Planning Officer's Report – LDCA OCTOBER 2026

APPLICATION	**2026/78** – Siting of Two Containers at Horse Point Quarry
PERMISSION SOUGHT	Full Permission
REGISTERED	2 June 2026
APPLICANT	Jeremy Clingham
PARCEL	LWN0529
LOCALITY	Longwood North
ZONE	Coastal
CONSERVATION AREA	Millenium Forest
CURRENT USE	Quarry
PUBLICITY	The application was advertised as follows: ▪ *The Independent* Newspaper on 5 June 2026. ▪ A site notice displayed in accordance with Regulations.
EXPIRY	19 June 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 (Comment)
4.	Roads Section	No Objection
5.	Property Division	No Response
6.	Environmental Management	No Response
7.	Environmental Health	No Objection
8.	Agriculture & Natural Resources	No Response
9.	St Helena Police Services	No Response
10.	Aerodrome Safe Guarding	No Objection
11.	Economic Development	No Objection
12.	National Trust	No Objection
13.	Sure SA Ltd	No Objection
14.	Heritage Society	No Objection
15.	Maritime	Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This development site is located near the Horse Point Quarry within the Longwood North District. The site is designated within the Coastal Zone and the Millenium Forest Conservation Area.

Diagram 1: Location Plan



Diagram 2: Google Map (development site encircled in red)



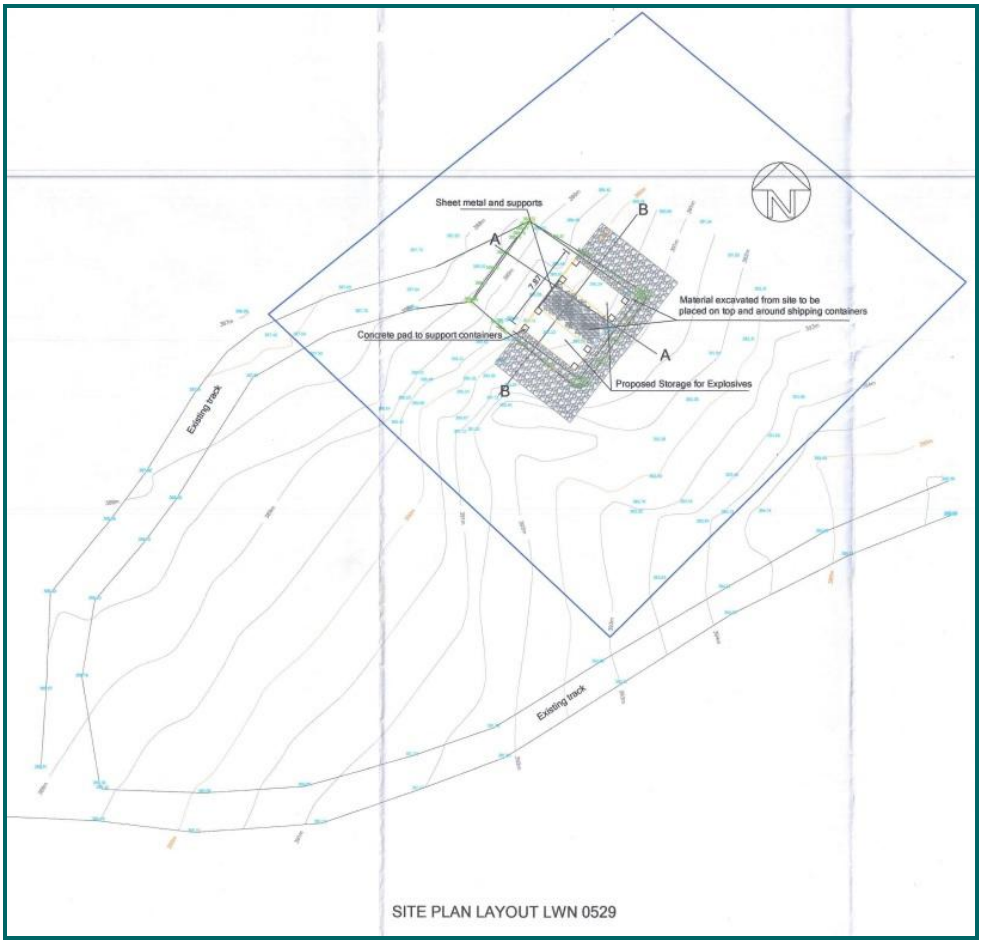
Site Description

The application site is currently vacant and not previously developed. The application site is located close to the existing Horse Point Quarry Site, an established quarry and rock extraction area on St Helena Island.

The Quarry site is characterised by quarry-related activities, exposed rock faces, excavated ground and associated operational infrastructure.

The proposed location is situated against an existing rock-face hillside. The natural topography provides an opportunity to excavate into the hillside and partially incorporate the proposed storage structure into the landform.

Diagram 3: Site Plan



PROPOSED DEVELOPMENT

The proposal is for the siting and conversion of two 20-foot shipping containers into an explosives storage magazine associated with the existing quarry blasting operations at the Horse Point Quarry. The site is associated with the existing quarry operation and the proposed use of the containers is directly related to the operational requirements of that quarry.

The proposal involves excavation into the existing rock-face hillside for a level concrete platform for the containers. The two shipping containers positioned approximately 3 metres apart, with a sheet-metal enclosure between the containers at the front. The excavated material will subsequently be used to partially bury and surround the containers, creating a bunker-type structure.

Diagram 4: Front Elevation

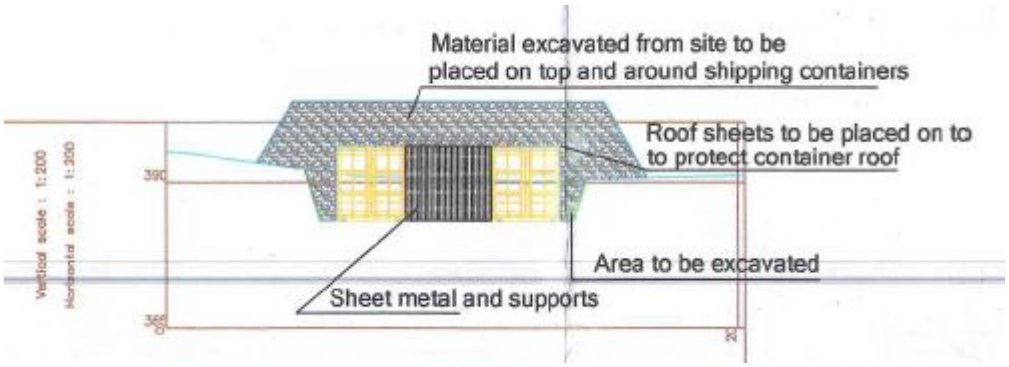


Diagram 5: Side Elevation/Section

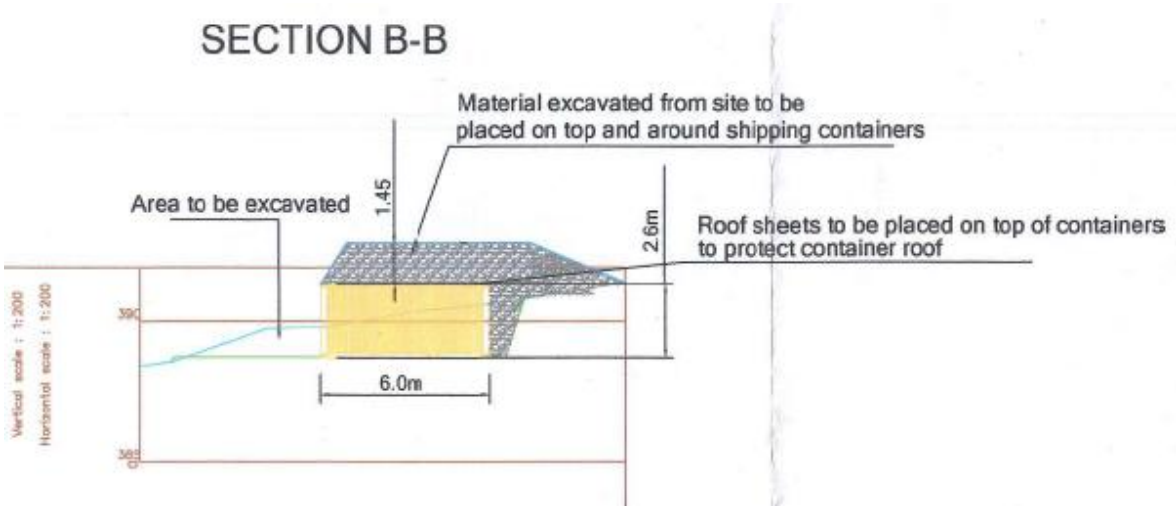
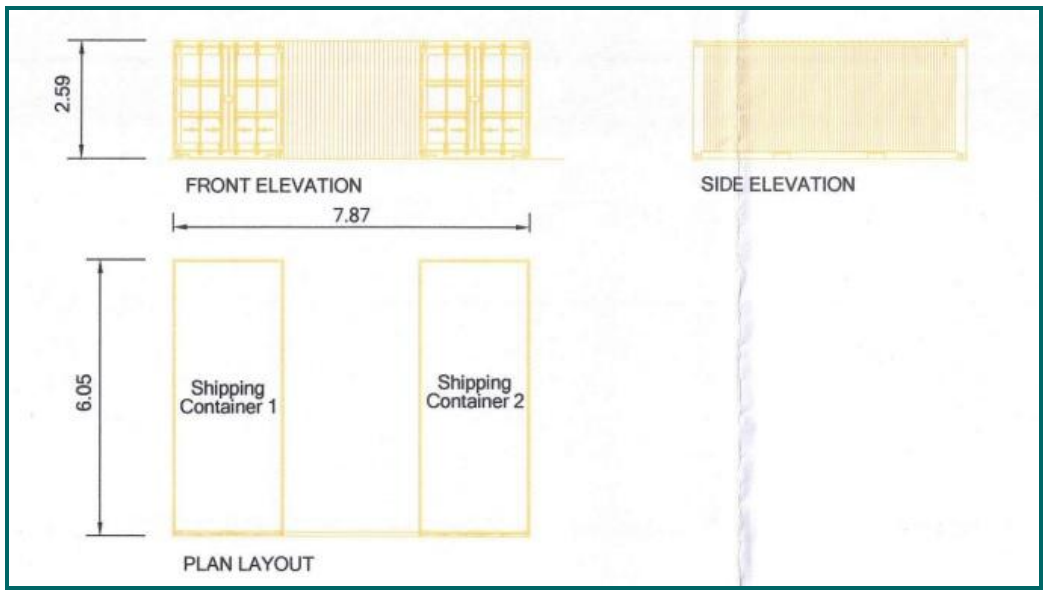


Diagram 6: Container Layout Plan



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or any members of the public. Comments were received as follows:

Fire and Rescue:

The SHF&RS will need to have sight of a scaled plan for the installation of passive & active firefighting media, and safety precautions.

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:

- Coastal Zone: Policies CZ.1
- Quarrying and Aggregates: Q2
- Natural Environment: NH1, NH.2
- Appendix 6: Siting and Use of Containers

OFFICER'S ASSESSMENT

The proposal would extend the existing use as a quarry to include this development as it would be ancillary to the nearby quarry, although some distance away from the current operational area. The proposal would meet the needs of the quarry to provide a new storage space for explosives needed in the process of extracting aggregates. It is considered that the proposed change of use of the land would, in the circumstances be both practical and appropriate in planning policy terms.

Impact on Surrounding Area

The proposed development is located within an existing quarry environment and is directly associated with the quarry's established rock extraction and blasting operations. The proposed use is therefore considered compatible with the existing character and function of the site. The principal potential planning impact is the visual effect of introducing two shipping containers and associated excavation. However, the proposed bunker arrangement significantly reduces this impact. Rather than leaving the containers exposed, the proposal incorporates them into the existing hillside through excavation and backfilling. This will reduce the visibility of the containers and allow the completed structure to relate more closely to the existing quarry works.

The development is therefore not considered likely to create a significant adverse visual impact upon the wider landscape.

Policy on Siting and Use of Containers – Appendix 6 of the LDCP 2012:

The policy seeks to ensure that containers:

- Are appropriately sited;
- Have their visual impact minimised;
- Are suitable for their intended use; and
- Do not adversely affect neighbouring amenity.

The policy is particularly relevant because the proposal involves the permanent siting of two shipping containers rather than their use as temporary construction facilities.

The proposal must therefore be considered in terms of the physical location of the containers, their appearance, their relationship with the existing quarry environment and their proposed use.

In addition to the specific container policy, the general objectives of the LDCP concerning the orderly development and appropriate use of land are relevant considerations.

The proposed development differs from a conventional container-siting proposal because the containers will not remain exposed as standalone structures. The containers will be positioned within an excavation created in the existing rock-face hillside and will subsequently be substantially enclosed by excavated material. The resulting structure will therefore resemble a bunker integrated into the existing quarry landform.

The maximum height of the proposed excavation embankments is approximately 2 metres. The use of the excavated material to backfill around and above the containers will further reduce their visibility from the surrounding area.

It is considered that the proposal would provide an effective means of minimising the visual impact of the containers and is considered appropriate to the existing quarry environment. The proposal is therefore considered to satisfy the visual and siting objectives of Appendix Policies 6 and Policy 8, subject to the development being carried out in accordance with the approved plans.

Impact on the Coastal Zone:

The proposal is located close to an established quarry operation and would be ancillary to it.

The Coastal Zone policies are therefore a relevant consideration in determining the application. The LDCP identifies the Coastal Zone as an area of spectacular and often rugged coastal scenery, with important natural, geological and heritage qualities, and

recognises the need to protect its landscape character from inappropriate development.

The primary Coastal Zone (CZ1) policy establishes a presumption in favour of retaining the natural appearance and ecology of the Coastal Zone and seeks to regulate development accordingly. The policy also recognises that appropriate development may be necessary where it can be accommodated without unacceptable effects upon the character and qualities of the area.

The LDCP further recognises that the visual effects of development within the Coastal Zone can be reduced through the use of unobtrusive structures and, importantly, through careful siting which avoids visually exposed locations.

In this case, the proposed development is directly associated with the existing Horse Point Quarry operation and provides an operational facility necessary for the storage of explosives used in the established quarrying activity.

Given the proposal's relatively small scale, close proximity to the existing quarry and that it would be mostly covered in earth embankment, it is considered that the proposed development would not result in an unacceptable alteration to the character, appearance or natural qualities of the Coastal Zone.

Conclusion

The proposed siting of two shipping containers to create an explosives storage magazine near the Horse Point Quarry Site is considered to be an appropriate form of ancillary development within the context of the existing quarry operation.

The proposed development has been designed to minimise the visual impact normally associated with the permanent siting of shipping containers.

The proposal will also utilise the existing quarry access arrangements and will not create a significant additional demand for public parking or access.

The proposal is therefore acceptable in line with Coastal Zone, Natural Environment, Quarrying and Aggregates and Appendix 6 Policies of the LDCP (2012).

Referral to Governor in Council:

The Directions indicate that development for "*Mining or other development involving the mining or other exploitation of minerals*" require to go to Governor in Council for consideration and decision.

Quarrying is a form of mining. It is considered that the proposal for ancillary storage development near the existing quarry is not a mining/quarrying operation in itself, such that it would not the requirement to be referred to Governor in Council.

C. RECOMMENDATION: That Development Permission be Recommended to 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 Plans listed in the table below, as stamped and approved by the Planning Officer, on behalf of the Land Development Control Authority (LDCA), unless the prior written approval of the Chief Planning Officer (on behalf of the LDCA) is obtained for a minor amendment to the approved details under Section 29 "Minor Variations" of the Land Development Control Ordinance, 2013.

Drawing No.	Rev	Title	Date on Plan/(Date Received)
ST 17/2026	-	Site Plan Layout, Section	March 2026 (3.6.26)

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

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 LDCP CZ.3 (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.

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.

The applicant is reminded that they may need to seek other permissions under other relevant legislation.

The applicant is reminded that they remain responsible for ensuring that the development shall be such as to protect existing infrastructure:

I. No excavations shall take place within 3m of any Low Voltage (LV) Pole or Pole Stay anchor and 5m within any High Voltage (HV) Pole;
II. No building construction to take place below any LV or HV Lines;
III. No excavation or building construction to take place within 3m of the nearest overhead LV Line and 5m of the nearest overhead HV Line;
IV. Excavation or construction does not pose any restriction for access to HV/LV lines and poles