

Rachel Ballam
Planning Officer: Conditions
Discharge and Compliance
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**Housing, Neighbourhoods &
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Ref: APP/16/00492 Condition 14

28th August 2018

Dear Ms Ballam,

Re: Discharge of Condition 14 ref Play Area

Following our conversation the other day I am pleased to submit the attached form for discharging Condition 14 of the planning application APP/16/00492 for the new play area within the housing development at Kingsclere Avenue in Leigh Park.

I also attach a copy of the correspondence we had with Michelle Good, HBC Landscape Officer in November 2017 when we met to review the proposals for the scheme and discuss concerns she had.

I note that one of the provisos within the Condition is about fencing. As I discussed with Michelle last year, we had never intended to fence the scheme, our preference in this instance was to keep it unfenced. This is because it will be within a pedestrianised cul-de-sac environment, similar to a "home zone", therefore we don't anticipate any risks with children and cars travelling at speed. We have found that fences around play areas are often misused, and parents can have a tendency to leave small children within them unattended. We aim to encourage responsible parenting. We have also found that fences have encouraged dog owners to use the enclosed area as a dog-toilet, exactly the opposite intention for having a safe play area. Instead we encourage responsible dog ownership. Hence our play area is unfenced. We will incorporate some low grass mounds to partially enclose the play area and provide some level of screening whilst keeping the area open for safety. This allows a freer, more integrated piece of open space for the benefit of the housing area and surrounding neighbourhood.

I attach the play area plan and image sheet which describes materials and heights of equipment.

The composition and layout was discussed and agreed with Michelle, as were the intended materials to be used. Following her advice we have included three litter bins and one dog waste bin. These will be maintained by Portsmouth City Council, as will the whole play area.

The play area will be monitored and periodically inspected by PCC Parks Maintenance team, and any problems encountered will be reviewed by the team to find a suitable solution.

Kind regards,


Vincent Mount
Team Leader Landscape Architects
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