

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

<b>APPLICATION</b>	2025/99 – 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>	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 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

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 [] is certainly not the case for Half Tree Hollow, where currently the grass is almost straw-like and with patchy coverage.

This creates an issue whereby one pieces of play equipment, namely the “Bespoke Athens” for HTH...., 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 “Bespoke Athens” 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.

The applicants also responded to other comments as follows:

- 1) public toilets - The existing playground has been located for many years but without public toilets to date, but I understand the concern. Regrettably, public toilets installation is not possible within the time, scope and budget of the EDIP Playgrounds Project.
- 2) Possible archaeology - A JCB may be used to scrape slumped earth out of the proposed parking area, to widen parking space, but not excavating. There are no planned excavation works, just installation of equipment and facilities.

**Officer Comments:** The proposal would be altered to include grasslok under the “Bespoke Athens” 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.

In relation to other comments: The applicant recognises that there are no public toilets near the HTH playground but does not have resources at this time to include their provision. There are public toilets at the Shop/Fuel Station which could be used; otherwise it is expected that many children will be coming to this playground from the local area where they have access to home toilet facilities. In relation to the possible archaeology, there would be no excavations although some digging will be required to set the new play equipment in the ground. If any archaeology is discovered, then contact should be made with interested parties. An informative is proposed below.

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 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

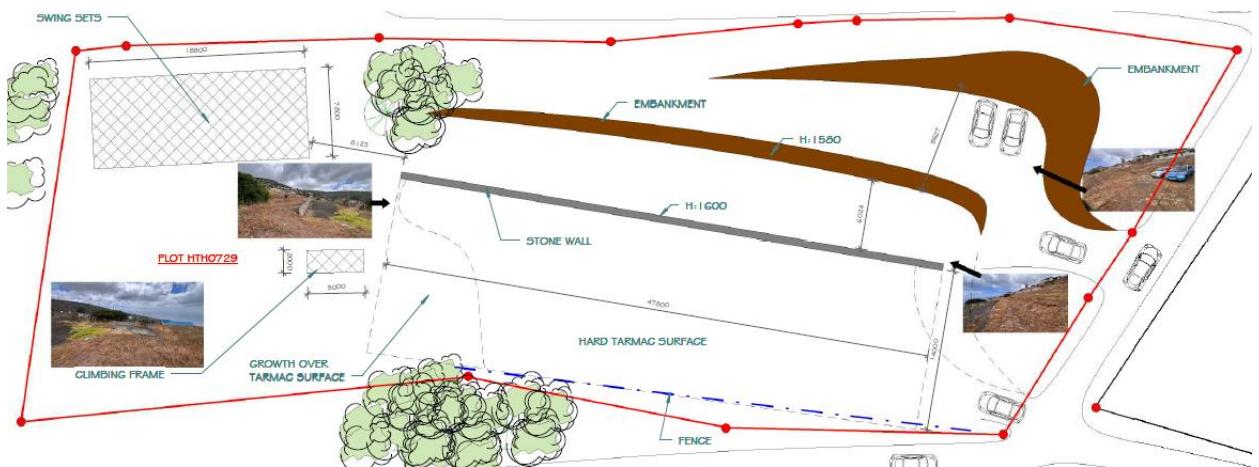
The proposal is for improvements to the existing children's play area including a Multi-Games Use Area (MUGA) with new surfacing and a fence to the east and west, various age-appropriate play equipment, a disabled access ramp from the lower level to the middle level, a gazebo on the uppermost level with 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:

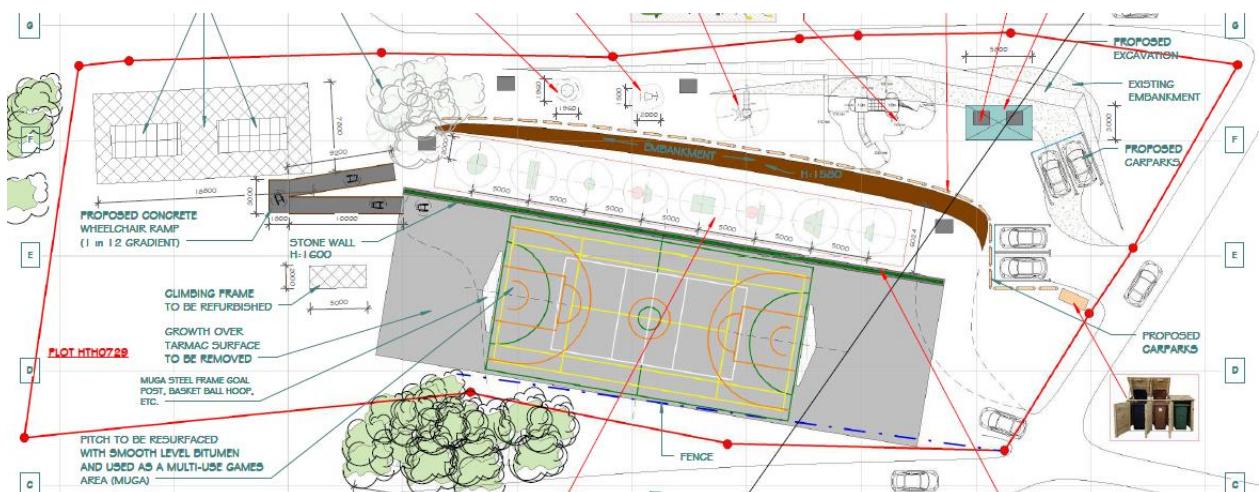
## Purpose and Benefits:

- 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.

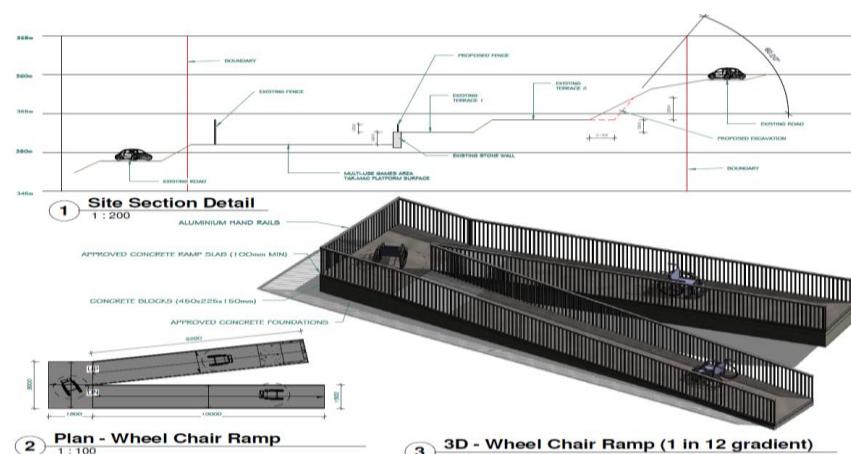
## Diagram 2: Existing Site Layout



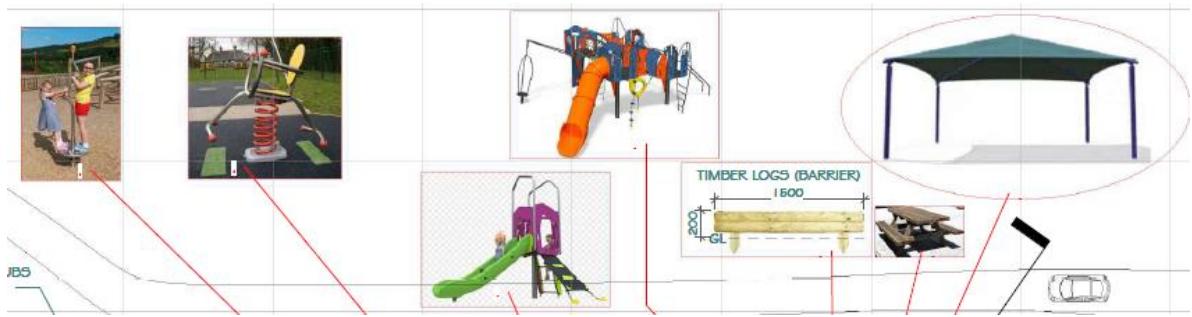
### Diagram 3: Proposed Site Layout



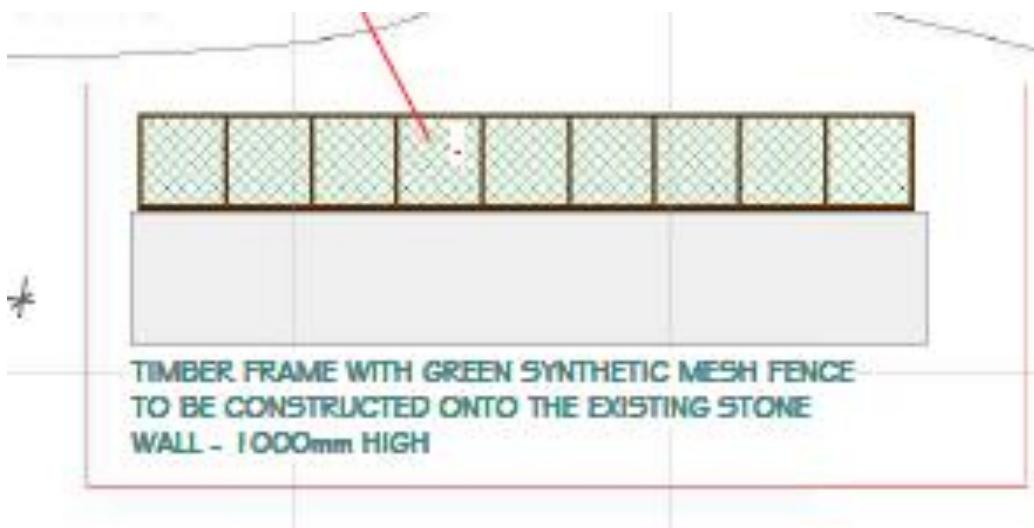
**Diagram 4: Proposed Ramp and section (showing excavation)**



**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 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.