

Bourdillon Playground Planning Application – Planning Statement

Introduction

Goring has a Neighbourhood Plan. Approximately 94 new homes are being built in the village, mainly small and affordable. The plan identifies a need for better facilities for young people. As part of this plan, we intend to refurbish our children’s playgrounds to incorporate modern, safer and accessible equipment.

This Planning Application is for planning permission for an extension to the children’s playground on the Bourdillon Playing Field.

We understand from the pre-planning advice (see below) that the play equipment its self will benefit from permitted development but that Goring Parish Council **may** need planning permission to extend the playground area.

Pre-Planning Application

A Pre-Planning application P24/S1690/PEM was submitted in May 2024 for two children’s playground areas in Goring. The pre-planning advice was:

- *The playground facility may benefit from permitted development under Part 12, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Essentially, as the developer will be a local authority (Goring Parish Council) it permits certain development (not exceeding 4 metres in height or 200 cubic metres in capacity) on land belonging to or maintained by them without the need for planning permission.*
- *If engineering operations are proposed, such as change in use of playing field land to extend the playground services planning permission would likely be required.*

The Bourdillon Playing Field is already a dedicated play area. Enlargement of the children’s playground within this area may therefore be permitted development. This application has been submitted to ensure that the Parish Council complies with planning requirements.

Bourdillon Playing Field



The Playing Field (outlined in blue in the diagram) is owned by the Parish Council and is an enclosed area surrounded by fences and hedges. It is used entirely for recreation and play and is an area of approximately 11200 m² (140 x 80 m). It is flat and entirely laid to grass apart from a narrow footpath along the northern perimeter. Goring Primary School borders the playing

field which is used by the school and the community.

The Bourdillon Children's Playground

The existing children's playground (outlined in grey in the diagram) is 800 m² (32 x 25 m).

The existing playground equipment will be modernised and Accessible and SEN (Special Education Needs) friendly equipment introduced. The community and the school support the modernisation of the children's playground.

The playground will be widened by 6 metres to the east and by 7 metres to the north (outlined in red in the diagram). This will give a new area of approximately 1200 m².

There is a small basketball area (also outlined in red) next to the playground.

The Council can confirm:

- The playground is being enlarged to enable more modern, safer and accessible equipment to be incorporated. All new equipment will be typical children's playground equipment and will not be excessive in scale or out of keeping with the character of the site as a play area. **New equipment will NOT exceed 4 metres in height or 200 cubic metres in capacity to comply with the pre-planning advice.**
- The children's playground will be enlarged by 400 m² (approximately 3.6% of the Bourdillon area) and the extended playground will be approximately 11% of the total Bourdillon playing field. The existing bow top fencing around the playground will be retained and extended to make an enlarged secure area. Goring Parish Council is satisfied that this modest extension will not affect or harm the rest of the playing field and there will be no harm to the open space and leisure and sport facilities.
- The Bourdillon playing field is entirely a grassed area. The existing children's playground is also predominantly grass, but with approximately 120 m² of safety surfacing. This accounts for approximately 1% of the total Bourdillon area. The extended playground will remain mainly a grass area as at present, but with safety surfacing under or around equipment as appropriate to comply with current playground standards BSEN 1176 and BS 7188. The safety surfacing will not exceed a total of 350 m² in the extended playground.
- The playground is existing and whilst it will be extended and improved, this is unlikely to cause a material intensification of its use such that there would be harm to neighbours through noise and disturbance above and beyond the existing situation. The distance to neighbouring properties will prevent harm to their amenity. There will be no loss of privacy caused.
- The playground extension is in an enclosed residential area and will not harm visual amenity, the National Landscape or heritage assets.
- The enclosed location within a residential area and the connectivity provided by public rights of way ensures access to the area by walking or by sustainable travel.

- There will continue to be no external lighting which is consistent with the National Landscape dark skies policy and will ensure the use is restricted to daylight hours which will reduce the likelihood of noise at unsociable hours.
- The planned extension of the playground complies with the following relevant Goring Neighbourhood Plan Policies:
 - Policy.11 (Conserving and enhancing Goring’s landscape)
 - Policy.12 (Conserve and enhance biodiversity)
 - Policy.13 (Light pollution)
 - Policy.20 (Walking and cycling)

Photographs are included below showing the Bourdillon Playing Field.



Photo 1 – The Bourdillon recreation ground from the South East corner. The children’s playground is at the far end.



Photo 2 – The rest of the Bourdillon recreation ground from the children’s playground.