

Planning Officer's Report – LDCA MAY 2026

APPLICATION	2026/27 – Proposed Excavations, Retaining Concrete Block Wall and Concrete Steps at New Bridge
PERMISSION SOUGHT	Full Permission
REGISTERED	11 March 2026
APPLICANT	Mark Corker
PARCEL	JT150034
LOCALITY	New Bridge, Jamestown
ZONE	Intermediate
CONSERVATION AREA	Jamestown Historic
CURRENT USE	Existing Home
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ <i>The Independent</i> Newspaper on 27 February 2026.▪ A site notice displayed in accordance with Regulations.
EXPIRY	27 March 2026
REPRESENTATIONS	One
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection – Comment
3. Fire & Rescue	No Objection
4. Roads Section	No Objection
5. Property Division	No Objection
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 Safeguarding	No Response
11. Economic Development	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Objection
15. Maritime	Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is located at New Bridge, Jamestown where it is primarily a residential area, designated within the Intermediate Zone and Jamestown Historic conservation area. There is a public right of way across the application site.

Diagram 1: Location Map



PLANNING HISTORY

Planning Application 2013/74 - *Renewal of Roof Sheets and Windows in Veranda* – Approved 02 October 2013 with standard conditions only.

Planning Application 2025/56 - *Retention of Gate & Fence* – Approved 03 October 2025 with non-standard Condition 1) *No locks, chains, padlocks, electronic locking mechanisms or any other devices shall be installed or used on the gate that would restrict public access at any time.*

Reason: to ensure continued public access and that the development does not obstruct the existing footpath in accordance with LDCP Policy RT.4

PROPOSED DEVELOPMENT

This proposed development is a partly- retrospective application for the excavation and construction of a retaining concrete block wall and concrete steps located to the front and North of the Applicant's existing residence.

The dimensions of the retaining wall will be 450 x 225 x 225mm and there will be eight steps directly adjacent at right-angles to and to the west of the retaining wall that leads on to the existing footpath/public right of way. The Applicant has advised that there will be 2-inch pipe handrails on either side of the steps, details of which are not present on the plans, but can be included in a condition for this detail to be provided. Also, the retaining wall will be cladded with stone to match the existing walls in the immediate area.

The plans also show a fence and approximately 1.7m high gate towards the bottom of the steps across the public right of way. These require Development Consent due to them being within the Conservation Area and are therefore included in the consideration.

The entire development will be situated within the confines of the existing fence to the west and the Applicant's boundary.

Diagram 2: Site Plan & Section



Diagram 3: Site Section AA Showing Proposed Retaining Concrete Block Wall

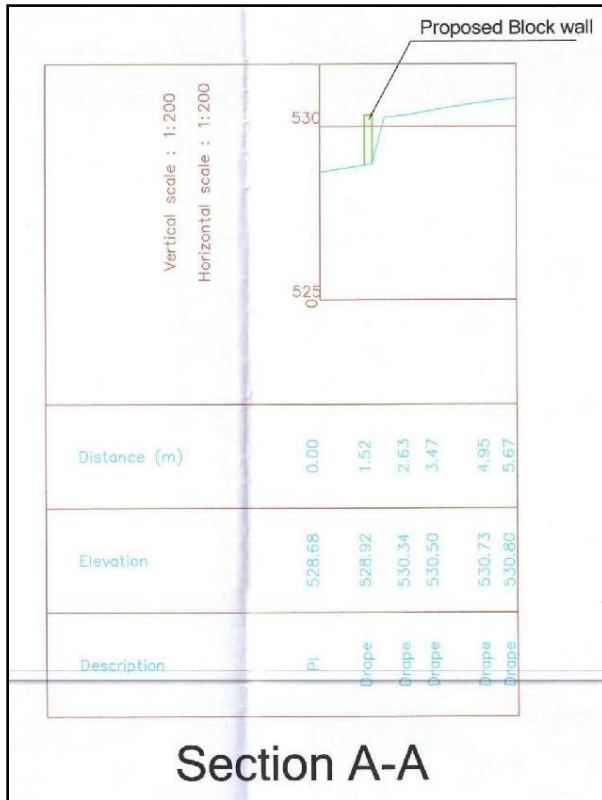


Diagram 4: Site Section Thro' Showing Proposed Concrete Steps

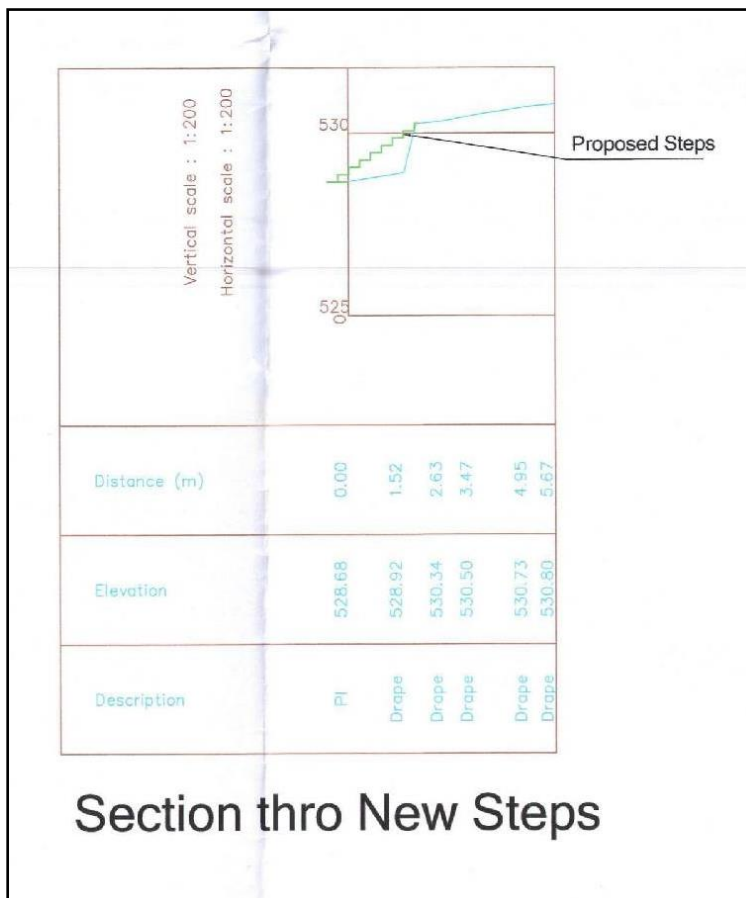
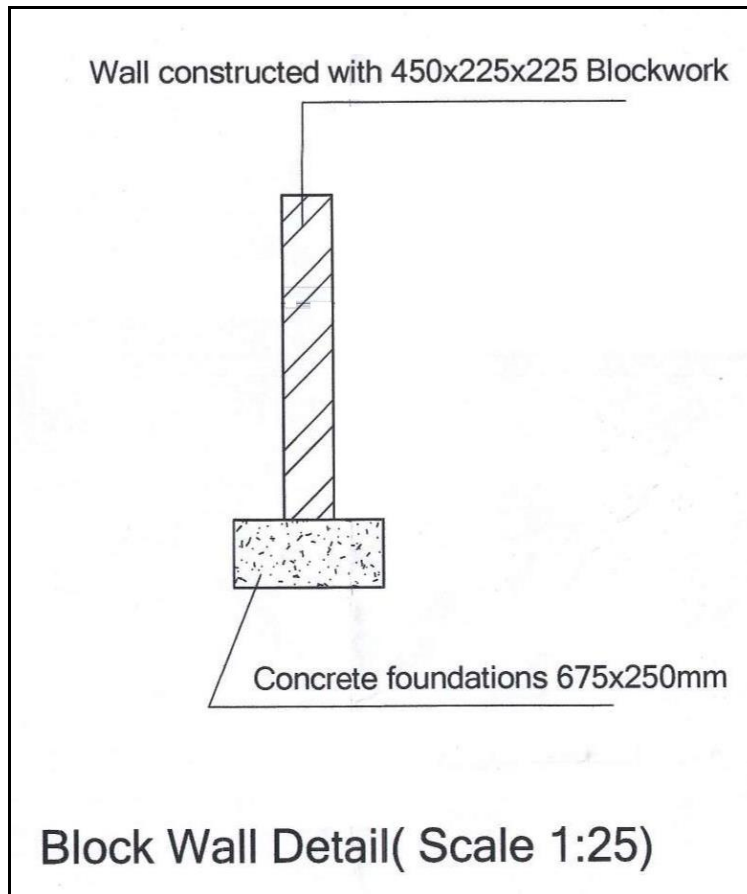


Diagram 4: Dimensions of Retaining Concrete Block Wall



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There was one representation received from a member of the public as outlined below. There were no objections received from Planning Stakeholders however, a comment was received from *Connect St. Helena – Electrical* as detailed below.

Connect St. Helena – Electrical

Please confirm for any underground cables if carrying out any excavation work.

Representation from a Member of the Public

On behalf of the residents at *Cambrian House* I wish to comment on the proposed retaining wall and steps at *Newbridge* by Mr Mark Corker (Application 2026/27). I am a resident at *Cambrian House* (and shareholder and director of the company *Cambrian Properties Ltd*, the registered owner of *Cambrian House* JT150019).

Prior to 2019 I regularly used the footpath from the back door of *Cambrian House* passing in front of Mr Corker's house in order to access Adrian Greentree's shop in *Newbridge* and the route to the *Heart Shaped Waterfall*. Tenants staying in the Attic flat and Garden flat at *Cambrian House* would also use this footpath to access the

shop which has convenient late opening hours. This footpath was also used by Robin Joshua who is a tenant gardener at *Cambrian House* to access the garden from his residence in *Newbridge*, as well as tenant gardeners in *Maldivia Gardens* above *Cambrian House*.

In July 2022 – Mr Corker carried out excavation work which removed the gently sloping ramp that the footpath followed and exposed the sewage pipe from *Cambrian House*, see photographs below showing the original footpath in 2016 and the excavated bank in 2024. This rendered the footpath practically unusable.



Original footpath in 2016



Excavated bank in 2024

While I welcome the proposal to build a retaining wall and steps so that the public right of way can once again be safely used, I have a number of concerns:

1. What measures will be taken to secure the exposed sewage pipe?
2. Will the concrete block wall be rendered or faced with stone?
3. Will the steps have a handrail?
4. What is the timeline for construction works?
5. Will all necessary precautions be taken to avoid undermining the building on the East side of the excavated area?

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: Policies IZ.1 (a, b, c, d and f) and IZ.6
- Built Heritage: Policies BH.1 and BH.5
- Road and Transport: Policy RT.4 and RT.15.6

OFFICER'S ASSESSMENT

In assessing this retrospective development proposal, the site is part of the Applicant's existing residence, located off the beaten track at New Bridge, Jamestown, and therefore it is not visible from the main road, as there is an existing elevated, stone wall that borders the main road which provides privacy for this site.

The proposed development for the excavation and construction of a retaining concrete block wall and concrete steps can be considered as positive development, as it will serve as a safer area for the Applicant and other users to access the footpath that also serves as a public right of way, in accordance with policy IZ.6 and RT.15.6.

However, as the fence and gate lies across the public right of way the gate must be kept free of any closure devices. A suitable condition is proposed to ensure that those using the public right of way have free access in line with Policy IZ.6 which contains a presumption in favour of protecting and promoting established footpaths in the Intermediate Zone.

There was one Representation received from a member of the public (*as outlined above*), however, were no objections received from stakeholders.

Albeit the proposal is located within the Jamestown Historic conservation area, the development will not impose on any listed building, neither will it affect any other historic asset materially nor visually, within the Jamestown Historic conservation area in accordance with Built Heritage policies BH.1 and BH.5.

To conclude, it is considered that the development proposal is fit-for-purpose and in compliance with the relevant Intermediate Zone, Built Heritage and Road and Transport policies and therefore can be supported.