Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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Barratt David Wilson Homes Southampton
Tollbar House
Tollbar Way
Hedge End
SO30 2UH

Date: 3rd December 2024

Please ask for: Jessica Riches
Tel: 01903 737852

Your Ref:
Our Ref: BE/96/24/DOC

Dear Miss Ballam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition imposed under reference BE/1/23/RES relating to condition 9 - secure cycle storage; condition 14 - hard landscape and street furniture and condition 17 - play equipment and surfaces.
Nursery Fields Land to North of Chalcroft Lane West Bersted PO21 5TS

Notification regarding the above application:

Condition Number 17

Notwithstanding the details submitted, and prior to first occupation of any dwelling on site, details of play equipment and surfaces to be used in the LEAPs, LAPs and NEAPs shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and retained thereafter.

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 and ENV DM4 of the Arun Local Plan.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

The Case Officer and the Greenspace Officer have had previous extensive discussions with the applicant on the design of the play areas, seeking a high quality, interesting and exciting scheme, as per the Council Open Space SPD.

A theme has been chosen, but doesn't appear to be fully pursued in terms of the items chosen. In addition, many items within the LEAP were noted as being periphery and ancillary play items of little value on their own (unconnected trim trail pieces, mounds, rocks etc.). The NEAP area feels unclear in terms of the age range that is being targeted, and the central play piece feels small in scale in comparison to what was discussed and the scale of the play area.

The applicant is encouraged to engage with their play designer to address the comments from officers holistically. However, given the number of concerns, any changes need to be dealt with outside of the planning application process.

Therefore, the condition is not discharged.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning