



**St Helena
Government**

No: 05/2025

Open/Closed Session: Open Session

Subject: DEVELOPMENT APPLICATION 2026/36:

Construction of a one-bedroom dwelling at East Lodge, near Gordon's Post (Parcel Number FP0519).

Presented by: Minister for Environment, Natural Resources and Planning Portfolio & Economic Development

Decision Sought:

Governor in Council is asked to consider and advise whether Full Development Permission should be granted, with Conditions, as recommended for the Proposed Construction of a one-bedroom dwelling at East Lodge, near Gordon's Post.

Reason for Referral

The Development Application is being referred to Governor in Council in accordance with Section 23(2)(b)(i) of the Land Planning and Development Control Ordinance 2013 which requires all applications in respect of which it appears to the Authority that granting the application would be inconsistent with a Development Plan but that there are material planning considerations which suggest that permission should otherwise be granted.

Comments of Land Development Control Authority

The 6th August 2026 meeting of the Land Development Control Authority (the Authority) considered the Officer Report on the development application seeking FULL Development Permission for a one-bedroom dwelling.

The report to the Authority is included as Annex A to this Report and sets out the relevant factors in relation to this application.

The Authority agreed with the Officers recommendation to grant permission for the proposal which is considered to comply with the relevant policies in the Land Development Control Plan 2012, including Housing, Water, Sewerage, Storm

Drainage, Roads and Transport policies. The Authority recognise that the site is within the Green Heartland Zone and that the proposal is contrary to Green Heartland Zone Policies, however, the Authority considered that there are material planning considerations which suggest that permission should be granted, as follows:

- The proposal meets a local demand for housing needs on the Island
- The proposal would form a consistent part of the existing ribbon of dwellings on the lower side of the main road which forms an existing residential area
- The application site is located just 35m from the existing boundary of the Intermediate Zone where development is mainly allowed and could be viewed at this point as a “weak” boundary
- The application site is a sub-division of an existing housing plot and is currently in housing use such that the proposal will not contribute to urban expansion or be on previously undeveloped open land
- The level of harm on the Green Heartland is considered to be minimal given the scale, massing and proposed materials for the dwelling
- The proposal includes biodiversity measures

Taking the above into their consideration, The Authority recognised that the application would be inconsistent with a Development Plan but that there are material planning considerations which suggest that permission should otherwise be granted and therefore recommends Governor in Council grant development permission subject to conditions in the Planning Officer report (Annex A).

KGT
ENRP & ED Minister

4 September 2026

Annex A

Planning Officer's Report – LDCA AUGUST 2026

APPLICATION	2026/36 – Proposed Construction of a One-Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	27 April 2026
APPLICANT	Louis Youde
PARCEL	FP0519
LOCALITY	East Lodge, Near Gordon's Post
ZONE	Green Heartland
CONSERVATION AREA	None
CURRENT USE	Vacant/part of existing residential parcel
PUBLICITY	The application was advertised as follows: ▪ <i>The Sentinel</i> Newspaper on 30 April 2026. ▪ A site notice displayed in accordance with Regulations.
EXPIRY	14 May 2026
REPRESENTATIONS	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Response
2. Energy Division	No Objection
3. Fire & Rescue	No Objection
4. Roads Section	No Objection
5. Property Services	No Objection
6. Environmental Protection	No Objection
7. Environmental Health	No Objection
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Objection
10. Aerodrome Safeguarding	No Objection
11. Economic Development	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection – Comment
14. Heritage Society	No Objection

15. Maritime

Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The proposed development site is located at East Lodge, Near Gordon's Post, which is in a mixed residential and open land/agricultural area, designated within the Green Heartland and has no conservation area restrictions. The site is on existing housing land in a small housing estate.

Diagram 1: Location Map

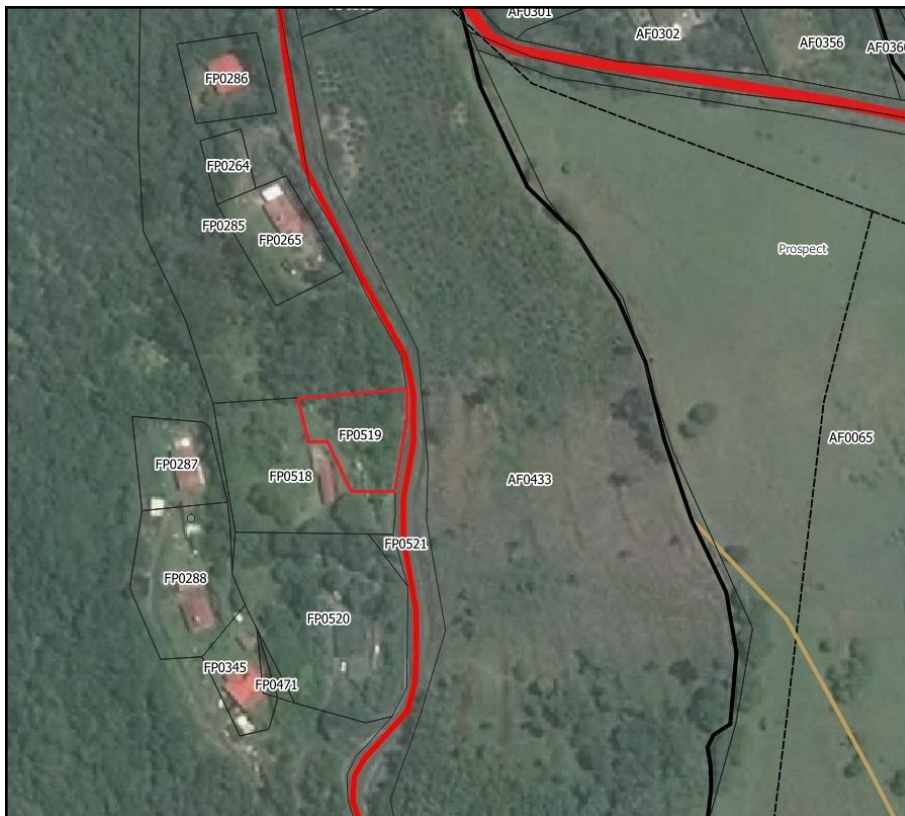
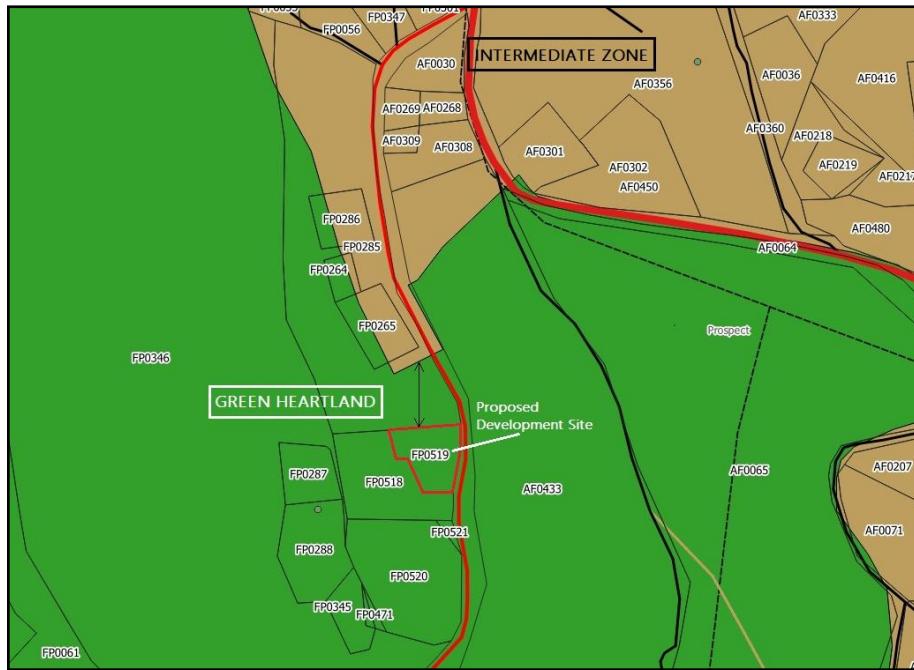


Diagram 2: Zoning Map



PROPOSED DEVELOPMENT

The developer proposes to construct a single storey, one-bedroom dwelling that includes a dedicated office space, sited just below the main road at East Lodge, near Gordon's Post, which is on existing housing land (forming a subdivision) within an established residential area located in the Green Heartland.

Diagram 3: View from the Dungeon Road Showing Development Site in Context



Diagram 4: Red Outline Showing Approximate Location of House



The dwelling will be located centrally/north of the plot and orientated to the west. It would be sited well within the developer's plot of land. The existing access road coming off the main road from the south is proposed to be improved.

The house design is a modern, minimalist style, with an open plan kitchen-dining and lounge area that leads out on to a relatively large patio via sliding doors. At the other end of the dwelling to the North, is the double bedroom and bathroom located at the back, and the office is situated to the front of the dwelling, with access from the patio only, to create separateness between work and home life.

The footprint of the dwelling is approximately 77.5m². The proposed patio has an area of 36.5m². This would total 114m².

The building will be constructed from concrete blockwork and the material used for the roof will be IBR sheeting. The proposed roof will be of a mono pitch design, sloping upward from east to west. A lean-to roof that slopes in the opposite direction and sits just beneath the eaves of the main roof, is proposed for covering the patio area.

Excavation is required for the development site, to a maximum depth of 4-meters and an average of 3.5m.

Diagram 5: Site Plan & Sections A-A, B-B & C-C



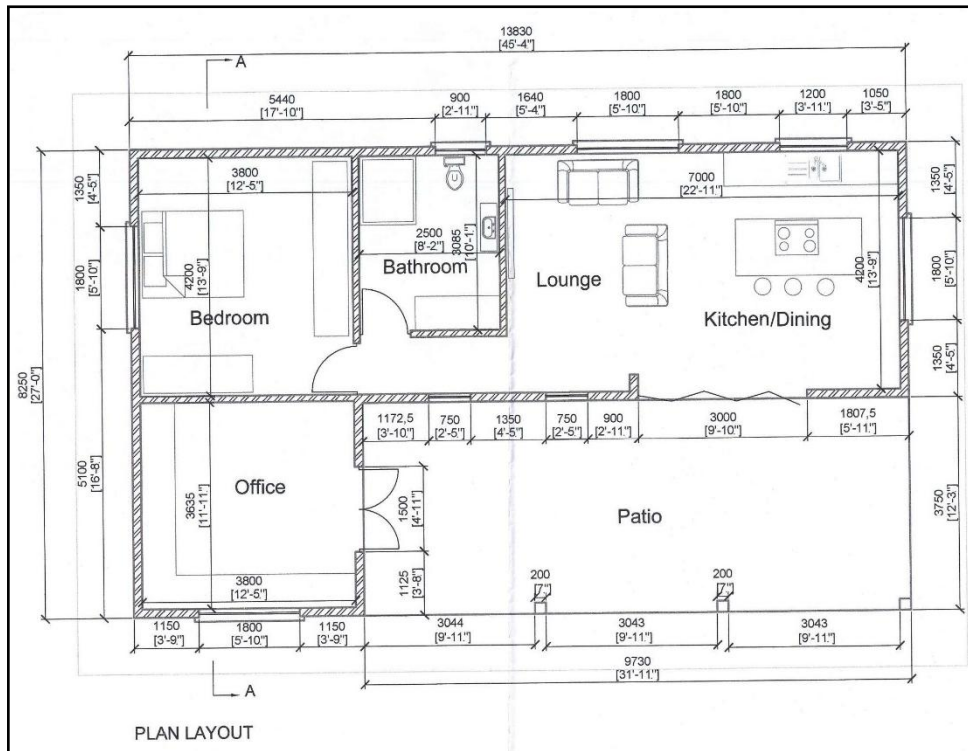


Diagram 8: Elevation Plans

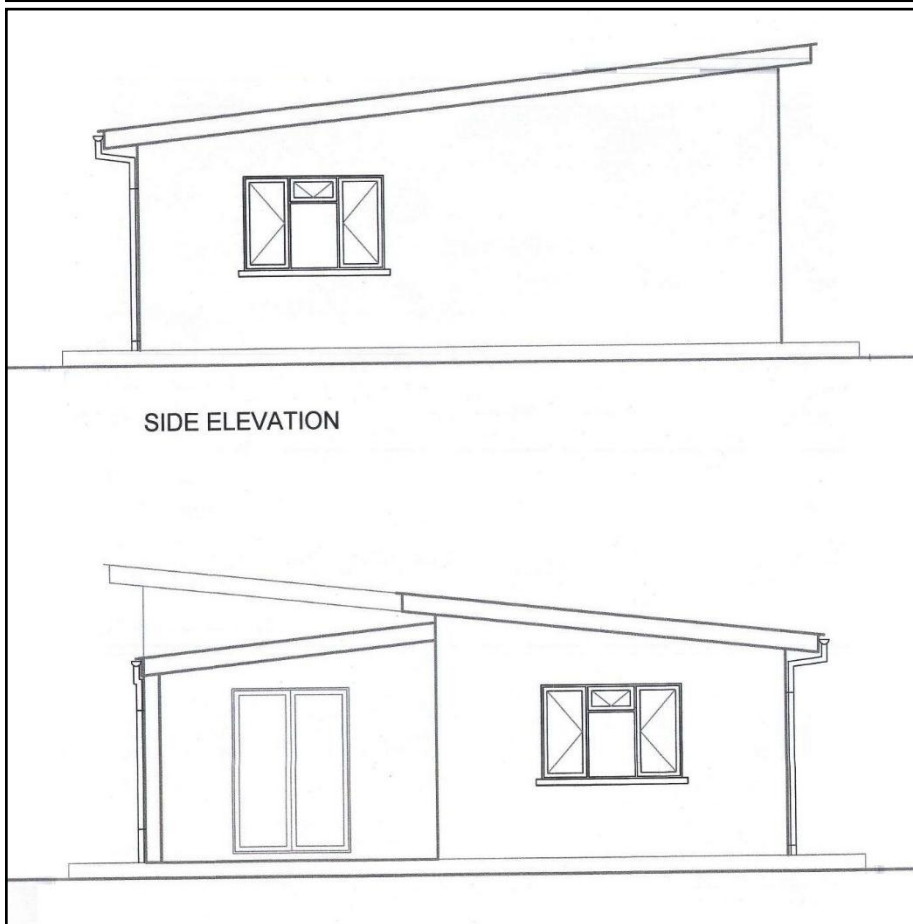
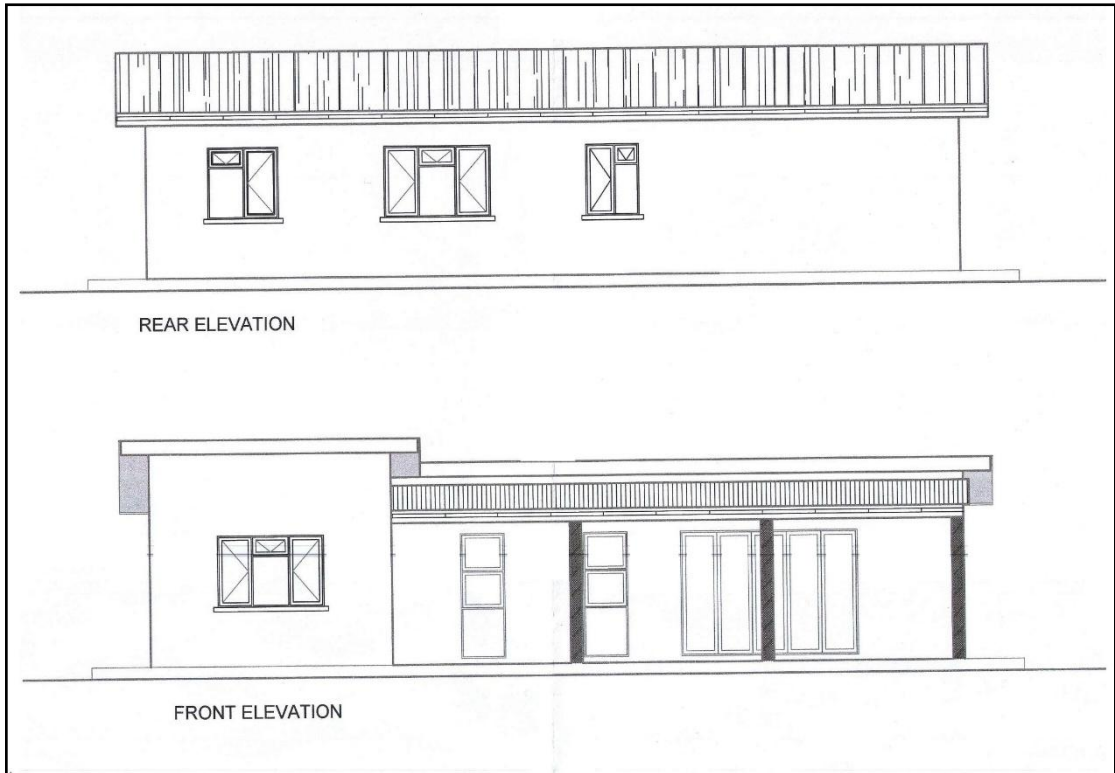


Diagram 9: Roof Plan

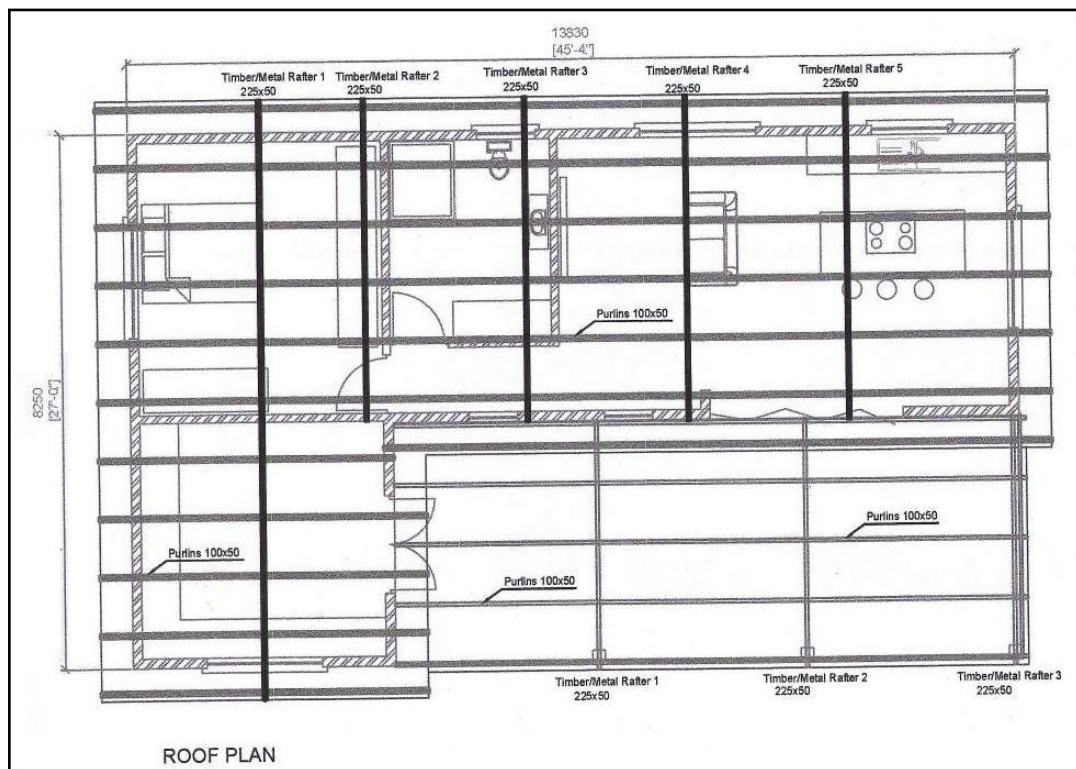


Diagram 5: AI Interpretation of House (for demonstration purposes only)



In support of their application, the applicant has indicated that after University in the UK, he moved back to St. Helena with the intention of settling on the Island and has

already set up their own business. He is looking to provide his own home which incorporates a space to work on existing housing land.

The developer also indicates that the positioning of the dwelling on the plot and the relatively small size of the dwelling ensures that he can continue growing fruit trees and vegetables on the land, as it was previously used to grow vegetables, fruit trees and to keep goats. Additional native trees will be planted for privacy and to blend the property into the surrounding natural environment.

STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or any members of the public. However, there was a comment made by *Sure South Atlantic Ltd*, as detailed below.

Sure South Atlantic Ltd

Telecoms cable on pole route in front of proposed house site supplying residents in the area. Please be aware of cable during excavation works. If cable needs relocating, please contact Sure SA Ltd.

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:

- Green Heartland: Policies GH.1, GH.2, GH.3 and GH.5
- Housing Policies: H1, H9 (a, b, f, g and h)
- Water: Policy W2
- Sewage, Storm and Drainage: Policies SD.1 (b, c), SD.3, SD.4 and SD.7
- Road and Transport Policies: RT.1 (c and d), RT.3 and RT.7

OFFICER'S ASSESSMENT

Principle of Development:

The proposal is for a dwelling in the Green Heartland. Therefore, both Housing and Green heartland policies apply.

H1 Primary Policy states that “*development permission will be granted for sufficient new dwellings to ensure that the housing needs of the island, as expressed by local demand and the demand resulting from air access, will be met*” and that in granting development permission to meet the housing needs of the island regard will be had to the need to “*protect the environment including the island’s natural and built heritage*”. The implementation policies H.2, H.3 and H.4 identify that housing will be allowed in the Intermediate Zone, Coastal Zone and Comprehensive Development Areas (CDAs) and Policy H.6 identifies Coastal Village Areas in the Coastal Zone; this identifies upto 4,155 new dwellings.

The lack of a specific allocation for housing does not however preclude the demand for this house from the Primary Policy which indicates that local housing needs, based on local demand, will be met. The Housing Policy does not include the Green Heartland as an area identified for any of the identified housing development. The proposal can therefore be considered to be a “windfall” proposal for housing outside any planned housing provision location. There is no policy for additional “windfall” housing in the LDCP above that of the allocations.

The site-specific allocations for housing in the LDCP could be considered to be out of date in respect of the current need for housing; indeed work has begun on a review of the LDCP which points to the need for housing to be considered in the Green Heartland particularly where existing housing and housing clusters are already located. While this work has yet to be brought forward into a new LDCP, this could be considered as a material planning consideration as it shows a direction of travel for planning policy.

In evaluating this development proposal, the crucial consideration therefore pertains to the proposal being located within the Green Heartland.

Policy GH.1 states; “There will be a presumption in favour of *retaining the undeveloped nature* of the Green Heartland and its natural ecology...” the key word being ‘undeveloped’ in this policy, however, this proposed development site is in an established residential location, on land already in established housing use, as can be seen from Diagrams 3 and 4.

Policy GH.2 states; “No development permission will be granted for development which includes the construction of buildings above the contour line of 550m...”. The development site is located at the 480m-contour line, which is 70-meters below the contour restriction. It is therefore considered that the proposed development would not be contrary to this policy.

The existing nearby “host” house and ancillary structures on the sub-divided plot are established on housing land, not open, undeveloped land.

As can be seen in Diagram 3, the photo shows where the proposed development would be located within an existing cluster of housing development and not far from an existing ‘ribbon’ of dwellings just below the main road at Gordon’s Post which forms part of the Alarm Forest residential area, albeit that that area is within the Intermediate Zone where less restrictive planning policies apply.

The newly proposed development would, it can be considered, form a consistent part of the existing ribbon of dwellings on the lower side of the main road. With reference to Diagram 2 which shows the zoning areas, the distance between the proposed development site and the current boundary of the Intermediate Zone is just 35-meters approximately. It is considered that this could be a “weak” boundary given that the application site is within a short distance and perhaps might have been included in the Intermediate Zone where development is mainly allowed. It is considered that this close proximity and existing residential nature of the application site and locality which forms part of the Alarm Forest residential area is a material planning consideration.

Considering the development proposal itself, it is an environmentally sensitive and modern design for a one-bedroom dwelling, with a footprint of 77.5m² (excluding covered patio), set in the existing residential area of East Lodge, Gordon's Post. The development will be retained within the original house plot's boundary and is already in use as housing land, it will therefore not contribute to urban expansion and will not extend built form into previously undeveloped land.

As can be seen from the diagrams above, the proposed dwelling will fit comfortably within the boundaries of the application site and will not appear out of character in the immediate, already developed area.

There have been no objections from either the public or Planning Stakeholders to the proposal.

Details of the proposed dwelling:

Materials used for the construction of the dwelling are in keeping with that of existing residential development in the area.

Housing Strategy minimum floor area of 2-bedroom house is 70 sq.m. While the proposal includes a business use with no direct access from the dwelling part, at over 77 sq.m and given that the studio could be used as a 2nd bedroom by any subsequent owner, it is considered that the overall size is in accordance with the SHG Housing Strategy House Design Standard checklist.

The design includes high levels of windows and a large bi-fold door, allowing good natural light into the home with the positioning of the house on the development site maximizing catchment of daylight/ sunlight hours.

The design of the dwelling is also sensitive to the surrounding environment and will not appear out of place with existing dwellings nearby.

Excavation and utilities:

Excavation will be required, to no more than a depth of upto 4-meters. While LDCP Policy H.9 f) indicates that any excavations shall not generally be more than 3m deep or high, given the natural terrain of this part of the Island and as the majority of the excavation will be screened from southern/western views across the valley by the proposed dwelling itself, this is considered to be acceptable.

Utility lines and service infrastructure are already in place from nearby dwellings and so no disruption to the environment is required in that respect.

Parking and vehicle access:

The site benefits from existing access arrangements which would be augmented. Parking for two vehicles would be provided on site in line with Policy RT.7.

Landscaping:

Notwithstanding the above, Policy GH.5 states; “Where development permission is granted in the Green Heartland it shall be subject, in all cases, to the requirement to landscape the site sufficient to conceal the development or blend it into the landscape, including a proportion of indigenous species appropriate to the scale and nature of the development.” The Developer intends to incorporate landscaping measures to soften the visual impact in the form of planting native tree species, fruit trees and vegetable plants. This soft landscaping can be implemented though a suitably-worded planning condition.

Together with the utilities infrastructure, access and parking arrangements and proposed landscaping, the proposal is considered to result in minimal disruption to the surrounding natural environment.

Conclusion:

Overall, the level of harm of the proposed development on the Green Heartland is considered minimal given the scale, massing and materials of the dwelling which shares characteristics with existing housing development. There would also be a biodiversity gain in the removal of invasive species and enhancement in landscaping with regards to planting of native tree species, fruit trees and vegetable plants to minimise the visual impact. The proposal will utilise existing land within an already established residential area without extending further into the countryside. The dwelling would only be visible from vantage points as in the photograph (viewing the area from the Dungeon) and therefore would not be seen as intrusive or out of character given the context of the surrounding area that comprises six other dwellings.

While the application site is in the Green Heartland and would be contrary to Implementation Policy GH3 (as the proposal is for a new dwelling), the proposal would not be contrary to the Green Heartland Primary Policy GH.1 as the site is not undeveloped and is existing residential land such that natural ecology would be limited. The proposal also accords with Policy GH.2 as the proposed building would be located well below the contour line of 550m.

As such, and given that the proposal would seek to meet a local demand for housing to meet housing needs on the Island, this development is considered, on the basis of its planning merits and given the material considerations outlined above, to be acceptable.

- C. RECOMMENDATION:** That Development Permission be **GRANTED** subject to the following Conditions:

- 1) This permission will lapse and cease to have effect on the day, 5 years from the date of this Decision Notice, unless the development has commenced by that date.

Reason: required by Section 31(2) of the Land Planning and Development Control Ordinance 2013.

- 2) The development shall be implemented in accordance with the details specified on the Application Form and the drawings as listed in the table below, registered 27 April 2026 on behalf of the Land Development Control Authority (LDCA), unless the prior written approval of the CPO (on behalf of the LDCA) is obtained for minor amendment to the approved details under Section 29 “Minor Variations” of the Land Development Control Ordinance, 2013.

Reason: Standard condition to define the terms of the development and to ensure that the development is implemented in accordance with the approved details.

Drawing No.	Rev	Title	Date
ST 18/2026		Plan Layout, Elevations, Section	27/04/26
ST 19/2026		Site Plan Layout, Section	27/04/26

- 3) **Construction Practices:** During construction of the development, no obstruction shall be caused on any public road and prior to occupation of the development the developer shall reinstate damage to any public road and other public or private infrastructure arising from implementation of the development permission.

Reason: To ensure safe vehicular access and reinstate damage to public infrastructure arising directly from the approved development in accordance with LDCA IZ1 (g).

- 4) **Dust Monitoring** on site shall be undertaken on a daily basis. In the event that dust is at any time generated that is likely to travel outside of the site and towards neighbouring properties the following mitigation measures shall be taken:

- The erection of dust screens
- The damping down of materials that have the tendency to be carried by the wind
- Reducing the speed of site operated machinery
- In the event of adverse dry and windy weather conditions, site operations should be temporarily restricted or suspended

Reason: To assist the control and limitation of environmental particulate pollution.

- 5) A **Landscaping Scheme** shall be submitted and approved in writing by the Chief Planning Officer prior to commencement of the development; the Landscaping Scheme shall include native species and areas for fruit and vegetables, including that all regraded land (including fill-faces and cut-faces) is appropriately vegetated and landscaped. Once

approved, the Landscaping Scheme shall be implemented within a year following construction and, should any planting die within 5 years, it shall be appropriately replaced.

Reason: to ensure that the planting establishes and that it blends into the natural landscape and that soil/excavated rock be effectively re-used in garden areas in accordance with LDCP Policies H.9 (h) and GH.5.

- 6) **Storm Water Practices:** Storm water should be managed on site and not allowed onto the public roadway or neighbouring properties.

Reason: To protect public and private amenity and accord with LDCP SD1.

- 7) **Roof Water Practices:** No Roof Water or other Surface Water shall be connected to or directed to any foul drain. Roof water shall be piped to storage tanks of minimum capacity 450 litres with overflow piped to landscaped areas.

Reason: to conserve rainwater and to avoid overloading the Septic Tank, in accordance with LDCP SD1.

- 8) **The driveway** to the new dwelling from the existing roadway (as indicated on the Site Layout Plan), to be appropriately formed (in accordance with the Island's Roads Policy) and surfaced (preferably with a permeable surface material) sufficient for use by normal passenger cars and emergency vehicles.

Reason: to ensure that the dwelling has adequate access in accordance with LDCP RT1 (d).

- 7) All **external lights** attached to the building shall be designed and sited such that they do not emit light at or above the horizontal and the light source (lamp, bulb or LED) shall not be visible beyond the site boundaries.

Reason: to avoid light pollution and to protect the dark skies status of the island in accordance with LDCP policy E8.

- 8) The **colour of the roof** shall be dark slate grey.

Reason: to blend the building into the landscape, in accordance with the Adopted Policy on Colour of roofing materials.

Informatives:

This Development Permission does not confer approval under the Building Control Ordinance. Please consult with the Building Inspector(s) to find out whether building regulations approval is required, prior to the development commencing. This is to ensure development is carried out in accordance with the Building Control Ordinance 2013.

The applicant is advised that there is a telecoms cable on pole route in front of proposed house site supplying residents in the area and to be aware of cable during excavation works. If cable needs relocating, the applicant is advised to please contact Sure SA Ltd.