

## Byrne, Richard

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**From:** Hannah Guy [REDACTED] >  
**Sent:** 14 July 2021 13:01  
**To:** Byrne, Richard  
**Subject:** RM conditions @ Frampton Middlegate  
**Attachments:** 2106.30105(MiddlegateRoad\_LarkfleetHomes)A3Cad.pdf; Play Value Sheets.pdf

Good afternoon Richard,

Please find enclosed the additional details for the planning conditions below.....

### C3 – Play Equipment

Please find attached a copy of the revised play area plan along with some Play Value Sheets provided by Proludic. To comply with the planners request for more accessible equipment for disabled children we have changed the double toddler swing for a combination swing (one toddler seat and one standard seat) to then allow the other swing frame to be replaced with the basket swing as requested. With regards to their request for a wheelchair accessible roundabout to replace the spinning gyro roundabout, to install this is a lot more expensive and is out of our budget allowance for the site. Instead they have provided me with the attached play value sheets explaining that since the spinning gyro is set at the right height for transfer from a wheelchair to the base of the roundabout this has the same accessibility allowances as the basket swing that was requested. Hopefully this is acceptable for the planners.

### C8 – Management Plan

Proludic have provided a bit more of an explanation on the inspections required and we are happy to agree the following:

Weekly inspections – These will be carried out by a competent person from the Managing Agents and will be a simple inspection to check for any damages or wear to the equipment or surfacing. The inspections will be carried out whilst they are visiting the site to complete their maintenance tasks and any risk items they find within the play area will be picked up by themselves in their ongoing maintenance on the site.

Annual inspections – This will be a more detailed inspection carried out by an independent specialist such as RoSPA where a report will be generated and any risk items then resolved by the Managing Agents.

I have previously sent you updates or commentary on the other planning requests, so hopefully we can now conclude this???

Let me know and thanks Richard.

Hannah

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### Condition 2 (Landscaping buffer)

- Drawing 7343-L-110 – received 11 February 2021

We seem to be missing the 5 year aftercare plan to accompany the drawing. Could you provide this information please.

### Condition 3 (Play equipment)

J09 – Balancing  
J3836C – Diabolo  
J472 - Swings

J474 – Swings  
J839 – Spring Rider

Although we have Drg No. 1812.21019 – ‘Layout Drawing’ and J2400 – Roundabout’ I believe you mentioned in your e-mail (11 August) that you would look into specific accessible equipment for disabled groups e.g. basket swing and ground level wheelchair accessible roundabout.

Could you provide an update please. If there are any changes can you provide me with plans please so they can be considered and supersede the originals etc.

#### Condition 4 (Pump station)

MA10953-605 6 Pump Station Details  
MA10953-605 7 Pump Station Details  
MA10953-605 8 Pump Station Details  
MA10953-605 9 Pump Station Details

I am a little confused of the appearance of the pump station as the majority of drawings are in plan form. I guess from the drawing annotations it will be some sort of steel enclosure around the equipment and a boundary treatment to be agreed with Anglian Water.

#### Condition 5 (garages elevations)

I note Drg No. L000/DSG/04/P has been submitted. I assume this is a typical example showing an access door between the garage and the external area within a plot. Although there isn't a site plan showing that each garage can be accessed directly from the plot can you confirm by return this will be the case. Admittedly it is not always practical for a door to always be to the rear as shown on the drawing but confirmation that it will be either on the side or rear of the garage serving each plot will support the drawing.

#### Condition 7 (timetable for soft landscaping, phasing and completion)

Unfortunately I am struggling a little with the information that has been submitted and if it would satisfy the condition. The content of the external works specification which has been submitted reads more like the actions of a management plan, it doesn't set out phasing, when planting would commence, or when completed. I believe I asked the question a while back when I sent my original set of comments (18 June 2020).

The condition requires a timetable for the landscaping, phasing and completion in accordance with the approved plans. Although I was not the original case officer I guess the original condition, given the size of the development, was to ensure that landscaping closely follows the building of each phase for completeness and not to all left to the final stage. This would also incorporate the landscape buffer required by condition 2.

I accept there will be periods of time where planting is not possible (due to the inclement weather or inappropriate time to plant due to the growing season). However, the timetable should account for these periods and intertwine so the development can continue and the planting to follow suit i.e. implemented before the next growing season for example.

I will therefore require the information to consider and for the discharge of the condition.

#### Condition 8 (Management plan)

I understand you were going to ask your consultant to amend the plan and send in a revised document to address the below. I can't seem to locate it could you send again please.

“...In relation to the Landscape Management Plan (February 2020). Play Area inspections are proposed on the plan for an annual inspection. This is not sufficient. Play equipment should be inspected weekly, with a more detailed

inspection monthly and an annual inspection. Developer should show how the play equipment will be continually inspected and defects or damage rectified.



**Hannah Guy**  
Planning Manager

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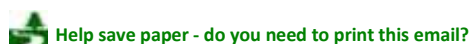
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