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From: Simon Davis
Sent: 09 October 2026 14:57
To: 'Jack Karagoz' [REDACTED]
Cc: Rebecca Hornsby [REDACTED]
Subject: WA/18/26/PL - Land off Arundel Road Fontwell

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

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