

Breezie Allwright

From: Miller, Nick [REDACTED]
Sent: 10 September 2025 11:30
To: Richard Brown
Cc: Kathryn Welch; Briggs, Sam
Subject: RE: *EXTERNAL:WA/68/20/OUT - LAP provision query
Attachments: Tye Lane -Application-for-Approval-of-Details-under-an-Obligation.docx; BDWS23688 21 - LEAP.pdf; BDWS23688 22- LAP.pdf

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Hi Richard and Kathryn

Apologies for delay, please find attached AOO re the LAP and LEAP. Reminder that the LEAP was approved as per the RM.

Trust this is satisfactory.

Thanks

Nick Miller (MRTPI)
Planner
BDW Southampton

Email: [REDACTED]
Mobile [REDACTED]

BDW SOUTHAMPTON | Tollbar House, Tollbar Way Southampton, SO30 2UH

From: Richard Brown <Richard.Brown@arun.gov.uk>
Sent: 09 September 2025 13:28
To: Miller, Nick [REDACTED]
Subject: FW: *EXTERNAL:WA/68/20/OUT - LAP provision query

Good afternoon, Nick

By way of follow to Kathryn's email of 1 August, I note that no submission to address the details shortfall related to the LAPS has been received to date.

Please could you urgently advise of an envisaged date for submission.

A response within 7 days would be appreciated.

Thank you in advance for your feedback.

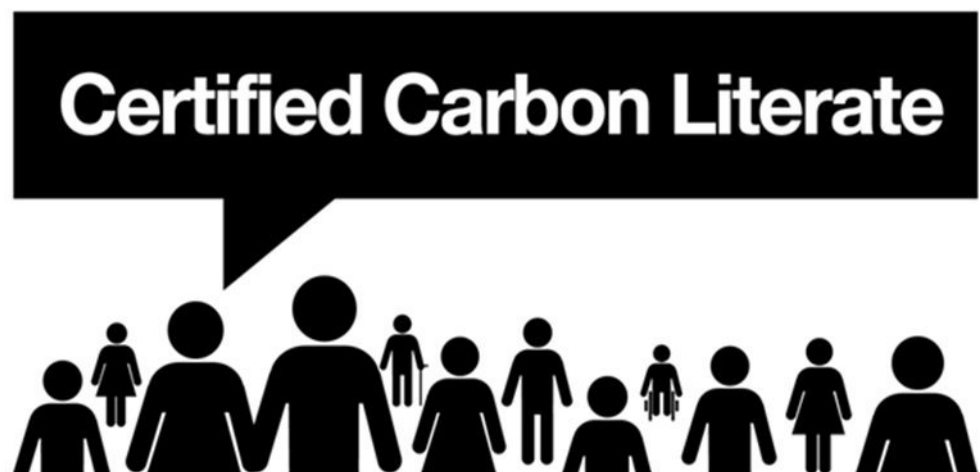
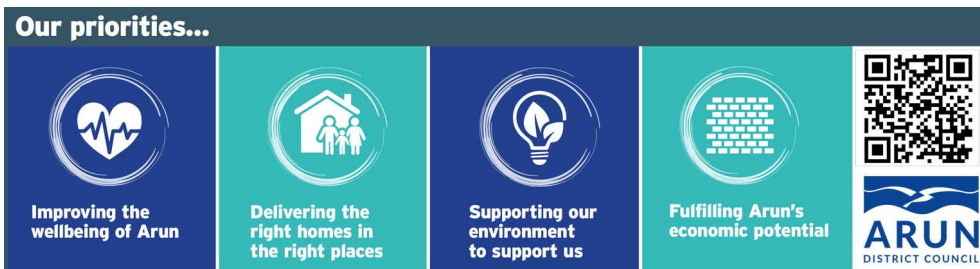
Kind regards

Richard Brown
Post Approval Implementation and Monitoring Officer, Planning

T: 01903 737928
E: richard.brown@arun.gov.uk

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From: Kathryn Welch
Sent: 01 August 2025 16:08
To: Miller, Nick [REDACTED]
Subject: RE: *EXTERNAL:WA/68/20/OUT - LAP provision query

Hi Nick,

My response in red:

Please see the key points for the definition of a LAP as defined by the FIT guidance.

- *The LAP requires no play equipment as such, relying more on demonstrative features indicating that play is positively encouraged.*
From the Fields In Trust Guide "LAPs are designed to allow for ease of informal observation and supervision and primarily function to encourage informal play and social interaction for toddlers. A LAP requires no play equipment as such, relying more on demonstrative features indicating that play is positively encouraged." LAPs are intended for the very young venturing out under supervision and should be welcoming, semi-enclosed areas that incorporate natural elements such as landform, boulders, and basic climbing or stepping features. So yes they are less about pieces of play

'equipment' in the traditional sense, but play features (demonstrative features) are still required. I've attached the page relating to LAP from the FIT guide for info.

- The recommended minimum activity zone is 100 sqm.
- It occupies a well-drained, reasonably flat site surfaced with grass or a hard surface.

As noted above landform can form part of a LAP play area.

- There should be a sign indicating that the area is for children's play and that dogs are not welcome. As which point you'll also need some kind of fencing to keep dogs out, although I'm not sure if LAPs are actively fenced in like traditional play areas.

The proposed LAP provides a well-drained reasonably flat grassed 100sqm area for play and includes additional features such as a bin and bench (which are not required under the FIT guidance) indicating that play is positively encouraged within the allocated space

Is your landscape architect really suggesting that a bench and a bin are play equipment? Otherwise how does a patch of grass positively encourage play or act as a demonstrative feature?

I would like to clarify that while the plans indicate areas designated as LAPs (Local Areas for Play), these currently consist only of grassed areas, a bin, and a bench. As you will appreciate, this does not meet the definition of a LAP. The suggestion that such minimal provision constitutes a LAP is, respectfully, not accurate. Could you please confirm when we can expect a submission detailing the specific features and equipment that will be installed in these areas? This information is essential to ensure the proposal meets the required standards and expectations.

Many thanks,

Kathryn Welch
Senior Planning Officer, Planning Department

T: 01903 737789

E: kathryn.welch@arun.gov.uk

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From: Miller, Nick <[REDACTED]>

Sent: 01 August 2025 14:44

To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Cc: Briggs, Sam <[REDACTED]>; McGuire, Kieran <[REDACTED]>

Subject: FW: *EXTERNAL:WA/68/20/OUT - LAP provision query

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Hi Kathryn

Re below and LAPs I am being told that they don't require play area by our landscape architect and we don't normally do this – see below his definition of a LAP. We have a large LEAP on site with lots of equipment. Please could you consult your landscaper on this? We could put a hedge around the grassed LAP if that helps?

“Please see the key points for the definition of a LAP as defined by the FIT guidance.

- *The LAP requires no play equipment as such, relying more on demonstrative features indicating that play is positively encouraged.*
- *The recommended minimum activity zone is 100 sqm.*
- *It occupies a well-drained, reasonably flat site surfaced with grass or a hard surface.*
- *There should be a sign indicating that the area is for children's play and that dogs are not welcome.*

The proposed LAP provides a well-drained reasonably flat grassed 100sqm area for play and includes additional features such as a bin and bench (which are not required under the FIT guidance) indicating that play is positively encouraged within the allocated space.”

thanks

Nick Miller (MRTPI)
Planner
BDW Southampton

Email: [REDACTED]
[REDACTED]

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From: Richard Brown <Richard.Brown@arun.gov.uk>
Sent: 31 July 2025 11:12
To: Miller, Nick <[REDACTED]>; McGuire, Kieran <[REDACTED]>
Cc: Kathryn Welch <Kathryn.Welch@arun.gov.uk>; Rosalind Bentley <Rosalind.Bentley@arun.gov.uk>; Briggs, Sam <[REDACTED]>
Subject: RE: *EXTERNAL:WA/68/20/OUT - LAP provision query

Good morning, Nick

A bench, bin and grass area is not regarded as sufficient to meet the definition of a LAP.

While not requiring extensive play equipment, by definition a LAP should include features like a sandbox, spring riders, small slides, logs, simple climbing structures, along with seating for adults. You therefore have a fairly extensive set of options which hopefully won't prove too problematic.

Hope that helps

Kind regards

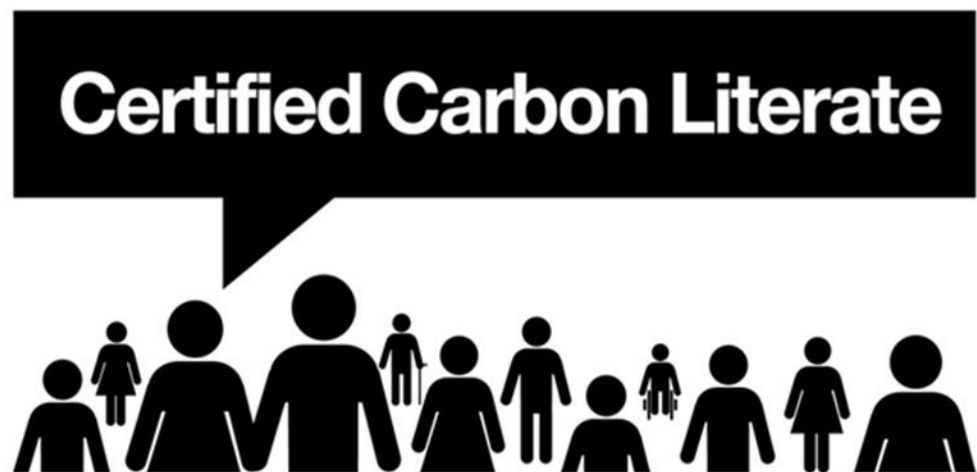
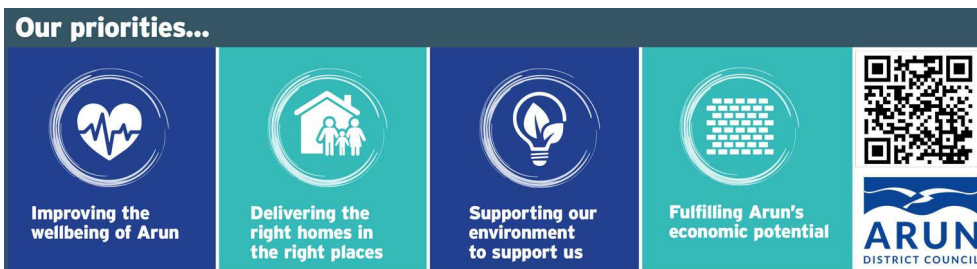
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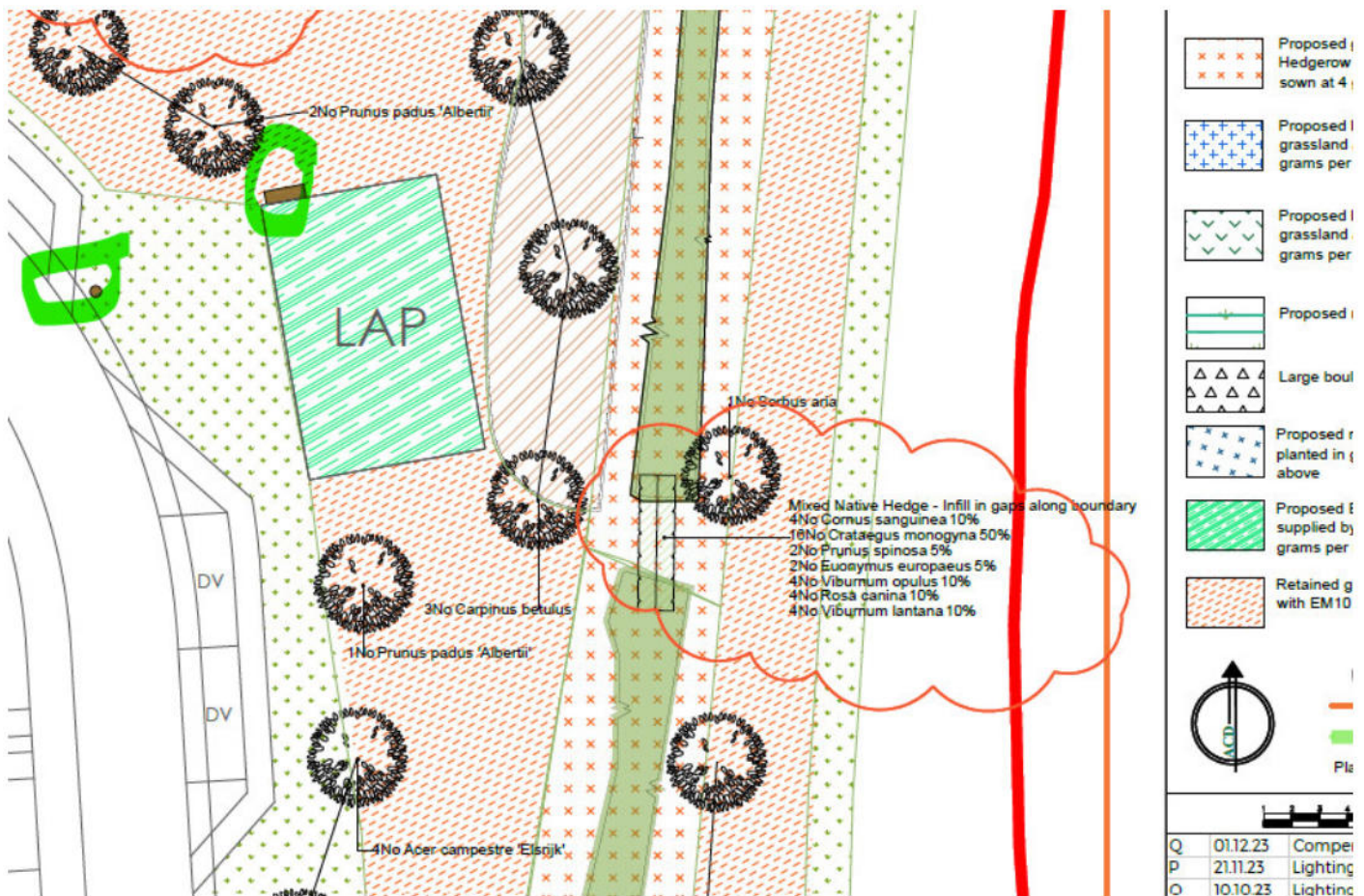


From: Miller, Nick <[REDACTED]>
Sent: 31 July 2025 10:52
To: Richard Brown <Richard.Brown@arun.gov.uk>; McGuire, Kieran <[REDACTED]>
Cc: Kathryn Welch <Kathryn.Welch@arun.gov.uk>; Rosalind Bentley <Rosalind.Bentley@arun.gov.uk>; Briggs, Sam <[REDACTED]>
Subject: RE: *EXTERNAL:WA/68/20/OUT - LAP provision query

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Hi Richard

Ok noted. There is a bin and bench in the LAP (see below)- what else is needed, do you know? I thought that was sufficient?



Thanks

Nick Miller (MRTPI)
Planner
 BDW Southampton

Email: [REDACTED]
 [REDACTED]

BDW SOUTHAMPTON | Tollbar House, Tollbar Way Southampton, SO30 2UH

From: Richard Brown <Richard.Brown@arun.gov.uk>
Sent: 31 July 2025 10:36
To: Miller, Nick <[REDACTED]>; McGuire, Kieran <[REDACTED]>
Cc: Kathryn Welch <Kathryn.Welch@arun.gov.uk>; Rosalind Bentley <Rosalind.Bentley@arun.gov.uk>; Briggs, Sam <[REDACTED]>
Subject: RE: *EXTERNAL:WA/68/20/OUT - LAP provision query

Good morning, Nick

Having consulted with the planning officer, I can provide the following feedback.

We agree that the LEAP drawings have been approved under the Reserved Matters application, and these details are acceptable. However, for completeness and clarity, we recommend that this plan also be resubmitted as part of the AOO application.

That said, no specific details have been submitted regarding the LAPs. It is these details that we require. The grassy patches shown cannot be considered LAPs. The approved 'Open Space Proposal' drawing under the RM application appears to be a landscaping plan only and does not specify any play equipment

to be installed. As it stands at the moment, the Authority have not agreed the details of the play areas, and the developer risks being in breach of para 3.3 of the DoV.

I trust this adequately addresses your concerns.

Kind regards

Richard Brown
Post Approval Implementation and Monitoring Officer, Planning

T: 01903 737928

E: richard.brown@arun.gov.uk

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From: Miller, Nick <[REDACTED]>
Sent: 31 July 2025 09:35
To: Richard Brown <Richard.Brown@arun.gov.uk>; McGuire, Kieran <[REDACTED]>
Cc: Kathryn Welch <Kathryn.Welch@arun.gov.uk>; Rosalind Bentley <Rosalind.Bentley@arun.gov.uk>; Briggs, Sam <[REDACTED]>
Subject: RE: *EXTERNAL:WA/68/20/OUT - LAP provision query

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Hi Richard

Jumping in here to clarify:

1. You are correct re the latest approved drawing but there have been no physical changes in this updated version (see version R and Q attached), it just has an overlay with the lighting columns added. As you can imagine the planning drawings get more detailed for actual construction purposes and if we submitted every single time there was more detail you would get overwhelmed!
2. LEAP and LAP – these items have been approved under the planning permission so surely this has been ‘approved in writing by the council’? Surely there is no point submitting an application twice for the same purposes? Eg attached decision notice for RM, whereby the play area was approved under the RM as an approved drawing under condition 1:

Play area proposal BDWS23688 20 Sheet 1

I hope that clarifies?

Thanks

Nick Miller (MRTPI)
Planner
BDW Southampton

Email: [REDACTED]
[REDACTED]

BDW SOUTHAMPTON | Tollbar House, Tollbar Way Southampton, SO30 2UH

From: Richard Brown <Richard.Brown@arun.gov.uk>
Sent: 30 July 2025 15:05
To: McGuire, Kieran [REDACTED]
Cc: Miller, Nick [REDACTED] Kathryn Welch <Kathryn.Welch@arun.gov.uk>;
Rosalind Bentley <Rosalind.Bentley@arun.gov.uk>
Subject: RE: *EXTERNAL:WA/68/20/OUT - LAP provision query

Good afternoon, Kieran

With reference to the email below, please could I request your feedback on the points below:

1. Please could I request confirmation of **which application approved the attached plans you provided** indicated as version BDWS23688 20R. The latest plans I have recorded as approved were under WA/27/24/NMA as version BDWS23688 20Q.
2. With reference to the LAP and LEAP provisions, the below clauses are written into the DoV dated 18.01.25 of the S106 agreement. This DoV was executed under WA/6/23/PL. The LAPS are within phases B and C, the LEAP in B. You are required to submit an AOO application with the required details to discharge this obligation. Please advise an **envisaged timeline for submission** as a matter of urgency as we have occupations recorded which place this obligation in breach.

3.3. Paragraphs 4.1 to 4.3 of Part D of Schedule 1 of the Original Undertaking are to be deleted and replaced with the following:

"4.1 Not to occupy any Residential Units in Phase A until the Public Open Space Land and the Play Areas for Phase A have been provided in accordance with details approved in writing by the Council.

4.2 Not to occupy any Residential Units in Phase B until the Public Open Space Land and the Play Areas for Phase B have been provided in accordance with details approved in writing by the Council.

4.3 Not to occupy any Residential Units in Phase C until the Public Open Space Land and the Play Areas for Phase C have been provided in accordance with details approved in writing by the Council."

3.4. The Plan (Location Plan) attached to the Original Undertaking be deleted and replaced with the Location Plan attached to this Deed at Appendix 1

3.5. The definition of Plan in the Original Undertaking (page 5) be deleted and replaced with the following definition:

"means the plan with drawing number 210824/SL/LP/RevD entitled "Site Layout Location Plan" attached at Appendix 6"

3.6. The Phasing Plan attached to the Original Undertaking at Appendix 1 be deleted and replaced with the Phasing Plan attached to this Deed at Appendix 2

A response within 7 days is requested.

Please don't hesitate to contact me should you require any further information.

Kind regards

Richard Brown

Post Approval Implementation and Monitoring Officer, Planning

T: 01903 737928

E: richard.brown@arun.gov.uk

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From: Richard Brown

Sent: 04 June 2025 12:01

To: McGuire, Kieran <[REDACTED]>

Cc: Miller, Nick <[REDACTED]> Kathryn Welch <Kathryn.Welch@arun.gov.uk>;
Rosalind Bentley <Rosalind.Bentley@arun.gov.uk>

Subject: FW: *EXTERNAL:WA/68/20/OUT - LAP provision query

Good afternoon, Kieran

Thank you for the prompt reply.

Please could I request confirmation of which application approved the attached plans you have provided. The landscaping plans you provided are indicated as version BDWS23688 20R. The latest plans I have recorded as approved were under WA/27/24/NMA as version BDWS23688 20Q.

Further, we are considering whether the details approved under these open space plans are sufficient to meet the required criteria of a LAP area (which is anticipated to have some form of play experience such as logs, boulders, play equipment etc). An AOO application to discharge these LAP details may be required. Kathryn will advise on this in due course.

Kind regards

Richard Brown

Post Approval Implementation and Monitoring Officer, Planning

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From: McGuire, Kieran <[REDACTED]>

Sent: 03 June 2025 14:19

To: Richard Brown <Richard.Brown@arun.gov.uk>

Cc: Miller, Nick <[REDACTED]> Kathryn Welch <Kathryn.Welch@arun.gov.uk>; Rosalind Bentley <Rosalind.Bentley@arun.gov.uk>; Cripps, Phil <[REDACTED]>

Subject: RE: *EXTERNAL:WA/68/20/OUT - LAP provision query

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Good afternoon Richard

Thanks for your email.

The approved landscaping plans for these areas, attached, require a E22 strong grass seed to be planted, with a bin & hardwood bench to be located as shown.

I will discuss the missing furniture with my colleagues to get these installed promptly and let you know once completed, apologies for this oversight.

Many thanks

Kieran



Kieran McGuire

**Senior Technical Coordinator
BDW Southamton**

[REDACTED]

[REDACTED]

From: Richard Brown <Richard.Brown@arun.gov.uk>
Sent: 03 June 2025 14:00
To: McGuire, Kieran [REDACTED]
Cc: Miller, Nick <[REDACTED]> Kathryn Welch <Kathryn.Welch@arun.gov.uk>;
Rosalind Bentley <Rosalind.Bentley@arun.gov.uk>; Cripps, Phil <[REDACTED]>
[REDACTED] EXTERNAL:WA/68/20/OUT - LAP provision query

Good afternoon, Kieran

Following a site visit today, 3 June, to check on the provision of LAP areas in phase A & B, please could I request your assistance with a query.

As per the attached Appendix 2 Phasing Plan approved under DoV dated 18.01.25, LAPs are required to be installed in the areas circled blue.

As per the DoV dated 18.01.25,

- 3.3. Paragraphs 4.1 to 4.3 of Part D of Schedule 1 of the Original Undertaking are to be deleted and replaced with the following:

“4.1 Not to occupy any Residential Units in Phase A until the Public Open Space Land and the Play Areas for Phase A have been provided in accordance with details approved in writing by the Council.

4.2 Not to occupy any Residential Units in Phase B until the Public Open Space Land and the Play Areas for Phase B have been provided in accordance with details approved in writing by the Council.

4.3 Not to occupy any Residential Units in Phase C until the Public Open Space Land and the Play Areas for Phase C have been provided in accordance with details approved in writing by the Council.”

We note that Council Tax records (occupations) are recorded on both phases A and B. This triggers the provision of LAPS (play areas) in both phases which are now recorded as outstanding.

During my site visit, I asked Phil what plans he had on site related to these LAP areas (which were noted as not yet provided). He confirmed he had no plans for any of the LAP areas details. He did, however, have plans for the play area circled red (as attached).

Having reviewed our record, I have been unable to locate plans related to the details of these LAP areas. Please could you assist with clarifying which plans are to be implemented to deliver these LAPs and a timeline for their implementation.

Please don't hesitate to contact me should you require any further information.

Thank you in advance for your assistance.

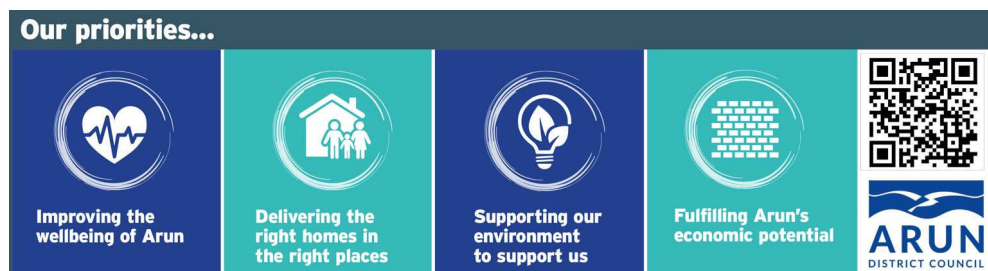
Kind regards

Richard Brown
Post Approval Implementation and Monitoring Officer, Planning

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E: richard.brown@arun.gov.uk

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