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ARUN DISTRICT COUNCIL
TECHNICAL SUPPORT
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Design and Access Statement

Public Open Space - Fir Tree Way, Bersted

1.0 **Introduction**

1.1 The application is for planning approval for the relocation of an area of public open space (POS) associated with the development at Fir Tree Way, Bersted.

2.0 **Site Analysis**

2.1 The site is located to the east of Fir Tree Way in Bersted, Bognor Regis. As part of the original permission to this development the provision of an area of POS was provided. This was located abutting a resident and the industrial area at Heath Place on the other side of a drainage ditch. Due to the POS location nuisance had been caused by users to the local resident. In addition access from the open space had been gained across the drainage ditch into the industrial area, also causing nuisance.

2.2 This application seeks to revise the location of the open space to avoid the nuisance to neighbours which has been caused.

2.3 A 'land swap' by legal arrangement is being made with current land owners, the housing association Places for People. The open space is located on the flood plain associated with Aldingbourne Rife; the Environment Agency has been consulted and has not raised an objection.

3.0 **Design Principles and Concepts**

3.1 Proposed use
The POS is to be used for recreation by the public in general, and by residents of Fir Tree Way in particular. The POS will include a climbing frame and a goal unit to add to the play value of the POS.

3.2 The amount of development
The area of POS is 560m^2, an increase of approximately 165m^2 from the original area.

3.3 Layout
The access onto the POS from Fir Tree Way and from the open space to Aldingbourne Rife remains the same. The POS is located further to the north and east to avoid abutting residents and the industrial area.

3.4 Scale
The application relates to open space; no building is proposed.

3.5 Landscaping
Comprises of levelling and reseeding the grass areas.

3.6 Appearance
The open space will be fenced on all sides with steel palisade fencing to a height of 1.8m. The open space will include items of play equipment.

4.0 **Access**

Access to the public is available at all times from Fir Tree Way. Access onto the POS by vehicles will be prevented by use of lockable removable bollards. These bollards will be removed for access to maintain the open space. In addition this is the access used by the Environment Agency to maintain Aldingbourne Rife. A double gate will be provided with the palisade fence to enable this access.