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From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 21 September 2026 14:45
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: *EXTERNAL:al/35/26/res

Please upload as consultation for AL/35/26/RES

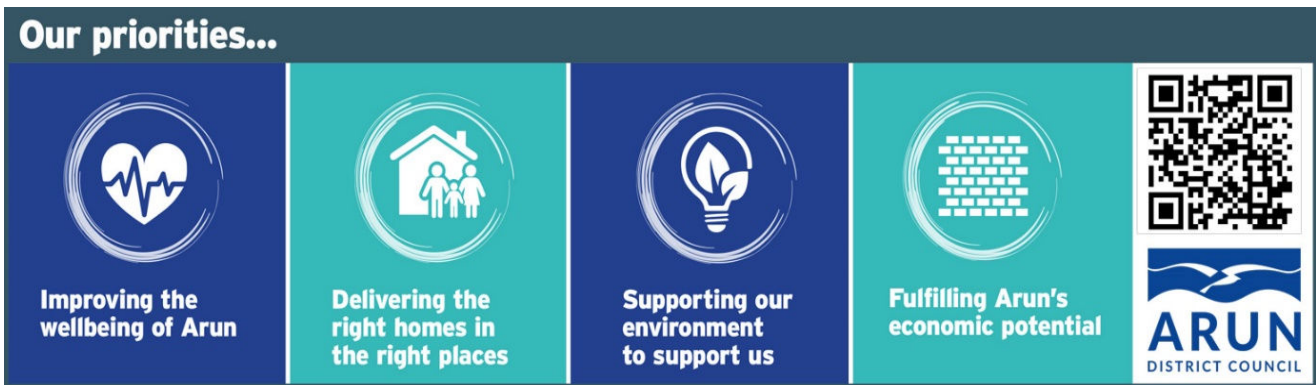
Amber Willard MRTPI
Principal Planning Officer, Planning Department

Tel: 01903 737942
E: amber.willard@arun.gov.uk

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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 16 September 2026 15:31
To: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: FW: *EXTERNAL:al/35/26/res

Hi Amber

I have reviewed the attached and further comment as follows;

The play proposals have now been shown in stand-alone play drawings which are largely acceptable. The drawings now clearly demonstrate the play offer. The drawings now detail equipment choice and the surfacing for both pathway and safety surfacing detail.

LAP – Play on the way - Drawing D3555-FAB-00-XX-DR-L-1100 includes all weather accessible resin bound gravel as the pathway surfacing which is supported and approved.

LEAP Drawing D3555-FAB-00-XX-DR-L-1101 has shown pathways as Breedon self-binding gravel which would not be supported as destination pathways need to be all weather accessible, recommend these are changed to macadam or bound surfacing such as resin bound gravel.

Safety surfacing has included bound Tiger Mulch which is supported however loose fill Gravel safe play gravel is not supported by the LA and recommend change to bound safety surfacing as shown elsewhere in the scheme.

Play experiences and equipment appear suitable for location with suitable age range considered. The Richter Spielgerate Tower Combination will provide impact to the play offer. (Recommend that play equipment is not or similar) Request confirmation that inclusive and accessible elements have been catered for and recommend that these could be improved upon. (potentially swapping the Wok spinner for a more accessible piece and ensuring an accessible route to the double width slide.

Soft Landscaping

The planting proposals, now include detail of species, quantities in location, pot sizes, densities, heights and specifications. Stand-alone detailed planting plans have been provided which have detailed a scheme which appears appropriate for location and will give year round interest with mix of both native and ornamental species.

In conclusion the information submitted is broadly supported, but recommendation safety and pathway surfacing is amended as above and confirmation provided and demonstrated that inclusive/accessible play has been considered.

Kind regards

Sue

Sue Howell

Landscape Officer

Environment and Climate Change

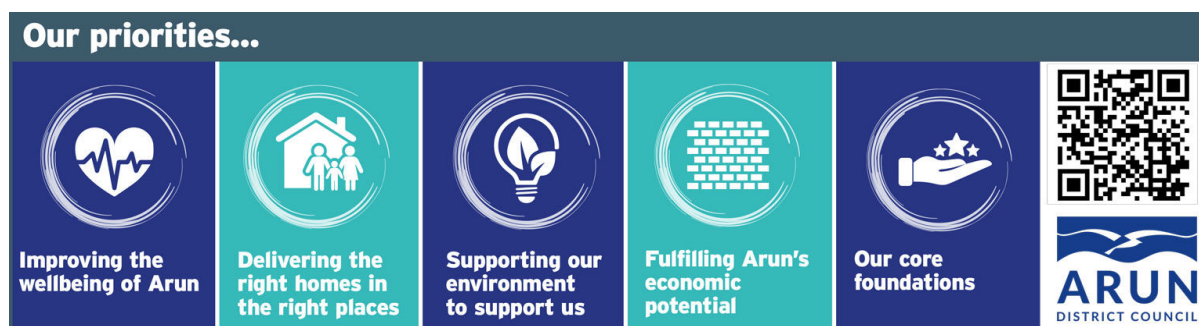
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From: Amber Willard <Amber.Willard@arun.gov.uk>

Sent: 03 September 2026 13:13

To: Sue Howell <Sue.Howell@arun.gov.uk>

Subject: FW: *EXTERNAL:al/35/26/res

Hi

I have received some new information regarding AL/35/26/RES. Your previous comment noted that there was not sufficient information regarding location of planting and play equipment etc.

They are listed as draft in case you require more amendments.

I can send over a formal re-consultation if required. Are you able to comment if these plans are acceptable as it is targeted for September committee.

Thanks

Amber Willard MRTPI

Principal Planning Officer, Planning Department

Tel: 01903 737942

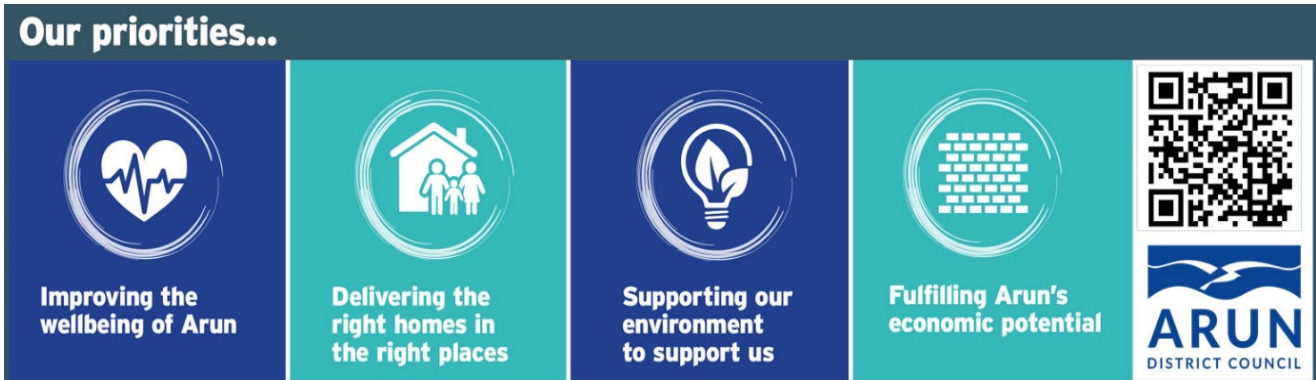
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From: Davy, Matt [REDACTED]
Sent: 03 September 2026 12:58
To: Amber Willard <Amber.Willard@arun.gov.uk>
Cc: Havis, Sean [REDACTED]
Subject: RE: *EXTERNAL:al/35/26/res

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Hi Amber

I have had a look through the proposed conditions, thank you for sending. I have some comments, see below. The updated landscaping plans requested by the Landscape Officer are now available, please see attached. These are in Draft Form currently, and I thought I would share to see if you would like to run these by the Officer ahead of them being finalised?

C1 – All plans seem to be up to date and accurate.

C2 – Broadly happy, yet we would seek to replace “exactly as shown” with “substantially in accordance with”

C3 – Broadly acceptable. However, I would seek to amend “strict accordance” to “in accordance with” to provide a reasonable degree of flexibility should minor amendments be required during construction, whilst still ensuring compliance with the approved Arboricultural Method Statement.

In addition, the wording “*Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site*” should be amended so that it applies only to the relevant utility works within Root Protection Areas (RPAs). As currently drafted, it could be interpreted as preventing the commencement of all site works pending approval of a utility crossing methodology, which would be disproportionate.

C4 and C5 – Happy as drafted.

C6 – Generally acceptable, yet ‘prior to commencement’ is unnecessarily early. Please consider amending to before DPC similar to Condition 5, as approval of external materials are not required before groundworks and substructure works commence.

C7 – Broadly happy, For clarity M4(3) should be M4(3)A – Wheelchair Adaptable.

M4(3)A plots are correct. M4(2) plots should be: 1, 2, 3, 5, 6, 7, 8, 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 29, 32, 33, 36, 37, 39, 40, 41, 44, 52, 53, 55, 56, 57, 73, 74, 77, 78, 85, 88, 89

C8 – Happy as drafted.

C9 – Noted, no concerns.

C10 and C11 – Happy as drafted.

C12, C13, C14, C15 – Noted, no concerns.

Furthermore, we note that the comments from the Arun Drainage Engineers – as you mention they are not directly relevant to the RM but will be in an eventual Discharge of Condition. Yet, it seems these centre around compliance with National SUDS Guidance. Previous comment from Officers was that, if not deviating from the strategy agreed at Outline, it would not be a problem. Grateful if you could confirm your position here.

Kind regards
Matt

Matt Davy
MRTPI | Planning Manager
Barratt Redrow Southern Counties

[REDACTED]

Barratt Redrow Southern Counties | Compton House, The Guildway, Old Portsmouth Road, Guildford, Surrey, GU3 1LR

From: Amber Willard <Amber.Willard@arun.gov.uk>

Sent: 01 September 2026 10:30

To: Davy, Matt [REDACTED]

Subject: RE: *EXTERNAL:al/35/26/res

Dear Mr Davy,

I attach a list of conditions so far.

No 6 is pre commencement and requires agreement.

Thanks

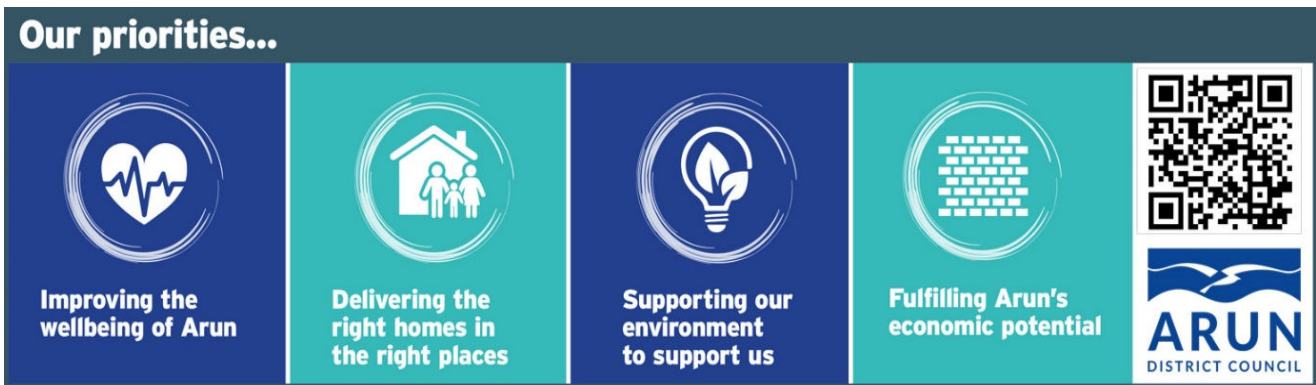
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Principal Planning Officer, Planning Department

E: amber.willard@arun.gov.uk

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From: Davy, Matt [REDACTED]
Sent: 25 August 2026 08:49
To: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: RE: *EXTERNAL:al/35/26/res

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Thanks Amber, I will see what they can do and if some documents can be received ahead of time.

Do you have a list of Draft Conditions you can share?

Kind regards,

Matt

Matt Davy
MRTPI | Planning Manager
Barratt Redrow Southern Counties

[REDACTED]
Barratt Redrow Southern Counties | Compton House, The Guildway, Old Portsmouth Road, Guildford, Surrey, GU3 1LR

From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 25 August 2026 08:04
To: Davy, Matt [REDACTED]
Subject: RE: *EXTERNAL:al/35/26/res

Dear Mr Davy

The 11st is okay however reports need to be signed off by the 4th September. It would be better if we could get the final plans and comments before this so that the report is signed off with no outstanding issues to address. However, I don't think it would be something that would prevent sign off should it be received later.

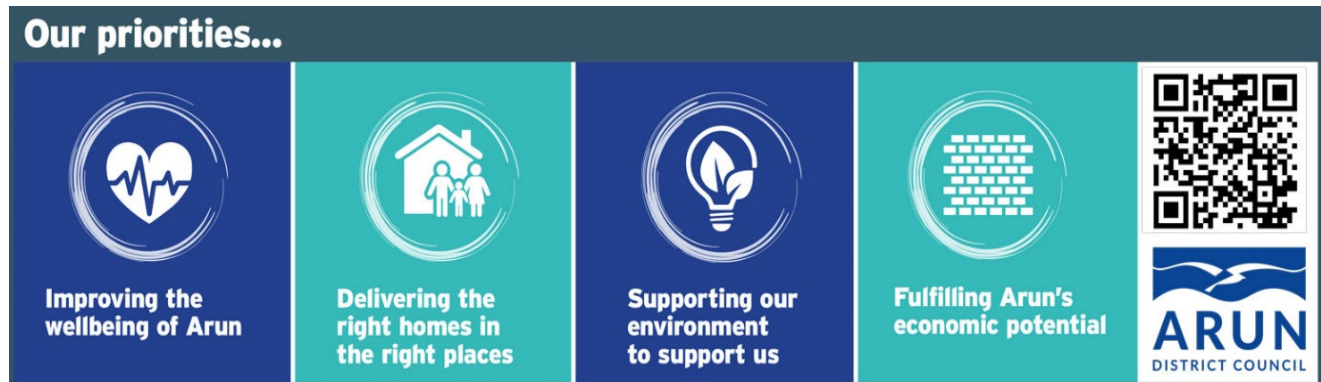
Kind Regards

Amber Willard MRTPI
Principal Planning Officer, Planning Department

E: amber.willard@arun.gov.uk

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From: Davy, Matt [REDACTED]
Sent: 21 August 2026 15:23
To: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: RE: *EXTERNAL:al/35/26/res

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Hi Amber

If we get you these updated planting plans and drawings on the 11th September, will that be OK regarding September committee?

Kind regards,

Matt

Matt Davy
MRTPI | Planning Manager
Barratt Redrow Southern Counties



Barratt Redrow Southern Counties | Compton House, The Guildway, Old Portsmouth Road, Guildford, Surrey, GU3 1LR

From: Davy, Matt
Sent: 18 August 2026 10:33

To: 'Amber Willard' <Amber.Willard@arun.gov.uk>

Subject: RE: *EXTERNAL:al/35/26/res

Thank you, Amber.

I am seeking the landscaping updates which you should have to hand shortly.

If I can do anything else to help, please let me know. EOT Agreed.

Kind regards,

Matt

Matt Davy
MRTPI | Planning Manager
Barratt Redrow Southern Counties

Barratt Redrow Southern Counties | Compton House, The Guildway, Old Portsmouth Road, Guildford, Surrey, GU3 1LR

From: Amber Willard <Amber.Willard@arun.gov.uk>

Sent: 18 August 2026 08:05

To: Davy, Matt [REDACTED]

Subject: RE: *EXTERNAL:al/35/26/res

Dear Mr Davy

It was an intended target, not confirmed attendance. I hadn't delayed attendance at committee specifically to await landscaping comments; it just happened that they were received so can now be addressed. Tree officer comment were also received and drainage comments. As there are conditions on the outline it doesn't require actioning in this application but is worth noting.

Portsmouth water is the only consultee who hasn't provided comment, it may be that they don't otherwise all comments have been received and I'm not expecting anything else.

The report is largely complete, and I don't expect anything else to come up that would result in further delays. Please can we agree an eot until the 25th September to cover committee (23rd).

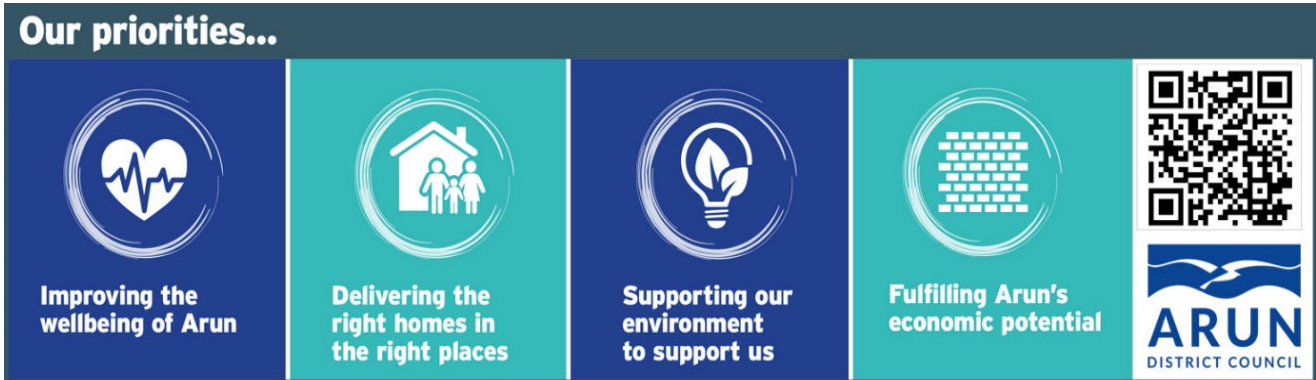
Kind Regards

Amber Willard MRTPI
Principal Planning Officer, Planning Department

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From: Davy, Matt [REDACTED]
Sent: 13 August 2026 09:31
To: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: RE: *EXTERNAL:al/35/26/res

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Dear Amber

Thank you for the update.

To be honest with you, I am disappointed to learn that the application was not signed off to attend the August Committee, particularly as we were previously advised that August Committee was the intended target and were given a deadline by which any additional information needed to be submitted to achieve this.

In response to your requests, we instructed the relevant consultants and updated the plans accordingly, incurring further time and cost to ensure that the application remained on track for determination. We originally responded to the Landscape Officer's comments over two weeks ago, so to only now understand that further information is required, after the opportunity for the August Committee has passed, is understandably frustrating.

In particular, I had hoped that any remaining matters of detail could potentially be addressed through appropriately worded planning conditions, rather than delaying the determination of the application.

We will review the Landscape Officer's latest requirements and speak with the relevant consultants regarding the additional information requested. However, before doing so, I would appreciate some reassurance regarding the programme for determination.

Can you please confirm whether, subject to the requested landscaping, play area and environmental health matters being satisfactorily addressed within an agreed timeframe, the application will be reported to the September Committee?

Equally, are there any other outstanding matters, consultation responses or concerns that could prevent the application progressing to the September Committee that we should be aware of now? It would be helpful to have certainty that all substantive issues have been identified so that we can ensure a complete response and avoid further delays.

I look forward to hearing from you.

Kind regards,

Matt

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From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 13 August 2026 08:01
To: Davy, Matt [REDACTED]
Subject: *EXTERNAL:al/35/26/res

Dear Mr Davy

AL/35/26/RES

Unfortunatley the application was not signed off to attend August committee and therefore will instead most likely go to September.

I have received some new comments from our parks and landscaping officer who require some more information which I copy below. As we will now have to wait until September, this should allow ample time for this to be addressed. I am also still waiting of the environmental health officer to confirm acceptance of the lighting.

*'Regarding the detailed play area, LEAP and LAP drawings, these are shown on the Hard and Soft Landscape Proposals. The equipment types and surfacing are annotated on the drawings and listed within the corresponding schedules. The **play proposals require stand alone drawings** to clearly demonstrate the play offer. Thie drawings need to show surfacing both pathway (all weather accessible) and safety surfacing detail. fencing and gates where appropriate with specification. Equipment choice along with experiences demonstrating that these are accessible and inclusive and meet the desired target age range. The drawing needs to include pictures and specification of the equipment choices so that the full picture of the play proposals can be seen. The DAS document appears to include heavily redacted photos but where can be seen these appear to conflict with the detail provided within the Hard and soft landscape proposals drawing (which is insufficient in detail) For example - There is a tower climbing unit shown but this does not appear to be the same as in the hard and soft landscape proposals drawing. Similar or approved will not be suitable as we require detail of the actual play pieces/equipment being proposed.*

*The same level of detail is also provided for the planting proposals, including species, pot sizes, densities, heights and specifications, all of which are shown on the drawings and within the associated schedules. The Hard and Soft Landscape Proposals drawing is indicative as it **does not include actual quantities in locations**, despite showing species, densities and size at time of planting in list form. Again **stand-alone detailed planting plans are required** for submission **detailling planting quantities** along with species type, densities and size at time of planting **for all landscaped areas**; open space and on plot areas in each location. The information submitted to date does not provide this level of detail which is required.*

There may be confusion as it states illustrative/indicative. This was not intended to suggest that the proposals are not for determination. Given the level of detail provided, the drawings should be

considered as part of the application for determination. The information provided builds the picture but is not sufficient in detail to be able to determine, further detail required as above.

Kind Regards

Amber Willard MRTPI
Principal Planning Officer, Planning Department

E: amber.willard@arun.gov.uk

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