

Breezie Allwright

From: Hannah Kersley
Sent: 05 December 2025 10:32
To: Planning.Responses
Cc: David Easton
Subject: FW: Hampton Quay - Housing Mix
Attachments: 030-SSA-S3RM-(MP.ZZ)-DR-A-006-rev D (Open Space Area).pdf; 030-SSA-S3RM-(MP.ZZ)-DR-A-009-rev B (Boundary Treatments).pdf; 030-SSA-S3RM-(MP.ZZ)-DR-A-004-rev D (Landscaping).pdf; 030-SSA-S3RM-(MP.ZZ)-DR-A-010-rev B (Lighting plan).pdf; 030-SSA-S3RM-(MP.ZZ)-DR-A-005-rev D (Parking).pdf; 030-SSA-S3RM-(MP.XX)-DR-A-013-rev C (Spot levels).pdf; 030-SSA-S3RM-(MP.XX)-DR-A-003-rev G (Block Plan).pdf; 030-SSA-S3RM-(MP.XX)-DR-A-002-rev D (Gross Areas).pdf; 030-SSA-S3RM-(MP.ZZ)-DR-A-008-rev B (Bins).pdf; 030-S3RM-Drawing register-251204.pdf; Action Sheet LU-124-25-RES.docx; 030-SSA-S3RM-(MP.XX)-DR-A-020-rev A (Riverside playspace 01).pdf; 030-SSA-S3RM-(MP.XX)-DR-A-021-rev A (Riverside Playspace 02).pdf; 030-SSA-S3RM-(MP.ZZ)-DR-A-007-rev C (Detailed Landscaping).pdf

Hi,

Please can the attached be uploaded to LU/124/25/RES. Request form attached.

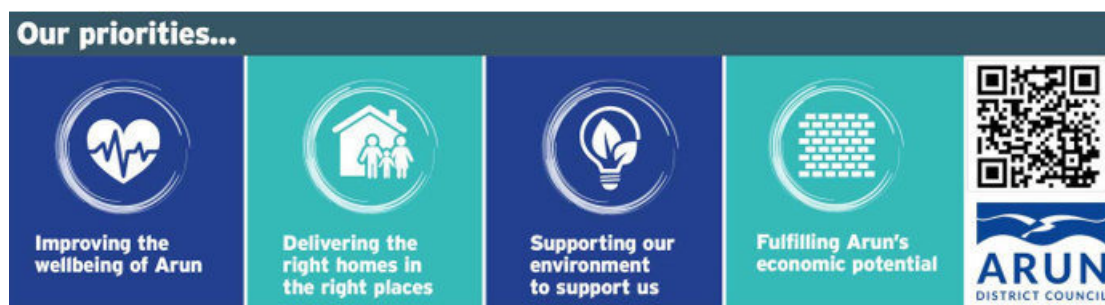
Many thanks!

Hannah Kersley (she/her)
Principal Planning Officer, Strategic Development

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From: Imran Haque <[REDACTED]>
Sent: 04 December 2025 17:50

To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>

Cc: Lottie Greenwood <[REDACTED]>; David Easton <David.Easton@arun.gov.uk>; Bobby Boyce <[REDACTED]> Sue Howell <Sue.Howell@arun.gov.uk>; Robert Barker <[REDACTED]>

Subject: Re: Hampton Quay - Housing Mix

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Dear Hannah,

Further to your comments we have adjusted the drawings to incorporate the following amendments:

- Speed platforms and visibility splays adjusted as per agreement with WSCC
- Car parking spaces increased / adjusted as per request from ADC
- Planting and play features updated
- Other minor drawing updates to match changes.

Please find attached the drawings.

Kind regards,

Imran Haque

Architectural Assistant

[REDACTED]

~ 09:30am to 06:30pm

stolon.co.uk

[REDACTED]

From: Robert Barker <[REDACTED]>

Sent: 03 December 2025 19:22

To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>

Cc: Lottie Greenwood <[REDACTED]> David Easton <David.Easton@arun.gov.uk>; Bobby Boyce

<[REDACTED]> Imran Haque <[REDACTED]> Sue Howell <Sue.Howell@arun.gov.uk>

Subject: Re: Hampton Quay - Housing Mix

Dear Hannah and Sue

We have updated the planting schedule, trees and provided more detail on the shrub mixes.

We have also added more detail on the play areas with the following description.

The play space is conceived as a bespoke landscape feature integrated within the wider public realm rather than a standard catalogue LEAP. Covering approximately 790sqm, it follows a shipwreck theme using timber structures, rope features and natural play elements, providing a mix of experiences for children aged roughly 2–12.

The surface treatment is a continuous self-bound gravel finish with dedicated play zones set within. A sand pit and areas of resin-bound play bark are contained by timber edging, providing safe, durable and visually coherent surfacing beneath active play equipment.

Activities such as swings, balance beams, rope challenges and stepping posts support imaginative play as well as motor skill development, balance and coordination. Seating for carers is incorporated to allow natural supervision without interrupting the landscape character.

Although the play area runs parallel with the river, it is located behind a post-and-rope barrier that prevents access to the salt marsh and water's edge. This is reinforced with planting selected to discourage access, ensuring a clear and respectful separation between the shoreline habitat and play space.

Please let us know if you have any comments.

Updated drawings with the parking to follow tomorrow.

Best regards

Robert

Attached

030-SSA-S3RM-(MP.ZZ)-DR-A-007-rev C (Detailed Landscaping).pdf

030-SSA-S3RM-(MP.XX)-DR-A-020-rev A (Riverside playspace 01).pdf

030-SSA-S3RM-(MP.XX)-DR-A-021-rev A (Riverside PLayspace 02).pdf

Robert Barker | FRIBA

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BYGO off-site housing system

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From: Hannah Kersley <Hannah.Kersley@arun.gov.uk>

Date: Tuesday, 25 November 2025 at 09:39

To: Robert Barker <[REDACTED]>

Cc: Lottie Greenwood <[REDACTED]>, David Easton <David.Easton@arun.gov.uk>, Bobby Boyce <[REDACTED]>, Imran Haque <[REDACTED]>, Sue Howell <Sue.Howell@arun.gov.uk>

Subject: RE: Hampton Quay - Housing Mix

Hi Robert,

Thank you for letting us know, that's not a problem.

Kind regards

Hannah

Hannah Kersley (she/her)

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From: Robert Barker <[REDACTED]>
Sent: 25 November 2025 09:27
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Cc: Lottie Greenwood [REDACTED]; David Easton <David.Easton@arun.gov.uk>; Bobby Boyce [REDACTED]; Imran Haque <[REDACTED]>; Sue Howell <Sue.Howell@arun.gov.uk>
Subject: Re: Hampton Quay - Housing Mix

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Hi Hannah / Sue

Thanks for the reply. We have been working on the play area details and had hoped to issue today. Unfortunately, Imran who is working on it has called in sick so please allow us a couple of days to respond to this. We will also fix the tree size and add more detail regarding the quantum, density, etc of shrubs.

I understand your concern about Ash so we will change these to Rowan.

thanks

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From: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Date: Tuesday, 25 November 2025 at 09:14

To: Robert Barker <[REDACTED]>
Cc: Lottie Greenwood <[REDACTED]>, David Easton <David.Easton@arun.gov.uk>, Bobby Boyce <[REDACTED]>, Imran Haque <[REDACTED]>, Sue Howell <Sue.Howell@arun.gov.uk>
Subject: FW: Hampton Quay - Housing Mix

Hi Robert,

I hope you are well.

Sue has reviewed your email and provided a response to your queries. Please see her comments below in red.

I hope this helps to provide some further clarity.

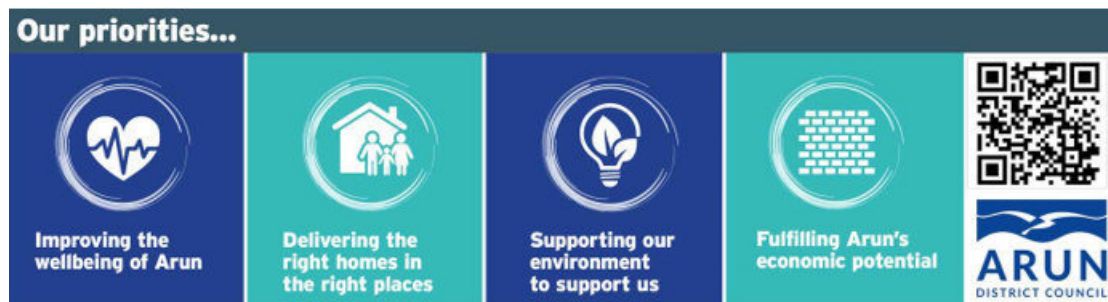
Kind regards
Hannah

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From: Robert Barker <[REDACTED]>
Sent: 20 November 2025 16:13
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Cc: Lottie Greenwood <[REDACTED]>; David Easton <David.Easton@arun.gov.uk>; Bobby Boyce <[REDACTED]> Imran Haque <[REDACTED]>
Subject: Re: Hampton Quay - Housing Mix

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Hi Hannah

We have reviewed the plans and your assessment of the housing mix is correct.

We will be sending updated drawings with the additional parking and the changes requested by highways shortly.

We will also include the additional visibility splays required by WSCC.

Reviewing the comments from Sue.

We have provided a lot of the detail regarding tree species, sizes etc. **Yes I have reviewed 030-SSA-S3RM-(MP.ZZ)-DR-A-007-rev A (Detailed Landscaping) which gives some level of detail particularly for the tree species**, which provides quantities in locations and size at time of planting, the shrub element of the scheme proposals remains too vague. There are suggested species ie for Shrub mix swale-side, Shrub mix and others however the list does not include actual quantities in each location, planting densities, size at time of planting and general spec detail ie block planting specification.**

Also spec for the planting areas in the key – granted it is a bit small. Has she seen this? **Yes have seen this (as above)**

030-SSA-S3RM-(MP.ZZ)-DR-A-007-rev A (Detailed Landscaping)

If needed we can add more detail regarding the density etc. but I want to make sure that she has seen this first. **More detail will be required in plan form as above.**

****Had omitted from my consultation response that Fraxinus excelsior should not be included within the tree planting species list (because of Ash dieback) – this will require substitution for a different appropriate or disease resilient form. Tree sizes should also conform to standard Nursery practice size standards ie 10-12cm girth, 12-14, 16-18, 18-20 etc**

We have spent time designing the play areas but I can see we have not given detail on the actual play items and enough info on the materials. **Detail will be required with specification to show what is proposed – comments previously submitted which need address are;** *Developments over 10no dwellings are required to provide both onsite facilities and offsite financial contributions as outlined in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020. The Arun Design Guide 2021 and open spaces SPD gives direction re requirements for play which must be accessible, inclusive, suitable for location and safe. The proposal as presented are not detailed enough to ensure that these criteria are being met. The play is referenced as gravel leisure play with self-binding gravel and looks more like a play on the way form of scheme. The play is further referenced within the DAS 6.5.3 under leisure sections – Section A Undercroft houses – this section shows a play active area with formal swings which is not shown on plan elsewhere?. Section B shown leisure area and sandpit and also shown a formal slide again not shown on plans elsewhere? It is therefore confusing what is proposed for the play in these areas which needs to be demonstrated in clear plan form with detail and specification. Proximity of the play proposal would raise concern in relation to the waters edge, these proposals would need to demonstrate the safety aspect of play located in these areas. The play would be required to provide both LAP and LEAP or equivalent provision, which the proposals presently fail to demonstrate.*

We would prefer to provide more details to confirm what these are and deal with this now. We should be able to provide this by the end of the week. Are you happy to copy Sue into e-mails so that we can ensure we provide adequate material. **Happy to have contact re play, but all emails should go through Hannah/Planning and copied to myself.**

Many thanks

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[REDACTED]

From: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Date: Wednesday, 19 November 2025 at 09:11
To: Robert Barker [REDACTED]
Cc: Lottie Greenwood [REDACTED], David Easton <David.Easton@arun.gov.uk>, Bobby Boyce <[REDACTED]>
Subject: RE: Hampton Quay - Housing Mix

Hi Robert,

Thank you for the call yesterday – it was good to catch up.

As discussed, I will review the objections with the Engineers and LLFA in respect of the legal opinion recently received. I have also spoken to my colleague as to whether we can release this document to you, however she has confirmed that this must remain confidential and internal only. I can however summarise the outcome of the opinion, which queried whether drainage can be re-assessed at reserved matters stage. Legal advice has confirmed that as drainage is not defined as a reserved matter as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015, refusal of reserved matters on drainage grounds is not permitted. Further to this and following the recent judgment (CG Fry and Son Ltd), it is not permissible to impose new drainage-related conditions at the reserved matters stage unless they fall within the statutory definition of reserved matters, which they do not.

As a result, we are of the opinion that the flood risk and drainage matters were settled at outline stage, and have been conditioned to reflect the details submitted under that application. As such, drainage matters can now only be resolved through a Discharge of Condition application, and should not be addressed at Reserved Matters stage. We will be making this position clear to Committee Members prior to the meeting.

In reviewing the consultation responses, I do note the attached comments from ADC Greenspace. They have requested some further detail to clarify compliance with Open Space and Play requirements as these remain vague. Would it be possible to have some further information sent over to address these comments?

Many thanks in advance.

Kind regards
Hannah

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From: Robert Barker <[REDACTED]>
Sent: 18 November 2025 11:48
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Cc: Lottie Greenwood <[REDACTED]>; David Easton <David.Easton@arun.gov.uk>; Robert Boyce <[REDACTED]>
Subject: Re: Hampton Quay - Housing Mix

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Hi Hannah

We will look into this. Please can you give me a call to discuss the responses with regards to the flood and drainage?
[REDACTED]

We are disappointed with the objections, given that the principle issues of managing the flood-risk is unchanged and there is a condition to deal with the drainage.
We would be happier if there were no objections on the basis that the scheme adopts the approved FRA approach and that there is a condition to deal with drainage.

Also, have you heard from WSCC highways?

thanks

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From: Hannah Kersley <Hannah.Kersley@arun.gov.uk>

Date: Tuesday, 18 November 2025 at 11:20

To: Robert Barker <[REDACTED]>

Cc: Lottie Greenwood <[REDACTED]>, David Easton <David.Easton@arun.gov.uk>, Bobby Boyce [REDACTED]

Subject: Hampton Quay - Housing Mix

Hi Robert,

I hope you are well.

I am currently in the process of writing up the report for December Committee, and just wanted to clarify the position with the housing / affordable mix for the flats. I note 4.1. of the DAS sets out the breakdown, however from reviewing everything it appears that the floor plans for the flats do not accord with the mix set out in the DAS. I have calculated the mix as the following:

9x 1 bed flat (stated as 10)

17x 2 bed flat (stated 16)

5x 3 bed flat (unchanged)

4.1.1. of the DAS sets out the affordable housing mix which is proposed as:

3x 1 bed flats

3x 2 bed flats

2x 3 bed flats

Could I just check that the above flat and affordable housing mix is correct?

I look forward to hearing from you.

Kind regards

Hannah

Hannah Kersley (she/her)

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