

## Planning Officer's Report – LDCA 21 AUGUST 2025

<b>APPLICATION</b>	<b>2025/58</b> – Installation of 83 Solar Post Downlights
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	16 July 2025
<b>APPLICANT</b>	St. Helena Tourism, Saint Helena Government
<b>PARCEL</b>	JT040007
<b>LOCALITY</b>	The Castle Gardens
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	Jamestown Historic
<b>CURRENT USE</b>	Public Gardens
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ <i>The Independent</i> Newspaper on 18 July 2025</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	1 August 2025
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### 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 – Comment
6. Environmental Management	No Objection – Comment
7. Environmental Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Response
10. Aerodrome Safe Guarding	Not Consulted as Per Aerodrome Guidelines
11. Economic Development	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Objection – Comment
15. Maritime	Not Applicable

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

This plot is located within *The Castle Gardens*, Jamestown. The site is designated within the Intermediate Zone and Jamestown Historic Conservation Area.

**Diagram 1: Location Plan**



### PROPOSED DEVELOPMENT

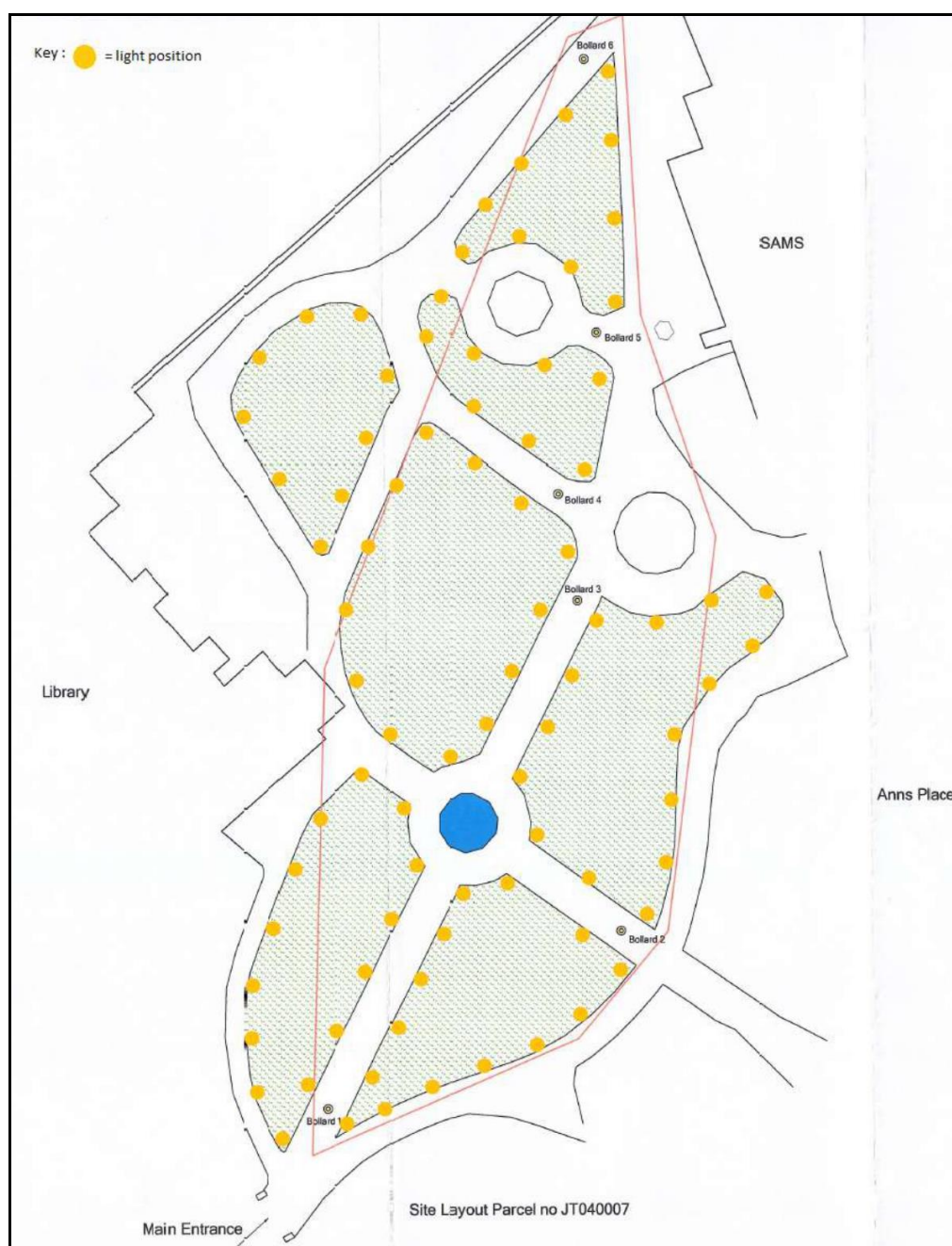
The Applicant, *St. Helena Tourism*, is seeking permission to install 83 solar post downlights and solar spot (tree trunk) lighting within *The Castle Gardens* in Lower Jamestown. The applicants indicate that purpose of this lighting is to provide visitors and locals with an enriched attraction experience with path lighting and ambience within the Gardens. Their idea is to enhance an established Jamestown feature whereby residents and visitors alike can enjoy *The Castle Gardens* equally during night time as the day time.

The proposed site development is to install solar bollard post lights onto the pathways (*within the parameters of the individual sectioned garden areas*). The lights come with both spikes, which can be easily positioned in the ground, or secured with fixings, to the garden boarder/ curb stones. Twenty-four of the solar bollard lights pushed into the soil using the spikes have been trialled in this area and are currently unsecured.

Diagram 3 shows an example of the bollard solar downlight and the specification. The light would be approximately 0.45m and have two lighting modes to select from; one a constant of 50 lumens (low lighting recommended for garden settings) or for a timer setting of 100 lumens during early evening when it is still quite light and reducing to 20 lumens for late evening/ early morning hours when it is darkest.

St. Helena Tourism, the applicants, propose securing the lights to the curb stone garden borders to avoid theft. St. Helena Tourism indicate that they engaged with various stakeholders including; Technical Section, Crown Estates, GIS and the Planning Office to invite suggestions for improvements where applicable, and sort recommendation for installation method. The method of securing the lights to the border stones would be with fixings (screws) provided with the light model.

**Diagram 2: Proposed Site Plan**



**Diagram 3: Light Image and Specification**



- Material: Aluminium alloy + PC
- Solar Cell: Polycrystalline
- Control: Auto on and off, day and night
- Lighting modes: 2X modes
  - 100 lumens (5H) thereafter 20 lumens till dawn
  - 50 lumens constant
- Battery: Li-ion battery with +1000 cycles
- Waterproof: IP65
- Core Technology: ALS 2.10/ TCS 1.0
- LED Power: 5 W Osram
- Colour Temperature: 3000K



**Diagram 4: Photographic Example of Solar Downlights**



## **STAKEHOLDER FEEDBACK & REPRESENTATIONS**

There were no representations or objections received from stakeholders or any members of the public. However, the following comments were made by stakeholders—

### ***The Heritage Society***

The enterprise of Tourism is welcomed in proposing this but equally, or perhaps more important, is to work with ENRP in shifting the planting mix away from plants that might be found in Bournemouth or Brighton to plants that better reflect those found on St Helena, so reinforcing and promoting the island's distinctive character.

[*Officer response:* The planting regime in the Castle Gardens does not form part of this Development Application and is not for consideration]

### ***Environment Management***

No objection to having additional lighting in the Castle Gardens, this will ensure a safer and more welcoming environment for all. However a balance will need to be made between having adequate lighting and guarding against having too much light which could spoil the overall ambience of this amenity area. The application references 83 lights then the Planning Permission request states up to 80 and then 50 – 80. 83/80 seems like a lot for this area.

## **Property Division**

This will create ambiance within the Gardens and will be welcomed; but needs to be positioned and secured sensibly so as to avoid theft and vandalism.

Should be monitored so as they remain in-situ and not falling over which will cause breakage.

## **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
- Built Heritage Policies BH1, BH.2, BH4
- Roads and Transport Policies: RT1
- Energy Policies: E1, E.7, E.8
- Tourism Policies: T1 a), T3

## **OFFICER'S ASSESSMENT**

*The Castle Gardens* is a historically significant, tranquil and popular Jamestown respite site. It is an area also prone to antisocial gatherings, particularly on weekends.

The introduction of a solar pathway and ambient lighting will create a more inviting after-dark location, whilst also raising the safety profile with better illuminated pathways, and thus also deterring the antisocial behaviour that typically happens in 'dark corners'.

By improving this community attraction with the installation of low-level, soft lighting of the pathways of this area, will not only invite more positive foot traffic at night, but also address the need for aesthetic enhancement and lighting in this area. It will also support a lit, linked walkway connecting through to the proposed 'Wall of Fame' attraction at The Castle Terrace.

The site is already well-established and maintained in terms of the gardens itself. It is a space where vehicular traffic is very limited and any motor vehicles that do come through the Gardens travels at a very slow speed. The section following the road to the right (south), after the entrance gates is already well used by foot traffic to Anne's Place and the proposed lighting along the road and that along the central section will directly improve the access for customers to this local eatery in particular if there is then a separation between vehicles and pedestrians as a result.

The lighting design and layout is fit-for-purpose to the setting of the public Gardens, largely evenly-spaced around the individual walkways/ flower beds for a continuous distribution of low lighting throughout.

While there would be a large number of lights, there would be low light levels at 100 lumens (5H) thereafter 20 lumens till dawn or 50 lumens constant and down-facing

such that it is considered that there would be no adverse impact on the ambience or use of the trees at night by nesting birds while improving safety for users at night and reducing possible anti-social behaviours.

Overall, in assessing this development proposal, the proposed 83 bollard solar post downlights and solar spot (tree trunk) lighting would offer an additional aesthetic to the Gardens during the evening/ night time with very minimal to virtually no material disturbance to the surrounding area.

To conclude, the development proposal can be supported, as it is considered to have no significant adverse impact on the character and appearance of the Jamestown Historic Conservation Area or on general amenity or aesthetic of the immediate area, meets energy policies and would not impact on the roads/footpaths except to increase safety of users. The proposal complies with the Intermediate Zone, Built Heritage, Roads and Transport, Energy and Tourism policies and therefore can be supported.