

From: Olivia Armitage-Hobbs <Olivia.Armitage-Hobbs@bellway.co.uk>
Sent: 21 April 2026 16:27:54 UTC+01:00
To: "Joseph Swift" <joseph.swift@midsussex.gov.uk>
Cc: "James McConnell" <james@mcconnellplanning.co.uk>
Subject: FW: DM/26/0515
Attachments: image007.emz, Re_DM_26_0515 1 of 2.zip

Good afternoon Joe

Thanks for your email.

I attach the landscape plans which should provide the information required.

Eaves, the management company have provided the below responses in blue.

Are we now able to put a date in the diary for the inspection of the Retained Open Space please as we are under pressure to get the S106 obligation discharged as soon as possible.

Many thanks,

Olivia

Olivia Armitage-Hobbs
Planning Manager

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The Bellway logo is displayed in a large, bold, orange-red font.

From: Joseph Swift <Joseph.Swift@midsussex.gov.uk>
Sent: Wednesday, April 15, 2026 12:35
To: Olivia Armitage-Hobbs <Olivia.Armitage-Hobbs@bellway.co.uk>

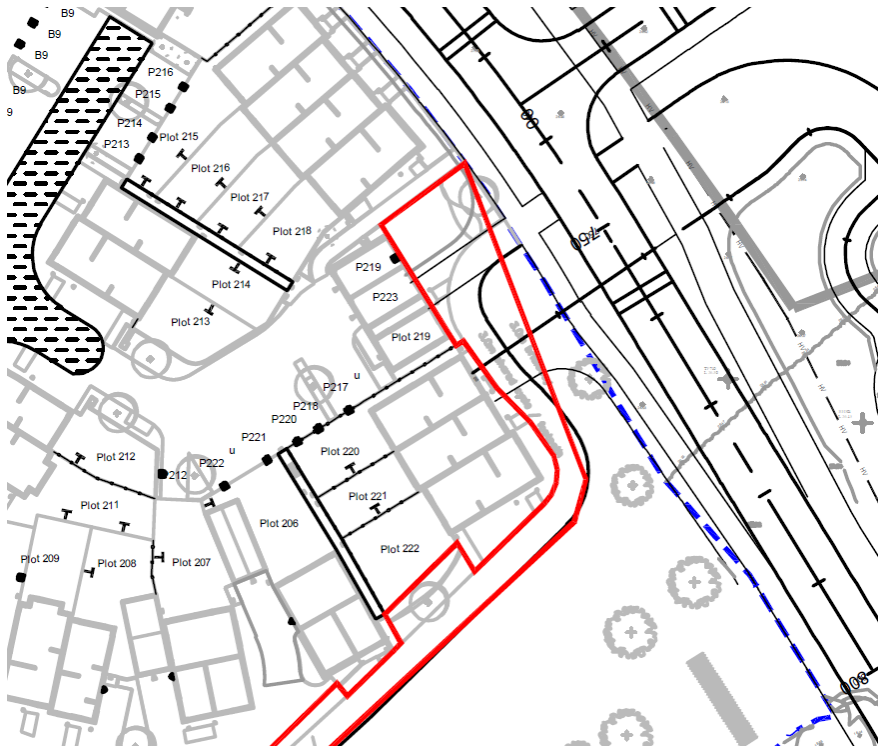
Cc: James McConnell <james@mcconnellplanning.co.uk>
Subject: DM/26/0515

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Good afternoon,

Following an initial review of the retained open space obligations, I have the following points to raise.

In regards to the red line, is this correct in the following section:



Do the submitted plan show the most updated landscape details? The location of the Green Circle seems to vary from the approved landscape plans.

In relation to the retained open space specification it “*means a detailed specification of the Retained Open Space within each Sub-Phase including the location, extent, layout, landscaping and surface treatment of such areas and any materials, equipment, planting, fencing, litter bins, Retained SuDS, sections of the Green Circle and/or Green Superhighway and/or public furniture to be used or installed within each Retained Open Space.*”

The current level of detail provided by the plan does not include sufficient detail to identify the above section highlighted in red.

In relation to the management company, 2.7b sets out a number of requirements, can you confirm by reply if these have been met:

- Composition of the management company (to include at least one resident of the development).
The management company is limited by guarantee with each owner automatically becoming a member of the company. The company requires a minimum of two Directors and on sale of the last unit on the development resident Directors will be appointed by Eaves, who act as Company Secretary.
- Confirmation of the capabilities to coordinate with other management companies or entities responsible for management and maintenance of open and public spaces
Eaves are the managing agent responsible for the whole of the development.
- Details of how residents will be involved in the decision making by the retained open space management company.
Resident Directors will liaise with Eaves, however the role of Eaves is to ensure the open space is managed in accordance with landscape management plans, and in accordance with Health and Safety compliance requirements.
- Details for the mechanism for allowing the owner to step in to perform the functions of the Retained Open Space Management Company if it is dissolved, has insufficient funds or is otherwise incapable of managing, maintaining or insuring the retained open space.
The Memorandum and Articles for the Company set out the Objects, which require that the company is solvent at all times to meet the obligations of the company for maintenance purposes. Resident Management Companies cannot be dissolved.

I look forward to hearing from you on the above points.

Many thanks

Joseph Swift BA (Hons) MPLAN

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