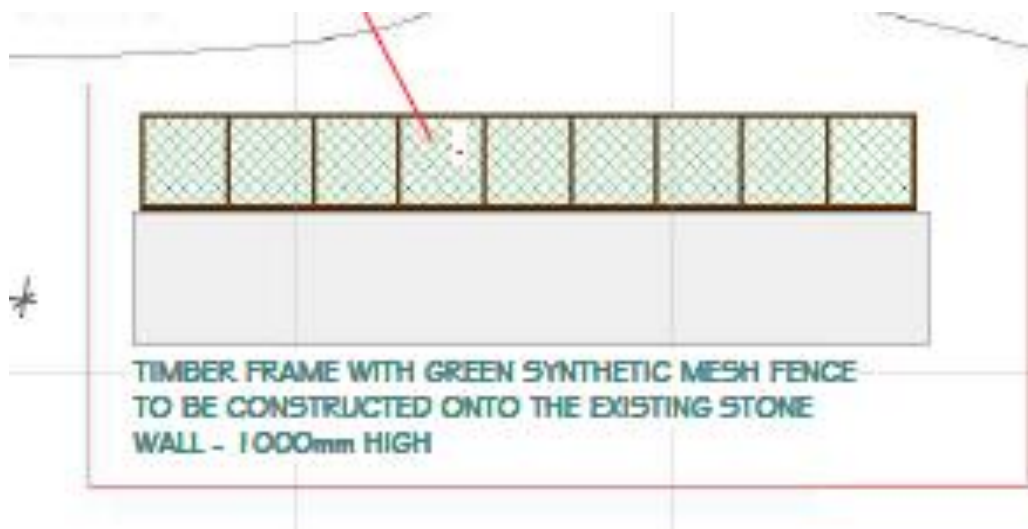




**Diagram 5: Proposed Play equipment and Gazebo (not to scale)**



**Diagram 6: fencing details on existing wall**



## 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
- Road and Transport RT1, 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.

While most using this facility would be expected to walk or use public transport to access the site, 4 parking spaces are proposed. Policy RT.7 states that for "community development" parking provision should be "proportionate to its use". It is considered that this level of parking would be acceptable.

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