

## Planning Officer's Addendum Report – LDCA JANUARY 2026

<b>APPLICATION</b>	2025/100 – Installation of Play Equipment at Longwood Green
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	4 November 2025
<b>APPLICANT</b>	Head of Property, St Helena Government
<b>PARCELS</b>	LWN0338 and LWN0355
<b>LOCALITY</b>	Longwood Green Playground
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	Longwood Historic Conservation Area
<b>CURRENT USE</b>	Children's playground
<b>PUBLICITY</b>	<p>The application was advertised as follows:</p> <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>	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

15. Maritime

Not Applicable

## **B. PLANNING OFFICER'S APPRAISAL**

### **BACKGROUND**

At the LDCA Meeting on 4<sup>th</sup> December 2025, Members deferred the Development Application requesting that the applicant be contacted by Planning Officers regarding whether soft materials are to be used under proposed items of play equipment.

The Applicant has responded that: Following feedback ....since the December LDCA Meeting, where the playgrounds development applications were deferred to the 15<sup>th</sup> January meeting, and additional research [] pertaining to Critical Fall Height (CFH) for playground equipment, .... it is ... 1.5m. Furthermore, the grass where equipment is installed needs to be well established and remain all year round, which for Longwood could be acceptable...

This creates an issue whereby one piece of play equipment, namely the "Borneo Jungle Climber" for LW ...., which has a CFH of 1.9m, will require soft surfacing to be installed around this equipment to be safely used by children.

The solution to this issue is to procure sufficient Grasslok soft surfacing (see picture below) to meet the CFH standard for this equipment.



The applicant suggests, in order to not delay the lower level play equipment from being used, that installation of the taller play equipment could be undertaken at the same time but that the “Borneo Jungle Climber” play equipment could then be restricted through the use of e.g. barrier tape, signage, Press Release etc. until such time the grasslok is installed.

In relation to queries regarding fencing/vehicle access to/around the application site, the applicant has responded that “the existing vehicular access near the existing swing frames will be closed off using 1.5m long eucalyptus logs (similar to existing log barriers around the green). They will be installed narrow enough to prevent vehicle access, except motorcycles. And, that there will not be a full barrier with pedestrian only gates all the way around the playground/extended playground area. This was considered but would have been cost prohibitive, reducing available budget for play equipment. Instead, 1.5m long eucalyptus logs will be installed to demarcate the playground area, and preventing vehicular access, except motorcycles, separating it from the rest of the green. The use of logs was also considered, instead of fencing, in keeping with the timber framed play equipment to be installed and in keeping with the natural environment, as Longwood Green is in a National Conservation Area...

**Officer Comments:** The proposal would be altered to include grasslok under the “Borneo Jungle Climber” piece of play equipment; this is to meet the industry standard in relation to possible safety risks of installing taller proposed play equipment.

There are no Planning Policies in the LDCP relating to Health and Safety aspects of installing play equipment (It is not Planning’s role to cover matters which should be covered by other Government Legislation even where such legislation may not be present), nonetheless the provision of soft surfacing as proposed is to be welcomed. Condition 2 has been altered to include the additional information received. The applicants, in order to assure themselves, will need to ensure that any equipment over 1.5m CFH is not used until the Grasslok is provided.

The logs would result in there being no car/lorry access to the play area. This would be an improvement over the current situation where there is no physical divide between the play area and the remainder of Longwood Green which is used for vehicle parking. The logs would not be continuous so that people can walk into the play area; while this means that technically a motorcycle could enter the play area, the log barrier is likely to act as a deterrent for such vehicles. Again, there are no Planning Policies requiring development to meet Health and Safety requirements; nonetheless the provision of sturdy logs around it should prevent vehicles from entering the extended play ground and is to be welcomed.

There are no other changes to the earlier report which is repeated below for LDCA Member’s assistance:

## **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

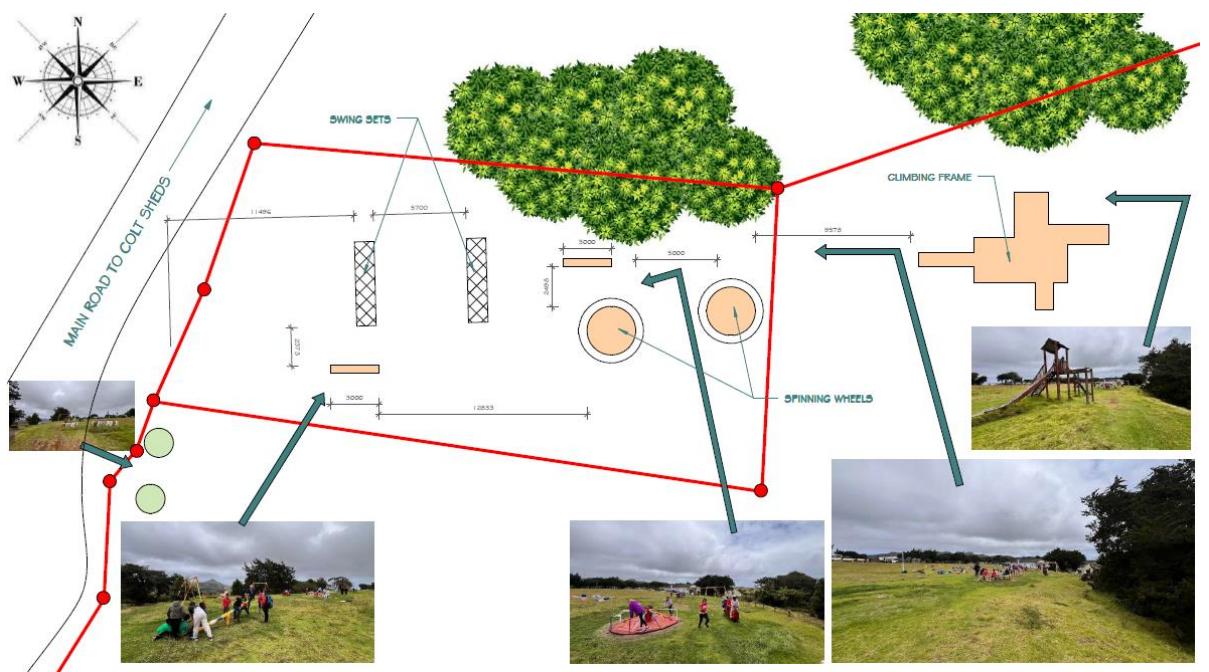
The proposal is for improvements to the existing children's play area including various age-appropriate play equipment, two gazebos with picnic and other benches. Existing play equipment would be retained/re-used, including the spinning wheels swing-set and the climbing frame.

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

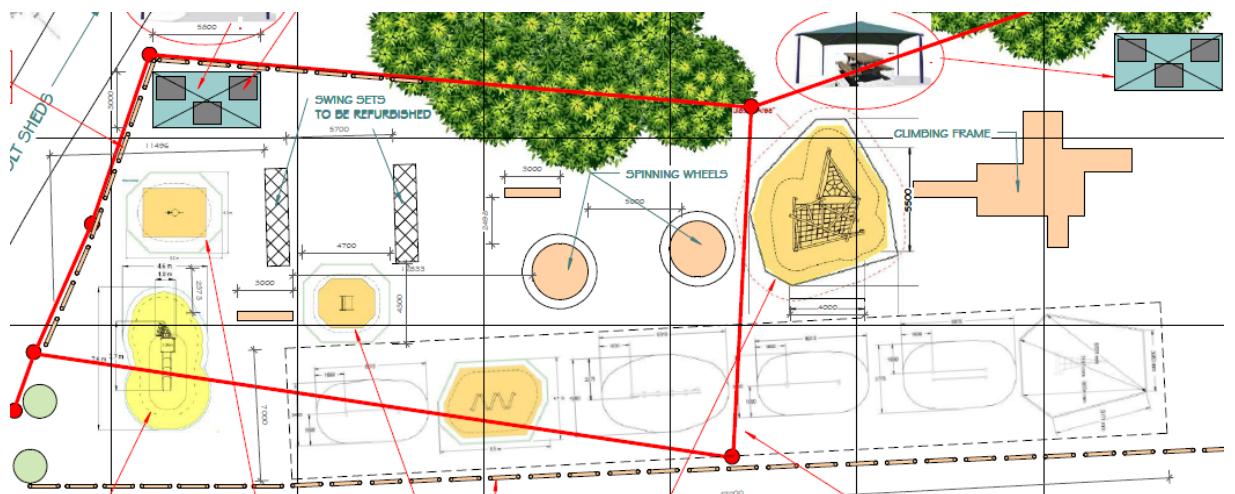
### **Purpose and Benefits:**

- 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.

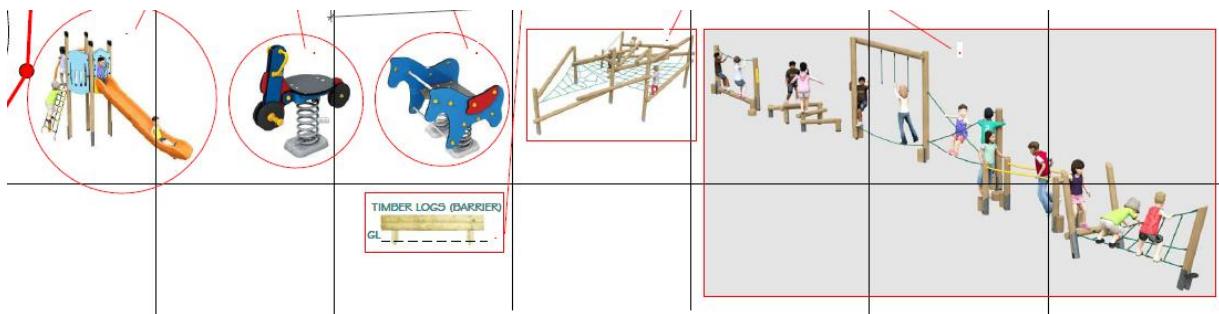
## Diagram 2: Existing Site Layout



### 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 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 LDCP.