

[REDACTED]

From: Simon Davis

Sent: 13 October 2026 12:26

To: 'Jack Karagoz' [REDACTED]

Cc: Rebecca Hornsby [REDACTED]

Subject: RE: WA/18/26/PL - Land off Arundel Road Fontwell

Hi Jack,

It's a post permission design stage review. We would require you to approach ROSPA with the design and obtain their agreement then discharge the condition. Should they recommend changes then these should be included in the revised design for submission to us.

Can you also comment prior to the Ctte next week regarding what plans there are for securing the A27 boundary?

There was one other comment about why there were no First Homes which I couldn't immediately answer but I will cover in my written report update to the Ctte. Nothing was raised about drainage but that doesn't mean this won't be raised on the day.

Kind Regards

Simon

Simon Davis MRTPI

Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

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From: Jack Karagoz [REDACTED]
Sent: 13 October 2026 11:19
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Rebecca Hornsby [REDACTED]
Subject: RE: WA/18/26/PL - Land off Arundel Road Fontwell

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Hi Simon,

Thanks for the below.

I really can't say that I have come across ROSPA before, so this is unfamiliar to me.

My client does not have any in-principle issue with either of the conditions proposed below but we would like to clarify whether the proposed ROSPA condition is a design-stage review, post-installation inspection, or both, as the reference to a certificate confirming ROSPA's agreement is ambiguous as currently worded. I would be grateful if you can clarify this before we agree.

Separately, did anything else come up at your members briefing? Were they comfortable with drainage?

Thanks,

Jack Karagoz MRTPI
Associate – DHA London

[REDACTED]
[REDACTED]

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 09 October 2026 14:57

To: Jack Karagoz [REDACTED]

Cc: Rebecca Hornsby [REDACTED]

Subject: WA/18/26/PL - Land off Arundel Road Fontwell

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Dear Jack,

I spoke to Matthew (Woodhead) last week and mentioned we have our Members Briefing Panel soon. That was today and members made some points about the safety of children using the play areas given the proximity of the A27 in terms of the risk of kids getting onto the A27 (noting recent unfortunate events) and/or vehicles crashing off the A27 and onto the site. I made the point that the play area would be fenced but that wasn't enough in members eyes.

Therefore, I have said that we will impose an additional condition requiring ROSPA certification for the play areas. I also note that I didn't include a boundary treatments condition in the recommendation. I am therefore going to recommend the inclusion of these two (see below) in my written report update to the Ctte. Do you have any comments on these? It would also be useful to get your comments on how this risk will be reduced.

- No development above damp-proof course (DPC) level shall take place until details of all new walls and fences forming the curtilage boundaries and any other new or improved boundaries elsewhere within the site have been submitted to and approved by the Local Planning Authority and no dwellings shall be occupied until such walls and fences associated with them and the whole site have been erected.

Reason: In the interests of amenity in accordance with Arun Local Plan Policy D DM1.

- No more than 32 of the dwellings hereby approved shall be occupied unless and until the applicant/developer supplies a certificate confirming the agreement of the Royal Society for the Prevention of Accidents (RoSPA) for the proposed play area and the play-as-you-go trail on the eastern side of the site which are all adjacent to the A27. The submission shall include details of any physical changes, if necessary, for approval in writing by the Local Planning Authority prior to occupation.

- Reason: In the interests of amenity and safety in accordance with Arun Local Plan Policies D DM1 and OSR DM1.

Kind Regards

Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth

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