

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 30 April 2021 11:52
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Re: *EXTERNAL: RE: Felpham - FP/248/20/PL

Please upload onto Ocella the email below which is a response **from the applicant to ADC Neighbourhood Services** regarding planning application **FP/248/20/PL**.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



From: Ballam, Rachel [REDACTED]
Sent: 30 April 2021 11:28
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: Re: *EXTERNAL: RE: Felpham - FP/248/20/PL

Good morning Michael,

We are happy to provide the brick buttresses instead of the wire cages for drainpipe protection, and to provide Option 2 for services (heating etc). We will not be making further alterations to the changing facilities building in terms of layout.

Kind regards,

Rachel Ballam MSc | Planning Coordinator | Barratt David Wilson Homes Southampton [a trading name of BDW Trading Ltd]

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 29 April 2021 15:37

To: Ballam, Rachel [REDACTED]
Subject: FW: Re: *EXTERNAL: RE: Felpham - FP/248/20/PL
Importance: High

Hi Rachel,

Please see the email below from Joe Russell-Wells regarding planning application **FP/248/20/RES**.

Could you confirm the details?

A number of these issues can be addressed by conditions.

I look forward to receiving your response.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Sign up to our newsletter [here](#)



From: Joe Russell-Wells <Joe.Russell-Wells@arun.gov.uk>
Sent: 29 April 2021 15:26
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Robin Wickham <Robin.Wickham@arun.gov.uk>
Subject: Re: *EXTERNAL: RE: Felpham - FP/248/20/PL

Hi Michael,

Please find comments below based on the previous submitted – I am also aware that Sue Howell has commented on the landscape submission.

My updated comments are in red below:

Changing facilities:

- Support the construction of a pitched roof.
- Support the use of brick external finish facing of building material.
- Each changing room is required to have 2 w/c, not one as illustrated.
- Two separate officials changing facilities are required.
- All windows to be at high level and using vandal proof materials – i.e. screened toughened glass or blacked out windows with natural light made available through roof lights / tubes.
- Use of light tubes or similar to allow natural light into central rooms of the building
- External doors will need to be of adequate security to be durable and prevent forced entry – e.g. metal face.
- Main entrance door to be outward opening.
- All drain pipes and guttering to be vandal resistant and to prevent climbing – for example internal drainage or buttress protected down pipes. – see comment below

- The services arrangements including foul drainage for the facilities need to be confirmed to ensure the building is adequately served. – see comment below regarding heating
- The area of the building is noted. ADC would wish the changing room/facilities to be aligned with the Sport England design principles and specifications to ensure that the building is fit for purpose. This would include an area to provide opportunity for a communal room / space within the building and an external serving hatch. See comment below regarding proposed internal arrangement to make best use of space. – see comment below regarding building layout

Sports pitches and landscape

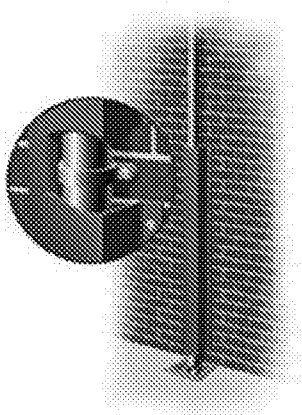
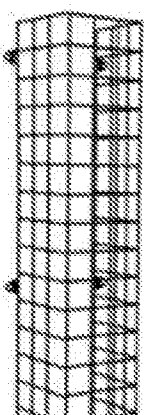
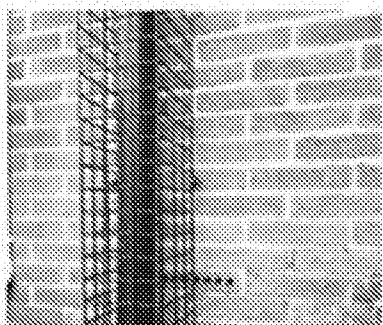
- The tree survey information appears to date from 2007 and therefore will need to be updated for the application. – note updated information has been submitted and Tree Officer consulted
- The detail of the provision of the 5 a side football areas will need to be set out to include the dimensions, drainage, construction details, including rebound walls and goals. – further information will be required – as not yet provided – minimum 2 entrances / exits for kickabout pitch areas to be provided.
- Details of ball stop safety fencing alongside of the relief road must be provided for approval. – details required
- Confirmation of the pitch dimensions, and surrounding run off together with the pitch drainage details and related SUDs must be provided for approval.
- Detail drawings to illustrate the fencing and the provision of a security gate and height barrier for approval is required.
- Specification of all tarmac surfacing, including sectional drawings and drainage must be provided for approval. – note the car park area proposed as gravel surfacing – this is acceptable if includes an approved grid system – confirmation required
- There is no reference to the boundary fencing detail for large parts of the site – this must be provided. The site boundary must be clearly established on the ground in all areas. – details required - condition
- Provision of site furniture such as seating, bins and dog bins to be provided on site – detail and locations to be approved.
- Drawing needs to identify existing native planting to relief road boundary – on the noise bund and either side of the acoustic fencing.
- Details of tree / hedge planting is required – further planting opportunities should be demonstrated, particularly on site boundaries – species is not identified – this must be provided for approval.
- Section drawings information and their location in relation to the site and finished levels needs clarification – this to include the access road / car park area - all required for approval. Attention needs to be given to ensure levels marry in with surrounding landscape – particularly in areas where the ground is made up. Areas of ground must not be compacted; where this is evident the developer will be required to make good prior to transfer to ADC.

1. Downpipe lockable cages or protector:

Example (specification to be confirmed):

Finish in black, downpipe in black

Pipe Protector Cage



The preference is that downpipe are protected by brick buttress rather than cages that look unsightly and would need further maintenance.

2. LPG (combined electric and LPG fuel source) vs ASHP (Electric only)

Option 1 (LPG hot water and heating via radiators):

Carbon/environmental impact

Estimated annual bills (LPG and electric) - £1850

Best end-user usability – instant heat and hot water

Easiest construction and maintenance

Option 2 (ASHP hot water, electric ceiling panel for heating):

Best carbon/environment impact (half carbon emissions of option 1)

Estimated annual bills (electric) - £1250-£1850

Worst end-user usability – slow heat times, will require good forward planning of building use

Most difficult construction and maintenance – will require 4 no. WWHR systems

Option 2 is the required option

3. Changing Facility vs Pavilion

By including social space into the changing facility, the building purpose group/category changes from the definition of a 'Changing Facility' to a 'Pavilion'.

As such there are additional requirements including a separate unisex accessible changing room (UACR) and other 'recommendations' such as induction loops, receptions, dog rest area etc.

However, as the UACR is already included in the design, I don't see the social space as a problem. The recommendations are not a requirement. And therefore the office space could be changed to a social space/seating area

Worth running by the architect to make sure I have that right

The above comment is noted – Having discussed with colleagues to make best use of the space available within the building we are proposing that the store area shown as part of the office space is omitted – and that the 'Accessible Changing Room' and the 'Accessible WC' be located in the area as shown as part of the office space / store area. This to leave the foyer area to be a larger central contiguous space adjacent to the kitchen which can be used as the 'social space'. This also to include an internal counter and roller blind to be installed between this foyer / 'social space' and the kitchen to serve this area. Happy to discuss for any clarification – a revised drawing will be needed.

On the basis of the above comments there remain a few issues to resolve prior to finally recommending agreement to the submission.

Kind regards, Joe

Joe Russell-Wells

Group Head of Neighbourhoods
Directorate of Services

T: 01903 737914

E: joe.russell-wells@arun.gov.uk

M: 07733 125708



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)





<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

The sender of this e-mail is a member of the Barratt Developments PLC group of companies, the ultimate parent of which is Barratt Developments PLC (company number 00604574). Barratt Developments PLC is registered in England and Wales with its registered office at Barratt House, Cartwright Way, Forest Business Park, Bardonia Hill, Coalville, Leicestershire LE67 1UF, together with its principal subsidiaries BDW Trading Limited (03018173), and Wilson Bowden Developments Limited (00948402). Barratt Homes, Barratt London and David Wilson Homes are trading names of BDW Trading Limited. This e-mail message is meant only for use by the intended addressee and may contain privileged and/or confidential information. If you have received this message in error please notify us and remove it from your system. Please view our 'Email Addendum v2.0' at

<http://www.barrattcommercialsupport.co.uk/barratt-developments-plc-email-a> for further details.