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Date: 16/10/2025

Application ref: AB/113/25/AOO

Description: Application to approve First Schedule Clause 4 (Public Open Space Specification) in the Section 106 dated 26.11.21 (as amended) in relation to planning permission AB/135/20/OUT

Location: Land at Ford Road Arundel

Determining Authority: Arun DC

Summary recommendation: This submission has not provided suitable information to satisfy the AOO requirement for Play provision.

Comments

Response

This application seeks to approve First Schedule Clause 4 (Public Open Space Specification) in the Section 106 dated 26.11.21 (as amended) in relation to planning permission AB/135/20/OUT.

- Dwg 09.09.25 LAP 2 PLAN Q12417 – Gives no reference as to where this LAP 2 is located within the site and contains no seating which is required of a LAP. Provides very basic LAP provision with balance beam and stepping posts, some adjacent mounding.
- Dwg 09.09.25 LAP AREA Q8969 - C and Dwg 09.09.25 LAP Q8969 – C provides detail of LAP 1 which has been amended to omit the swing and now contain slide provision. No detail of LAP surround/enclosure has been provided. Rubber crumb surfacing has been indicated to the slide area, but no other wear surfacing ie rubber matting is shown to any other play pieces (not required for critical fall heights, however confirm surfacing in these areas). The slide has no connection in the landscape and appears at odds with the area – grass mounding is shown adjacent to the slide which would be better utilised incorporating the slide into the mound. The LAP appears to sit in a desert landscape with no trees or planting to soften the area and create setting. The LAP does not integrate well into the landscape or portray a welcoming or quality offer which would be expected from the emerging development.
- Dwg 09.09.25 LEAP Q8800 - C (1) and Dwg 09.09.25 LEAP Q8800 - C (2) Only contains one accessible play experience, however the basket swing has also now been added to this location which is supported. The LEAP has undergone further changes, originally it featured a 'castle slide' atop a mound with a clatter bridge located within a bowl-shaped landform. These have now been replaced with a castle multi-play unit and a balance bridge, but without any land forming. This change dilutes the play experience in setting, taking away the topography change erodes the bespoke element to the proposals and appears a significant downgrade to the scheme. Details approved under AB/106/22/RES should be provided as a minimum. No detail of LEAP surround/enclosure has been provided, therefore it is assumed that this is an unfenced open play area. Soft landscape planting would assist in some enclosure softening the area, providing shade and biodiversity benefit, creating a more welcoming and inspiring space.
- Soft landscaping details were approved under AB/106/22/RES. These show planting (albeit minimal) around the LEAP and southern LAP. The northern LAP didn't indicate any

landscaping previously, but in this submission, even that has been removed. No landscaping is shown within the LEAP area and the landscaping shown surrounding the picnic tables appears to have been omitted and replaced with a mown path.

- A dedicated trim trail including at least 3 pieces of play was previously agreed – Please supply reference to the drawing detailing specification/content and location of the trim trail.
- A *maze area*. – Please supply reference to the drawing detailing specification/ location of the Maze area. Drawing No Q8800/8969-A details a Tree stump area with a pathway running through and in very close proximity to the SuDS feature with no physical barrier and a circular area detailed Grass Mound by Esquire Construction which neither details height/ contours or purpose, is this the Maze which is referred?

Recommendation/Conclusion

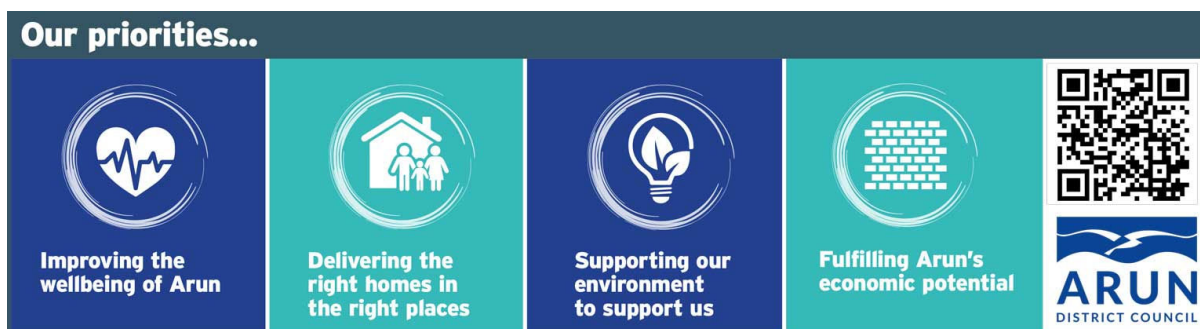
This submission has not provided suitable information to satisfy tis AOO requirement for Play provision.

Sue Howell
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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 11 September 2025 10:04
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on AB/113/25/AOO

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Application No: AB/113/25/AOO
Registered: 9th September 2025
Site Address: Land at Ford Road Arundel
Grid Reference: 500665 106227
Category:
Description of Works: Application to approve First Schedule Clause 4 (Public Open Space Specification) in the Section 106 dated 26.11.21 (as amended) in relation to planning permission AB/135/20/OUT.

Section 106 Town and Country Planning Act 1990
Application for Approval of Details to Satisfy an Obligation

I am in receipt of details that have been submitted to satisfy an obligation contained in the Section 106 Agreement. Please click the link below to view the information that has been submitted.

[Click here to view the status of the application and the documents on our website.](#) The website is updated once a day in the evening, so you may need to wait until the day after this notification to view the documents.

[Click here to view the original application and documents including the Section 106 agreement](#)

Please can you confirm whether this is acceptable or not by submitting your comments either electronically on the website or by emailing back to planning.responses@arun.gov.uk by **2nd October 2025**

Please be aware that any comments you may make will be available on our website.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Kathryn Welch

Planning Case Officer- Arun District Council

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PLCONA00 (ODB) 2020