





From: Sue Howell

Sent: 18 April 2018 15:56

To: Michael Eastham

Subject: RE: BN/32/17/DOC - Condition 12 Play Equipment - Former Pollards Nursery site, Lake Lane, Barnham

Hi Michael

Further to the submission of the following drawings in relation to Play, I have the following comments to make:

- *Drawing Number 2600-LA-13 Rev. P9 - General Arrangement Plan 1 of 2 - Dated 09.11.16 submitted 16.08.17; and*

- *Drawing Number 2600-LA-14 Rev. P9 - General Arrangement Plan 2 of 2 - Dated 09.11.16 submitted 16.08.17.*

- *Drawing Number 1707.16693 - Proposed Equipment - Dated 31.07.17, submitted 16.08.17.*

- Drawing Number 1707.16693 (Barnham Leap) The Play area equipment as shown I would suggest is too tightly packed into the shown fenced area. Because of this spacing there doesn't appear to be good flow between equipment with some of the safety areas overlapping. There also appears to be conflict where the pathway and safety surfacing of item D overlap and also the fence line conflicts with the surfacing of the item shown B. The recommendation would be that the spacing of the proposed items needs to be amended and revised to address this.
- I would also make an advisory note that the siting of the play area is within the recommended 20m buffer with the property shown as Plot 6 and again on the very border of the buffer with the properties to 68-71 to the south.
- The gate shown to the east of the play area appears to have no connection to any external pathway which would be required in order to make this accessible and usable to all, all year round.

I would therefore have to recommend not to discharge Condition 12 Play area detail until the above recommendations have been addressed and revised.

Play is generally recognised as being a vital element in the development of all children. It helps children of all ages to learn, solve problems and work together in a fun environment. The provision of opportunities for play as part of new housing areas benefits future residents in terms of providing an attractive environment for all in addition to providing a valuable play resource. It is important, however, to ensure that such areas are conveniently located within easy walking distance of homes and are safe, attractive and integrated into the residential area they are intended to serve. In this way the areas will be attractive to children and minimise the potential for disturbance to other residents.

Access Play areas should be designed to allow for ease of access by all, including disabled children and for parents with prams or pushchairs. Accessibility to any footpath network will help to achieve this.

The need for access for maintenance purposes should also be catered for (generally by the incorporation of double maintenance gates).

Surfacing The play area should be well drained in order to minimise the risk of flooding which could render the play area periodically unusable.

The play area should incorporate an appropriate play surface such that the risk of injury is minimised. Safety surfaces, in accordance with European Safety Standards BS EN1176/1177 or an appropriate alternative in operation at the time of installation, should be provided around all play equipment.

Landscaping Play areas should incorporate appropriate landscaping. Landscaping can perform a number of functions including enhancing the appearance of a play area and the wider environment. Any proposed landscaping scheme should be an integral part of the broader landscaping scheme for the site. Wherever possible the proposed landscaping scheme should seek to incorporate any existing natural features such as trees.

Any proposed landscaping should incorporate a buffer between the proposed play area and any dwellings in the immediate vicinity.

Landscaping can also be used to break up larger play areas to discourage their use for ball games, unless designed specifically for that purpose.

Any proposed species should be appropriate to both the use and the size of the proposed play area. Thorn species will only be appropriate where they are intended to protect nearby dwellings from problems of nuisance and disturbance.

Landscaping proposals should be robust and take into account the need to avoid undue effects from vandalism.

The landscaping scheme should have regard to the need to be capable of easy maintenance with convenient access for mowing machinery and other plant.

Low level planting will be most appropriate around the boundary of a play area in order to maintain visibility in to the play area.

Fast growing trees and shrubs should be restricted to areas where they will not obscure views into the play area or where they are required as a buffer with nearby dwellings.

The Council will require that any play area be maintained at the developers expense for a period of 12 months from the completion of the play area, followed by a formalised regime for responsibility being in place.

Future maintenance responsibilities will need to be confirmed and where the play area is handed over to the LA a commuted sum for maintenance provision will need to be provided.

Play Equipment The provision of play equipment within play areas will enhance their play value. The Council will require that all play areas include the provision of suitable play equipment which provides for a range of activities including climbing, swinging and sliding. The Council recognises that the amount and type of equipment provided will depend upon the size of the play area provided, the size of any play area in turn is determined by the scale of development proposed. The larger a proposed development the larger the associated play area and hence the greater the opportunity for meeting as wide a range of play needs as possible. It is essential that all play areas meet the needs of very young children on their doorstep.

Older children are more likely to be prepared to travel further distances to play areas and the older the children the easier it will be for them to do this on their own. Having regard to this the type and amount of equipment required will be as follows:

The aim should be to provide as wide a range of play experiences as can be catered for within the size of area available. It should be noted that the number of dwellings is those likely to be served by a particular play area and not necessarily the total size of the development proposed. Thus for example larger developments may involve the provision of a range of play areas of varying sizes.

All play equipment should comply with the European Safety Standard BS1176/1177 or appropriate alternative in operation at the time that the play equipment is installed. Where appropriate seating and litter bins should be included as part of any play area.

Kind regards

Sue

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Save the environment - think before you print.

From: Michael Eastham

Sent: 18 April 2018 11:38

To: Sue Howell

Subject: RE: BN/32/17/DOC - Condition 12 Play Equipment - Former Pollards Nursery site, Lake Lane, Barnham

Hi Sue,

Please find attached the requisite plan.

Thanks,

Michael

From: Sue Howell

Sent: 18 April 2018 11:26

To: Michael Eastham

Subject: RE: BN/32/17/DOC - Condition 12 Play Equipment - Former Pollards Nursery site, Lake Lane, Barnham

Hi Michael

Please could you clarify as your email is slightly confusing as it asks for comments on Condition 12 play equipment but then says *The following information submitted regarding Condition 12 imposed on planning permission BN/16/12: relating to Public Open Space and Play Area is **approved and the condition is hereby discharged**:*

Also I cannot see the play drawing to which you refer *Drawing Number 1707.16693 - Proposed Equipment - Dated 31.07.17, submitted 16.08.17* on the portal please can you send me a copy of this.

Thanks

Sue

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From: Michael Eastham

Sent: 18 April 2018 10:02

To: Sue Howell

Subject: BN/32/17/DOC - Condition 12 Play Equipment - Former Pollards Nursery site, Lake Lane, Barnham

Hi Sue,

Please could I have your comments on **Condition 12** regarding play equipment.

The following information submitted regarding Condition 12 imposed on planning permission BN/16/12: relating to Public Open Space and Play Area is approved and the condition is hereby discharged:

- Drawing Number 2600-LA-13 Rev. P9 - General Arrangement Plan 1 of 2 - Dated 09.11.16 submitted 16.08.17; and
- Drawing Number 2600-LA-14 Rev. P9 - General Arrangement Plan 2 of 2 - Dated 09.11.16 submitted 16.08.17.
- Drawing Number 1707.16693 - Proposed Equipment - Dated 31.07.17, submitted 16.08.17.

Thanks,

Michael