

Planning Officer's Report – LDCA AUGUST 21 2025

APPLICATION	2025/52 – Proposed Viewing Deck & Construction of Three Bird Hides
PERMISSION SOUGHT	Full Permission
REGISTERED	1 st July 2025
APPLICANT	Programme Management Office, St Helena Government c/o Shelley Thomas
PARCEL	LWN0530
LOCALITY	Millennium Forest
ZONE	Coastal
CONSERVATION AREA	Millennium Forest
CURRENT USE	Vacant Forest Land
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 3rd July 2025▪ A site notice displayed in accordance with Regulations.
EXPIRY	17 th July 2025
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Objection
4. Roads Section	No Objection
5. Property Division	No Objection
6. Environmental Management	No Objection - Comments
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Response
10. Aerodrome Safe Guarding	No Response
11. Economic Development	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection

14. Heritage Society

No Response

15. Maritime

Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This development will be carried out within the Millennium Forest Conservation Area, designated within the Coastal Zone.

Diagram 1: Site Layout



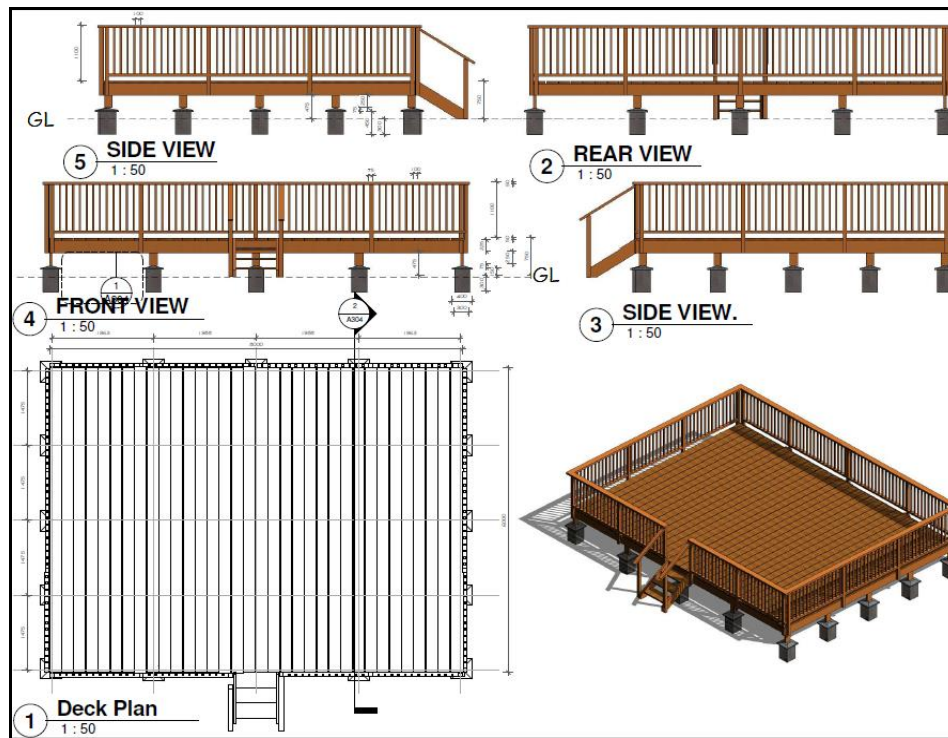
PROPOSED DEVELOPMENT

The proposal consists of two elements.

Firstly a viewing deck to be situated approximately 50m south east of the Millennium Forest Nursery Building, where no site excavation is necessary, and the footprint will measure approximately 48m². The deck will be constructed from timber and elevated 475mm off the ground, with three step staircase accessed from the north west, and

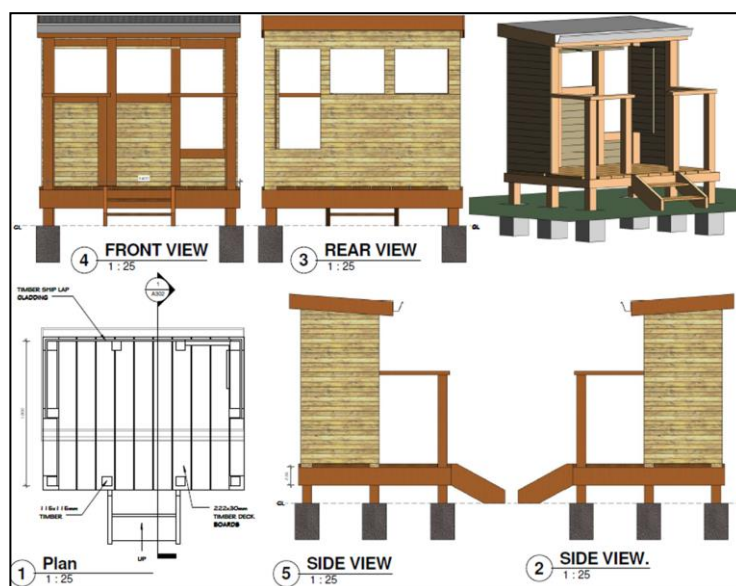
1.1m balustrading on all elevations. The purpose of the deck is primarily to use a viewing platform over the Millennium Forest and beyond.

Diagram 2: Proposed Deck



The second element of the proposal is the construction of three bird hides. A bird hide is a structure designed to conceal observers, who wish to watch birds or other wildlife at close range without being detected. The structure will measure approximately 2.4m x 1.8m with a height of approximately 2.5m, and constructed from timber with roof coverings made from IBR. There will be steps up to the deck level.

Diagram 3: Bird Hides



STAKEHOLDER FEEDBACK & REPRESENTATIONS

No representations were submitted from any member of the public. Comments were received from the Chief Environment Officer.

Chief Environment Officer: No Objection – ‘...the proposed viewing deck and bird hides are in keeping with the types of development that would be supported in an NCA and are in line with LDCP Policy NH.2 as their use will contribute to the appreciation of the natural assets and ecosystems within the Millennium Forest and will support recreation and tourism opportunities.’

LEGAL AND POLICY FRAMEWORK

The relevant policies of the Land Development Control Plan (LDCP 2012 - 2022) that are applicable in the assessment of the proposed development are set out below:

- Coastal Zone: CZ1, CZ3, CZ.5 & CZ.6
- Sewerage & Storm Drainage SD1 b)
- Tourism: T1 a)
- Natural Heritage: NH1 a), NH.2

OFFICER'S ASSESSMENT

The proposal looks at offering new structures that will support St Helena National Trust initiative of promoting the Millennium Forest Nursery and Nature Reserve which is open to the public. The construction of a deck will offer elevated views of the Nature Reserve and the wider area and given its size, can be used for other recreational-related activities such as yoga sessions. The deck will only be elevated approximately half a metre, and due to its open/limited height construction design will have minimal physical impact on the ground (where Wirebirds nest) and on visual amenities of the surrounding area.

The bird hides can be used for the observation of wildlife such as the Wirebird, and will contribute to the overall objective within the NCA of appreciating the natural assets and ecosystems within the Millennium Forest in accordance with LDCP Policy NH1a) & NH.2. The design again will have minimal impact on the ground as it will be constructed like the deck on plinths. Overall, the proposals will not be visually intrusive within the landscape, their uses conducive with the existing services and activities carried out on-site, and will have no adverse impact on the natural appearance or ecology of the Coastal Zone in accordance with LDCP Policy CZ1, and therefore can be supported.