
FW: F/15/24/RES and F/16/24/RES - Final Updates/Amendments

From David Easton <David.Easton@arun.gov.uk>

Date Wed 21/01/2026 14:03

To Planning.Responses <Planning.Responses@arun.gov.uk>

 2 attachments (26 MB)

RM1-XX-DR-L-P-024-H-Composite Landscape Masterplan .pdf; RM4-XX-DR-L-P-030-H-Composite Landscape Masterplan .pdf;

Could the attached documents please be uploaded as substitute plans on the below references with the identified drawings superseded.

Application Reference	To be superseded	Substitute Plan
F/15/24/RES	Composite Landscape Masterplan RM1, RM4 and RM Infrastructure TOR-RM1-XX-DR-L-P-024 Rev G	Composite Landscape Masterplan RM1, RM4 & RM Infrastructure 180641-TOR-RM1-XX-DR-L-P-024 Rev H
F/16/24/RES	Composite Landscape Masterplan RM1, RM4 and RM Infrastructure RM4-XX-DR-L-P-030 Rev G	Composite Landscape Masterplan RM1, RM4 and RM Infrastructure RM4-XX-DR-L-P-030 Rev H

Many thanks,
David

From: Gardiner Hanson <[REDACTED]>

Sent: 19 January 2026 10:50

To: David Easton <David.Easton@arun.gov.uk>

Cc: Jessica Riches <Jessica.Riches@arun.gov.uk>; Harvey Wingfield <[REDACTED]>

Subject: Re: F/14/24/RES_F/15/24/RES_F/16/24/RES - Final Updates/Amendments

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Morning David,

As you'll note below, Jess flagged that the RM1 and RM4 Composite Masterplans hadn't been updated following the final amends to the IRM Composite Masterplan to address RoSPA recommendations.

As such, I've attached the following associated with each application. I've also attached a final collated drawing list for each RM application.

- **RM1:** RM1-XX-DR-L-P-024-H-Composite Landscape Masterplan

- **RM4:** RM4-XX-DR-L-P-030-H-Composite Landscape Masterplan

Could you please forward these to admin to update each respective application?

Will you be able to issue Decision Notices this week in Jess' absence? Other than updating the drawings as per attached (and previous email on 14.01.26 at 15:40) I believe Jess was going to propose a compliance noise condition for RM1/RM4 and a RoSPA Assessment prior to use condition for the basins/play areas.

Happy to discuss if anything unclear.

Kind regards,

Gardiner Hanson
Technical Director (Planning)

M [REDACTED]
[REDACTED]



From: Jessica Riches <Jessica.Riches@arun.gov.uk>

Date: Friday, 16 January 2026 at 17:26

To: Gardiner Hanson [REDACTED] >

Subject: RE: F/14/24/RES_F/15/24/RES_F/16/24/RES - Final Updates/Amendments

Hi Gardiner,

Quick question before I instruct technical. The IRM composite landscape plan is noted as Rev H, but both the RM1 and RM4 have been updated to Rev G instead. Can you confirm which one it is as I assume it will need to be the same one!

Thanks,

Jessica Riches *(She / Her)*
Principal Planning Officer
Strategic Development Team, Planning

Please note that I am on leave 19th – 23rd January 2026.

Advance Notice: Please note that I am leaving Arun District Council on 16th February 2026. I will endeavor to complete or handover work in the meantime to ensure a smooth transition.

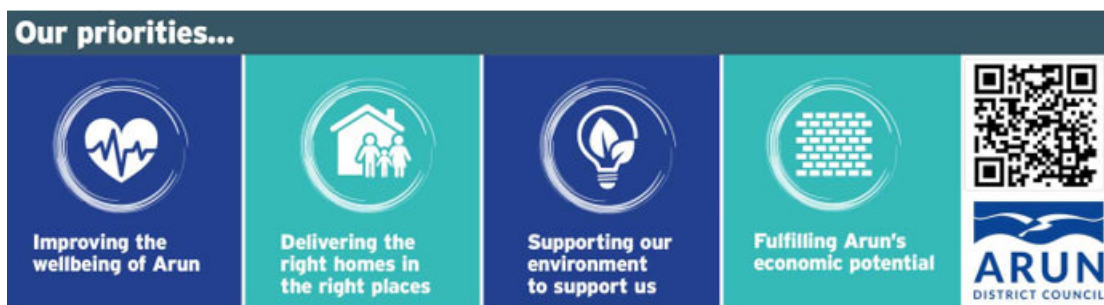
T: 01903 737852

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From: Gardiner Hanson <[REDACTED]>
Sent: 14 January 2026 15:40
To: Jessica Riches <Jessica.Riches@arun.gov.uk>; David Easton <David.Easton@arun.gov.uk>; Sue Howell <Sue.Howell@arun.gov.uk>
Cc: David Dodds (Land & Planning) <[REDACTED]> John Longhorn <[REDACTED]>; Charlotte Handscomb <[REDACTED]> Harvey Wingfield <[REDACTED]>
Subject: F/14/24/RES_F/15/24/RES_F/16/24/RES - Final Updates/Amendments

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Dear Jess, David, Sue,

A few final updates/amendments below following December's successful planning committee.

RoSPA Assessment/Landscape Amends

We've now received the final RoSPA Assessment related to the basins. Please see attached.

As you will note within the report, no permanent fencing is considered required, subject to the basin vegetation (marginal planting/long grasses) being sufficiently established prior to use. Happy to agree some form of condition to that extent if you want to propose one?

In addition, there are some various management recommendations that we'll have to pick up within the POS maintenance and management plans.

In order to satisfy RoSPA, we have only had to make a few minor amends to the IRM landscape pack (link to updated plans in following section):

1. Added additional marginal planting around two of the basin headwalls (Ryebank Park - basins on either side of spine road)
2. Amended viewing platform fencing from post & rail to 1.2m vertical post fence (50mm spacing) to restrict climbing
3. Added locations around LAPs play areas nearest basins where temporary fencing may need to be incorporated to enable landscape establishment (as needed and subject to further RoSPA Assessment pre-use)

Final Updated/Re-Issued Documents

I've also undertaken a final review of the Planning Committee Addendum documents for approval and noted some minor errors/updates required.

I've provided some tracked comments within the Addendum (see attached) and provided a link with a full set of amended/re-issued drawings which also aligns with the attached 'Documents for Approval' excel file. The files below and collated excel list should form the final list of documents for approval in our view.

<https://www.transfERNOW.net/dl/20260114hAYqIsIQ> (7-day time limit)

IRM:

- Amended Landscape Masterplan (to address RoSPA recommendations)
- Amended Ryebank Park and Landings Green landscape plans (to address RoSPA recommendations)
- RoSPA Assessment

RM1:

- Amended handworks and boundary plans 1-10 (to address colouring error between plan and legend)
- Amended Landscape Masterplan (previous submission wasn't captured on DN)
- Amended Schedule of Accommodation (a minor miscalculation was noted on the summary table - nothing else amended)

RM4:

- Amended Landscape Masterplan (previous submission wasn't captured on DN)
- Amended Schedule of Accommodation (previous submission wasn't referenced on DN)

Next Steps

As I'm aware, you will now need to consult with the Chair and Vice-Chair of the Planning Committee to get final sign-off prior to issuing decision notices. Can you please advise on est. timescales for completing this and subsequently how long it would take your admin team to process and issue the Decision Notices?

[@Jessica Riches](#) - I also sent you a separate email on your additional noise mitigation queries. Based on our assessment no further mitigation required. Do you need to add a compliance condition to each RM1 and RM4 to secure the proposed mitigation measures within each NIA report?

Should any of the above be unclear, please don't hesitate to give me a call to discuss.

Kind regards,

Gardiner Hanson
Technical Director
Planning

M [REDACTED]
[REDACTED]
[REDACTED]



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