

Bargate Homes
The New Barn
Vicarage Farm Business Park
Winchester Road
Eastleigh
SO50 7HD

Date: 11th March 2026

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: P/170/25/DOC

Dear Miss Hardy,

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 P/114/24/RES relating to conditions 5-
landscape plan, 6-public open space and 7-public play provision.
Parcel Of Land 254 Pagham Road Pagham PO21 3PY

Notification regarding the above application:

Condition Number 7

None of the dwellings shall be occupied unless and until full details of the proposed public play provision and associated management arrangements have been submitted to and approved in writing by the Local Planning Authority. The detailed design shall include the equipment mix to be provided to encourage all relevant ages and abilities to enjoy the areas safely. It should detail how each area is inclusive and accessible. It should include a range of play experiences such as natural play space, swinging, spinning, climbing, bouncing and sensory provision. Details shall be provided on the robustness of materials to be used, their life expectancy, types of safety surfacing and whether fencing and gates are proposed. Detail should also be provided on the ancillary items to be provided such as number and location of bins, seating areas, bike storage and boundary treatments. The play provision shall thereafter be implemented in accordance with the details as agreed through the discharge of condition (or any subsequent variation application) prior to occupation of the 48th dwelling and permanently retained thereafter. The approved details shall then be permanently adhered to.

Reason: To ensure that play provision is in place for residents and that a management regime is established in accordance with Arun Local Plan policy OSR DM1.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**
This submission attracted an objection from the Council's Landscape Officer as the scheme falls substantially short of the quality and detail required to discharge the play condition. Please refer to the

comments sent to you on 21 January. It is understood that informal discussions have taken place and a revised scheme has been agreed in principle but this will need to be submitted separately.

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

Yours sincerely

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'NC' followed by a small dot.

Neil Crowther
Group Head of Planning