

Steve Barker

From: planning@rother.gov.uk
Sent: 02 July 2021 09:34
To: Team 2
Subject: Receipt of Planning Portal Application

Categories: 2019-102 Bexhill Fryatts Way

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Rother District Council

Dear Sir/Madam

Planning Portal Ref: **PP-09988790**

Rother District Council ref: **RR/2021/1656/P**

Location:

Description of development: **Outline planning application for up to 210 residential dwellings (including up to 30% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation, vehicular access point and associated ancillary works. All matters to be reserved with the exception of the main site access.**

Thank you for your application dated 1st July 2021 which was received on 2nd July 2021

Your application is in the process of being validated and you will receive notification once this process has been completed.

Please note that we currently have a backlog of planning applications for validation of around 6 ? 7 weeks.

Kind regards
Planning Business Support

Follow us on Twitter

Follow us on Facebook

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please email us.

Any views expressed are not necessarily the views of Rother District Council unless stated.

This email message has been checked for the presence of computer viruses and malware, however we accept no liability for any unknown virus contained in the message or any attachments.

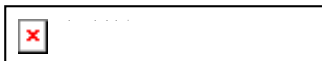
COVID - 19 pandemic

The Council will endeavour to respond to your request as soon as possible but we ask you to appreciate that our priority in terms of resources, finances or people, might be diverted away from usual compliance or information work during this extraordinary pandemic period. This understandably may result in the Council not being able to respond to you as quickly as we would like to.

Steve Barker

From: Victoria Richardson
Sent: 26 August 2021 10:54
To: Jeff Pyrah
Cc: Sian Gulliver; Steve Barker
Subject: RE: Land off Fryatts Way, Bexhill

Okay, thanks for getting back to me Jeff.



Victoria Richardson | Assistant Planner

T: 01260 288 914 | [REDACTED]
www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Jeff Pyrah [REDACTED]
Sent: 25 August 2021 17:12
To: Victoria Richardson [REDACTED]
Cc: Sian Gulliver [REDACTED] Steve Barker [REDACTED]
Subject: RE: Land off Fryatts Way, Bexhill

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Tori,

8 weeks is around the length of time it is taking to allocate applications I am afraid. I am sure you will hear very soon. It is not yet allocated according to my system.

Jeff Pyrah
Planning Policy Manager
Strategy & Planning



rother.gov.uk



From: Victoria Richardson [REDACTED]
Sent: 25 August 2021 15:08
To: Jeff Pyrah [REDACTED]
Cc: Sian Gulliver [REDACTED] Steve Barker [REDACTED]
Subject: RE: Land off Fryatts Way, Bexhill

Hi Jeff,

I hope the first couple of weeks in your new role are going well.

I'm sorry to pester you, but we are still waiting for validation of our Fryatts Way application- submitted almost 8 weeks ago. I was wondering if you would be able to provide me with the contact details of who will likely be dealing with the application?

Many thanks
Tori



Victoria Richardson | Assistant Planner

[REDACTED]
www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Victoria Richardson
Sent: 16 August 2021 10:42
To: 'Jeff Pyrah' [REDACTED]
Cc: Sian Gulliver [REDACTED] Steve Barker [REDACTED]
Subject: RE: Land off Fryatts Way, Bexhill

Hi Jeff,


Thanks for the update and apologies for my delayed acknowledgement, I've been on leave for the last couple of weeks.

Ah, best of luck in your new position and we look forward to working with you on policy matters.

Kind regards
Tori



Victoria Richardson | Assistant Planner


www.gladman.co.uk

This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Jeff Pyrah 
Sent: 03 August 2021 11:22
To: Victoria Richardson 
Cc: Sian Gulliver  Steve Barker 
Subject: RE: Land off Fryatts Way, Bexhill

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Tori,

Thank you for your email. I am not directly involved in validation, but the situation is that we do have a significant backlog and it is taking 6-8 weeks. We have recently employed Capita to assist the validation team, but the situation currently remains.

I can only apologise on behalf of the department.

In addition, I'm not sure I have told you, but I am changing roles and I will be the Policy Manager from 16 August – so no longer in Development Management. Hence, I will not be the case officer for the application. I am sure I will be involved however, given the significance of the site.





Kind regards,

Jeff Pyrah
Development Management Team Leader
Strategy & Planning


rother.gov.uk

My working days are Mon, Tue, Wed & Thurs



From: Victoria Richardson 
Sent: 30 July 2021 09:13
To: Jeff Pyrah 
Cc: Sian Gulliver  Steve Barker 
Subject: RE: Land off Fryatts Way, Bexhill

Morning Jeff,

I hope you're well?

Following on from my email below, we're now aware that the validation process is taking between 6-8 weeks at the moment and I was wondering if there's anything we can do to assist with this timescale?

Kind regards,

Tori



Victoria Richardson | Assistant Planner



www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Victoria Richardson

Sent: 29 June 2021 13:29

To: 'Jeff Pyrah'

Cc: Sian Gulliver Steve Barker

Subject: Land off Fryatts Way, Bexhill

Dear Jeff,

I hope you are well?

I am writing to inform you that we have submitted a planning application on land off Fryatts Way, Bexhill. Please see attached a covering letter for your information.

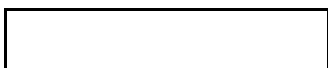
We look forward to working with you and if you need anything else from us, please let me know.

Kind regards,

Tori

Victoria Richardson

Planning Apprentice



www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

[Pay a bill](#)

[Pay for a garden bin](#)

[Report a missed bin](#)

[Planning online](#)

[Voting](#)

[When is my bin day?](#)

www.rother.gov.uk/MyAlerts

[Follow us on Twitter](#)

[Follow us on Facebook](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please email us.

Any views expressed are not necessarily the views of Rother District Council unless stated.

This email message has been checked for the presence of computer viruses and malware, however we accept no liability for any unknown virus contained in the message or any attachments.

COVID - 19 pandemic

The Council will endeavour to respond to your request as soon as possible but we ask you to appreciate that our priority in terms of resources, finances or people, might be diverted away from usual compliance or information work during this extraordinary pandemic period. This understandably may result in the Council not being able to respond to you as quickly as we would like to.

[Pay a bill](#)

[Pay for a garden bin](#)

[Report a missed bin](#)

[Planning online](#)

[Voting](#)

[When is my bin day?](#)

www.rother.gov.uk/MyAlerts

[Follow us on Twitter](#)

[Follow us on Facebook](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please email us.

Any views expressed are not necessarily the views of Rother District Council unless stated.

This email message has been checked for the presence of computer viruses and malware, however we accept no liability for any unknown virus contained in the message or any attachments.

COVID - 19 pandemic

CD4 Page 8

The Council will endeavour to respond to your request as soon as possible but we ask you to appreciate that our priority in terms of resources, finances or people, might be diverted away from usual compliance or information work during this extraordinary pandemic period. This understandably may result in the Council not being able to respond to you as quickly as we would like to.

Steve Barker

From: planning validation <planning.validation@rother.gov.uk>
Sent: 31 August 2021 11:00
To: Team 2
Subject: RR/2021/1656/P Fryatt's Way
Attachments: RR_2021_1656_P-ACK.pdf

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning,

Please find acknowledgment letter attached for the above application.

Kind regards,

Nicholas Ingamells
Business Support Officer
Strategy and Planning

rother.gov.uk



[Pay a
bill](#)

[Pay for a garden
bin](#)

[Report a missed
bin](#)

[Planning online](#)

[Voting](#)

[When is my bin
day?](#)

[Follow us on Twitter](#)

[Follow us on Facebook](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please email us.

Any views expressed are not necessarily the views of Rother District Council unless stated.

This email message has been checked for the presence of computer viruses and malware, however we accept no liability for any unknown virus contained in the message or any attachments.

COVID - 19 pandemic

CD4 Page 10

The Council will endeavour to respond to your request as soon as possible but we ask you to appreciate that our priority in terms of resources, finances or people, might be diverted away from usual compliance or information work during this extraordinary pandemic period. This understandably may result in the Council not being able to respond to you as quickly as we would like to.

Steve Barker

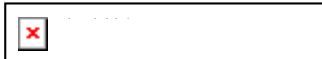
From: Victoria Richardson
Sent: 13 September 2021 10:25
To: Clare Gibbons
Cc: Sian Gulliver; Steve Barker
Subject: RE: Land off Fryatts Way, Bexhill

Categories: 2019-102 Bexhill Fryatts Way

Good morning Clare,

Happy to agree to an EoT until the end of October and we can review once we have received consultee responses.

Many thanks
Victoria



Victoria Richardson | Assistant Planner

www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Clare Gibbons [REDACTED]
Sent: 10 September 2021 14:51
To: Victoria Richardson [REDACTED]
Subject: RE: Land off Fryatts Way, Bexhill

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Ms. Richardson,

Thank you for your email below. If possible, I would be grateful if you could consider and extension of time for the determination of the application until the end of October.

Regards,

Ms Clare Gibbons BA, DipTRP, MRTPI,
Development Management Team Leader
Strategy and Planning

rother.gov.uk



From: Victoria Richardson [REDACTED]
Sent: 10 September 2021 13:16
To: Clare Gibbons [REDACTED]
Cc: Sian Gulliver [REDACTED]; Steve Barker [REDACTED]
Subject: Land off Fryatts Way, Bexhill

Dear Ms Gibbons,

We've previously discussed this site and our proposals with your colleague Jeff Pyrah and would welcome the opportunity to continue this dialogue with you.

In the meantime, if it is helpful to you, we'd be willing to consider an extension of time beyond the current 30th September deadline.

Kind regards,

Victoria Richardson
Assistant Planner



www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

[Pay a bill](#)

[Pay for a garden bin](#)

[Report a missed bin](#)

[Planning online](#)

[Voting](#)

[When is my bin day?](#)

www.rother.gov.uk/MyAlerts

[Follow us on Twitter](#)

[Follow us on Facebook](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please email us.

Any views expressed are not necessarily the views of Rother District Council unless stated.

This email message has been checked for the presence of computer viruses and malware, however we accept no liability for any unknown virus contained in the message or any attachments.

COVID - 19 pandemic

The Council will endeavour to respond to your request as soon as possible but we ask you to appreciate that our priority in terms of resources, finances or people, might be diverted away from usual compliance or information work during this extraordinary pandemic period. This understandably may result in the Council not being able to respond to you as quickly as we would like to.

Steve Barker

From: Victoria Richardson
Sent: 02 November 2021 14:45
To: Clare Gibbons
Cc: Sian Gulliver; Steve Barker
Subject: RE: Land off Fryatts Way, Bexhill

Dear Clare,

Just a quick email to let you know we've seen the commentary from Chris Ashford and the Ellerslie Area Residents' Association (EARA) in relation to an historic s.52 agreement and although this agreement isn't a barrier to planning permission being granted for our proposals, we would like to review the documentation associated with the agreement referred to in the email.

Kind regards,
Victoria



Victoria Richardson | Assistant Planner

www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Clare Gibbons [REDACTED]
Sent: 29 October 2021 11:55
To: Victoria Richardson [REDACTED]
Cc: Sian Gulliver [REDACTED] Steve Barker [REDACTED]
Subject: RE: Land off Fryatts Way, Bexhill

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Victoria,

Thank you for your email below and noted.

Kind regards,

Ms Clare Gibbons BA, DipTRP, MRTPI,
Development Management Team Leader
Strategy and Planning

rother.gov.uk



From: Victoria Richardson [REDACTED]
Sent: 29 October 2021 11:41
To: Clare Gibbons [REDACTED]
Cc: Sian Gulliver [REDACTED]; Steve Barker [REDACTED]
Subject: RE: Land off Fryatts Way, Bexhill

Dear Clare,

On the basis of the request from National Highways for the application to not be determined until 3 months from the date of their letter (18th Oct) and as you suggested, I can confirm we are happy to agree an extension of time until 18th January 2022 to enable us to resolve the outstanding matters.

Many thanks
Victoria



Victoria Richardson | Assistant Planner

www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

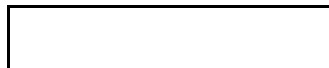
Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Victoria Richardson
Sent: 28 October 2021 11:37
To: 'Clare Gibbons' [REDACTED]
Cc: Sian Gulliver [REDACTED]; Steve Barker [REDACTED]
Subject: RE: Land off Fryatts Way, Bexhill

Dear Clare,

Thanks for forwarding ESCC's response. We'll review with our consultant and provide you with any comments we have in due course.

Kind regards,
Victoria



Victoria Richardson | Assistant Planner



www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Clare Gibbons [REDACTED]
Sent: 28 October 2021 11:28
To: Victoria Richardson [REDACTED]
Cc: Sian Gulliver [REDACTED]; Steve Barker [REDACTED]
Subject: RE: Land off Fryatts Way, Bexhill

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Victoria,

Thank you for your email below.

Please find attached the response received from East Sussex County Council's Highways Department and I would be grateful for any comments that you may have on the issues raised within it.

Kind regards,

Ms Clare Gibbons BA, DipTRP, MRTPI,
Development Management Team Leader
Strategy and Planning



rother.gov.uk



From: Victoria Richardson [REDACTED]
Sent: 26 October 2021 15:59
To: Clare Gibbons [REDACTED]
Cc: Sian Gulliver [REDACTED]; Steve Barker [REDACTED] >
Subject: RE: Land off Fryatts Way, Bexhill

Dear Clare,

Many thanks for your email and apologies for my delayed response- I am catching up on my emails after spending a few days on annual leave in Edinburgh last week.

Regarding the Highways England response, we have forwarded it to our transport consultant for review and will respond accordingly.

In respect of the historical landfill on site, the potential risk is identified as low and therefore we would be willing to consider a suitably worded condition in respect of phase 2 (intrusive) site investigation works. I can also confirm that the DFP shown reflects what we believe to be the area in question and we're confident the proposals can be delivered without being affected by any historic landfill that may or may not be present on-site.

Finally, I can confirm that SuDS management would be secured via a s.106 agreement and would likely be covered by a Management Company to an agreed standard. We're more than willing to discuss this in detail with you to ensure certainty of deliverability and effectiveness of operation in perpetuity.

Kind regards,
Victoria



Victoria Richardson | Assistant Planner



www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Clare Gibbons [REDACTED]
Sent: 22 October 2021 10:39
To: Victoria Richardson [REDACTED] >
Subject: RE: Land off Fryatts Way, Bexhill

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Victoria,

Further to the emails below, we have now received a response from Highways England and please find attached a copy for ease of reference. You will see that they raise a number of actions (including for updated modelling and sensitivity testing). They have recommended that three months is required to resolve the outstanding matters that they raise. I am also still waiting for responses from a couple of key consultees, including East Sussex County Council's Highways Department. On that basis, I would be grateful if you could confirm agreement to an extension of time for the determination of the application.

CD4 Page 19

I note from the submitted 'Phase 1 Preliminary Risk Assessment (PRA)' that there is a historic landfill on the application site. I would be grateful if you could let me know whether this has informed that layout indicated on the 'Development Framework'. It would be useful to understand this to consider whether any mitigation measures in terms of this could have landscape implications.

One issue that is likely to be potential interest to Members is that management of the SUDS and I would be grateful if you could let me know at this stage, who it is anticipated that this will fall to.

Kind regards,

Ms Clare Gibbons BA, DipTRP, MRTPI,
Development Management Team Leader
Strategy and Planning

[REDACTED]
rother.gov.uk



From: Victoria Richardson <[REDACTED]>
Sent: 14 October 2021 14:40
To: Clare Gibbons <[REDACTED]>
Cc: Sian Gulliver <[REDACTED]>; Steve Barker <[REDACTED]>; Jeff Pyrah <[REDACTED]>
Subject: RE: Land off Fryatts Way, Bexhill

Dear Clare,

Thanks for your prompt response and for confirming your timescales. We're willing to offer any assistance you need to better understand our proposals.

Kind regards
Victoria



Victoria Richardson | Assistant Planner

[REDACTED]
www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Clare Gibbons [REDACTED] >
Sent: 14 October 2021 14:34
To: Victoria Richardson [REDACTED] >
Cc: Sian Gulliver [REDACTED] >; Steve Barker [REDACTED] >; Jeff Pyrah [REDACTED] >
Subject: RE: Land off Fryatts Way, Bexhill

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Ms. Richardson,

Thank you for your confirmation that you are happy for the redacted version of the Badger Report to be placed in the public domain.

I apologise for the delay in responding and providing initial feedback to the application. I hope to be able to review the application, including consultation responses and provide any initial feedback next week.

Thank you for your continued patience.

Regards,

Ms Clare Gibbons BA, DipTRP, MRTPI,
Development Management Team Leader
Strategy and Planning

[REDACTED]
rother.gov.uk



From: Victoria Richardson [REDACTED]
Sent: 14 October 2021 10:47
To: Clare Gibbons [REDACTED] >
Cc: Sian Gulliver [REDACTED] >; Steve Barker [REDACTED] >; Jeff Pyrah [REDACTED] >
Subject: RE: Land off Fryatts Way, Bexhill

Dear Clare,

Thank you for your email.

I can confirm that we have no objection to you uploading a redacted version of our ecology report to your online application page.

Regarding the application, I'm mindful that we have an extension of time agreed until the end of October and I would welcome the opportunity for us to have a discussion about our proposals before then so that we can better understand your and the Council's views. In respect of this, would you be amenable to a Microsoft Teams call? And if so, can you offer some times and dates please?

CD4 Page 21

Whilst we have been monitoring consultee and third party responses to our application, it would also be useful to know from you which responses you're still expecting and when these are due?

Kind regards,
Tori





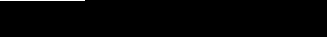

Victoria Richardson | Assistant Planner


www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Clare Gibbons  >
Sent: 13 October 2021 10:05
To: Victoria Richardson  >
Cc: Sian Gulliver  >; Steve Barker  >
Subject: RE: Land off Fryatts Way, Bexhill

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Ms. Richardson,

I wonder if you would be able to help me with an EIR request that we have received. The request is for the Badger report that has been submitted in support of the application.

I am conscious that badgers and their setts are protected under the Protection of Badgers Act 1992. This makes it an offence to kill or take a badger, to cruelly ill-treat a badger, or to interfere with a badger sett, including disturbing a badger while it is occupying a sett and the report identifies the potential location of badger setts. I also note that page 2 of the report requires written consent from FPCR Environment and Design Ltd for the reproduction or disclosure of the report. If they are happy for the report to go into the public domain then I would suggest that Sections 4.5-4.8, 5.1, 5.5 and the badger survey plan are redacted. Please let me know whether or not you are happy with the release of this report.

Regards,

Ms Clare Gibbons BA, DipTRP, MRTPI,
Development Management Team Leader
Strategy and Planning


rother.gov.uk



From: Victoria Richardson [REDACTED]

Sent: 10 September 2021 13:16

To: Clare Gibbons [REDACTED]

Cc: Sian Gulliver [REDACTED]; Steve Barker [REDACTED]

Subject: Land off Fryatts Way, Bexhill

Dear Ms Gibbons,

We've previously discussed this site and our proposals with your colleague Jeff Pyrah and would welcome the opportunity to continue this dialogue with you.

In the meantime, if it is helpful to you, we'd be willing to consider an extension of time beyond the current 30th September deadline.

Kind regards,

Victoria Richardson

Assistant Planner



www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

[Pay a bill](#)

[Pay for a garden bin](#)

[Report a missed bin](#)

[Planning online](#)

[Voting](#)

[When is my bin day?](#)

www.rother.gov.uk/MyAlerts

[Follow us on Twitter](#)

[Follow us on Facebook](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please email us.

Any views expressed are not necessarily the views of Rother District Council unless stated.

This email message has been checked for the presence of computer viruses and malware,

however we accept no liability for any unknown virus contained in the message or any attachments.

COVID - 19 pandemic

The Council will endeavour to respond to your request as soon as possible but we ask you to appreciate that our priority in terms of resources, finances or people, might be diverted away from usual compliance or information work during this extraordinary pandemic period. This understandably may result in the Council not being able to respond to you as quickly as we would like to.

[Pay a bill](#)

[Pay for a garden bin](#)

[Report a missed bin](#)

[Planning online](#)

[Voting](#)

[When is my bin day?](#)

www.rother.gov.uk/MyAlerts

[Follow us on Twitter](#)

[Follow us on Facebook](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please email us.

Any views expressed are not necessarily the views of Rother District Council unless stated.

This email message has been checked for the presence of computer viruses and malware, however we accept no liability for any unknown virus contained in the message or any attachments.

COVID - 19 pandemic

The Council will endeavour to respond to your request as soon as possible but we ask you to appreciate that our priority in terms of resources, finances or people, might be diverted away from usual compliance or information work during this extraordinary pandemic period. This understandably may result in the Council not being able to respond to you as quickly as we would like to.

[Pay a bill](#)

[Pay for a garden bin](#)

[Report a missed bin](#)

[Planning online](#)

[Voting](#)

[When is my bin day?](#)

www.rother.gov.uk/MyAlerts

[Follow us on Twitter](#)

[Follow us on Facebook](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please email us.

Any views expressed are not necessarily the views of Rother District Council unless stated.

This email message has been checked for the presence of computer viruses and malware, however we accept no liability for any unknown virus contained in the message or any attachments.

COVID - 19 pandemic

CD4 Page 24

The Council will endeavour to respond to your request as soon as possible but we ask you to appreciate that our priority in terms of resources, finances or people, might be diverted away from usual compliance or information work during this extraordinary pandemic period. This understandably may result in the Council not being able to respond to you as quickly as we would like to.

[Pay a bill](#)

[Pay for a garden bin](#)

[Report a missed bin](#)

[Planning online](#)

[Voting](#)

[When is my bin day?](#)

www.rother.gov.uk/MyAlerts

[Follow us on Twitter](#)

[Follow us on Facebook](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please email us.

Any views expressed are not necessarily the views of Rother District Council unless stated.

This email message has been checked for the presence of computer viruses and malware, however we accept no liability for any unknown virus contained in the message or any attachments.

COVID - 19 pandemic

The Council will endeavour to respond to your request as soon as possible but we ask you to appreciate that our priority in terms of resources, finances or people, might be diverted away from usual compliance or information work during this extraordinary pandemic period. This understandably may result in the Council not being able to respond to you as quickly as we would like to.

[Pay a bill](#)

[Pay for a garden bin](#)

[Report a missed bin](#)

[Planning online](#)

[Voting](#)

[When is my bin day?](#)

www.rother.gov.uk/MyAlerts

[Follow us on Twitter](#)

[Follow us on Facebook](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please email us.

Any views expressed are not necessarily the views of Rother District Council unless stated.

This email message has been checked for the presence of computer viruses and malware, however we accept no liability for any unknown virus contained in the message or any attachments.

COVID - 19 pandemic

The Council will endeavour to respond to your request as soon as possible but we ask you to appreciate that our priority in terms of resources, finances or people, might be diverted away from usual compliance or information work during this extraordinary pandemic period. This understandably may result in the Council not being able to respond to you as quickly as we would like to.

Steve Barker

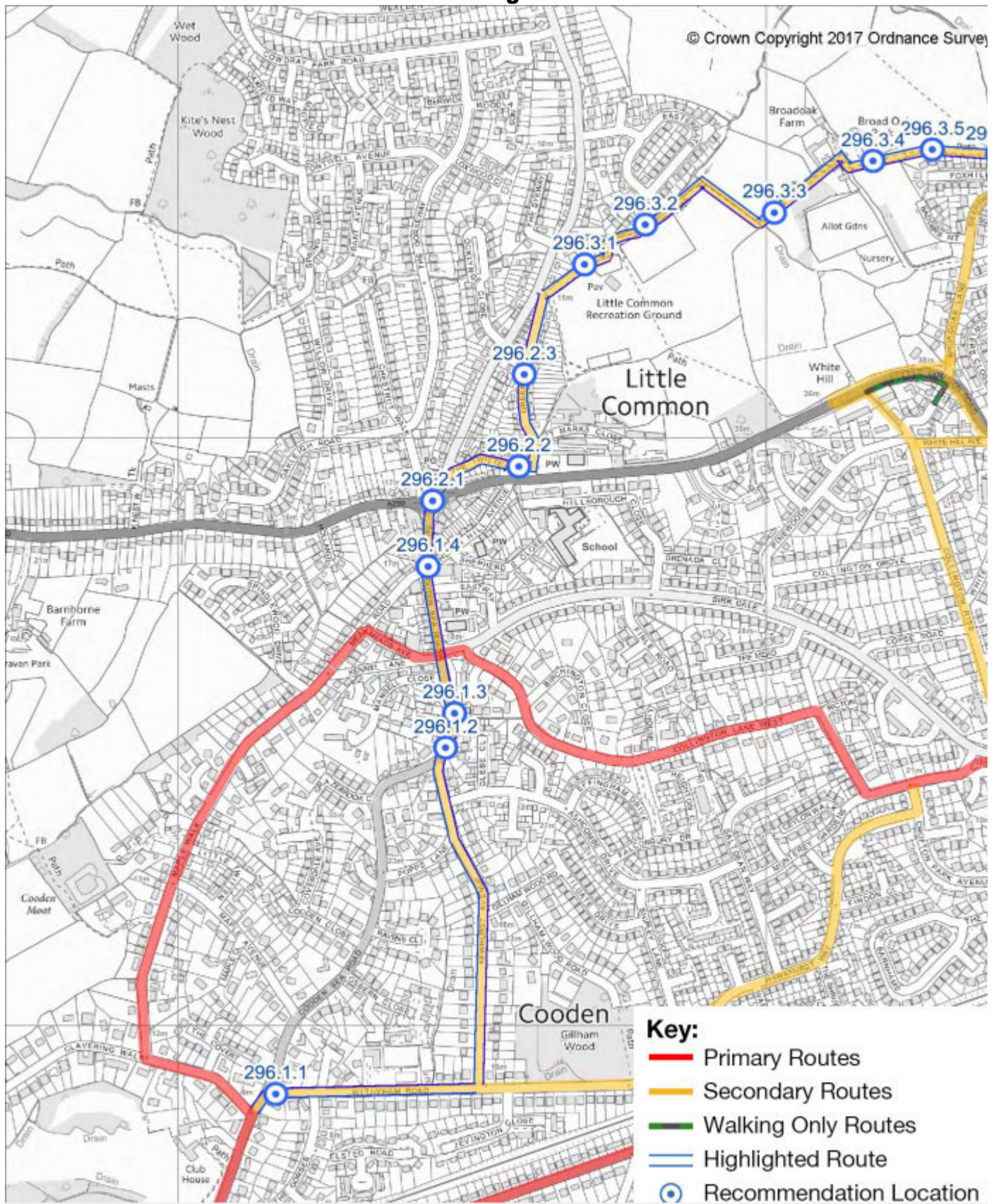
From: Victoria Richardson
Sent: 30 May 2022 15:30
To: Clare Gibbons
Cc: Steve Barker; Sian Gulliver; Jeff Pyrah
Subject: RE: Land off Fryatts Way, Bexhill - Response from East Sussex County Highways

Dear Clare,

Many thanks for your prompt response.

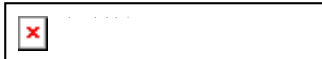
In respect of the concerns raised about whether the application site constitutes a sustainable location, these have been addressed in our TN2 – Response to ESCC comments sent to you on 25th February 2022. The response sent to us on 20th April maintains concern around the use of public transport as a sustainable travel option. Whilst we do not agree with this position, we consider that:-

- In respect of the DRT – if ESCC can offer us certainty there is an existing service in place that can be expanded we can agree to make a reasonable contribution. However, maybe instead of the DRT we offer a car club scheme whereby we commit to providing a hybrid or fully electric vehicle on site for a 3 year period which is bookable through HiyaCar and leads to a self-funding sustainable transport option over the longer-term. As demand grows HiyaCar will increase the number of vehicles available for use. This would be a system bookable by residents and non-residents of our scheme. This should address Matter 1 and 3;
- We would also welcome your thoughts on the potential of a CIL-compliant contribution through this application process towards the improvements identified along 296.2 and 296.3 (as shown below) of the East Sussex LCWIP to further respond to Matter 3?



Overall, we consider that through the provision of a DRT service (or a Car Club such as HiyaCAR) and improvements to the cycle/pedestrian link, this objection could be overcome. Therefore, I would welcome the opportunity to discuss these measures, if you would be amenable to a Teams meeting?

Kind regards,
Tori



Victoria Richardson | Assistant Planner

www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Clare Gibbons [REDACTED]
Sent: 27 May 2022 10:30
To: Victoria Richardson [REDACTED]
Cc: Steve Barker [REDACTED]; Sian Gulliver [REDACTED]; Jeff Pyrah [REDACTED]
Subject: RE: Land off Fryatts Way, Bexhill - Response from East Sussex County Highways

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Tori,

Thank you for your email below and attached 'landscape response note'. I have forwarded to East Sussex County Council's landscape architect for any further comments.

In terms of your request for a list of committed development to inform the Transport Assessment, I suggest that the 'Housing Land Supply Position Statement' is used as it sets out sites with planning permission and allocations. Please find following a link to the latest version: https://www.rother.gov.uk/wp-content/uploads/2021/12/Housing-Land-Supply_2021_Final_Web.pdf. I would be grateful if you could give me an indication of when you intend to submit the further information that National Highways have requested. In the meantime, I would be grateful if you could agree to an extension of time for the determination of the application, as the current one expires next Monday.

There are concerns about whether the application site constitutes a sustainable location. East Sussex County Council as highways authority has raised an objection on this basis. If you are considering measures to address this, you could put them forward for consideration and then further discussion could take place if appropriate.

I look forward to hearing from you.

Kind regards,

Ms Clare Gibbons BA, DipTRP, MRTPI,
Development Management Team Leader
Directorate of Place and Climate Change

[REDACTED]
rother.gov.uk



From: Victoria Richardson [REDACTED] >
Sent: 19 May 2022 09:11
To: Clare Gibbons [REDACTED] >
Cc: Steve Barker [REDACTED] >; Sian Gulliver [REDACTED] >; Jeff Pyrah [REDACTED] >
Subject: RE: Land off Fryatts Way, Bexhill - Response from East Sussex County Highways

Morning Clare,

I hope you're well?

I'm emailing to provide you with a few updates from my end. Firstly, our consultant spoke to your landscape consultee in order to inform our reply to their comments submitted as part of our application. We submit our views in relation to this detailed as a landscape response note attached.

You may have seen that National Highways have provided an updated consultation response in relation to the above planning application. One of the outstanding matters is the committed developments in the vicinity of the site to be included in the traffic assessments. Although a scope of works (including committed developments) was previously agreed with the LHA, National Highways are requesting that we specifically approach yourselves to obtain a comprehensive list of windfall planning approvals that could influence traffic conditions on the A259 in the vicinity of the site. On that basis, we would be grateful if you could provide us with the requested list to inform the Traffic Assessment and therefore satisfy the National Highways requirements.

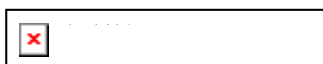
Can you please provide us with the contact details for your Strategic Economic Infrastructure team so we can talk to them in more detail about a contribution towards the DRT or the improved cycle/ footpath link to Little Common? We're keen to work with them and you to remove this objection.

Please can you also offer us some dates and times for a meeting to discuss our proposals? As mentioned previously, this could be arranged to include your Strategic Economic Infrastructure colleague.

I look forward to hearing from you.

Kind regards,
Tori

Please see CD2.05 for attachment



Victoria Richardson | Assistant Planner



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Victoria Richardson

Sent: 10 May 2022 09:58

To: Clare Gibbons [REDACTED] >; Sian Gulliver [REDACTED] >

Cc: Steve Barker [REDACTED] >

Subject: RE: Land off Fryatts Way, Bexhill - Response from East Sussex County Highways

Morning Clare,

Sorry to chase, but I was wondering if you would be able to provide me with the contact details for the Strategic Economic Infrastructure consultee, so that we can discuss our proposals with them and hopefully find a way to move forward?

Many thanks,
Tori



Victoria Richardson | Assistant Planner

www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Victoria Richardson

Sent: 05 May 2022 09:54

To: Clare Gibbons [REDACTED]; Sian Gulliver [REDACTED]

Cc: Steve Barker [REDACTED]

Subject: RE: Land off Fryatts Way, Bexhill - Response from East Sussex County Highways

Morning Clare,

I hope you're well?

I was wondering if you have had the chance to consider the below and if there is anything we can do to assist?

Many thanks,

Tori



Victoria Richardson | Assistant Planner



www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Victoria Richardson

Sent: 21 April 2022 10:17

To: 'Clare Gibbons' [REDACTED]; Sian Gulliver [REDACTED]

Cc: Steve Barker [REDACTED] >

Subject: RE: Land off Fryatts Way, Bexhill - Response from East Sussex County Highways

Dear Clare,

Many thanks for sending over the comments from your Strategic Economic Infrastructure team which provide a positive approach to take our scheme forward in respect of their current holding objection. We're more than willing to explore their suggestions further, particularly in respect of the contribution towards the DRT and the improved cycle/ footpath link to Little Common. Therefore, I wonder if you would be able to pass on our contact details for us to talk with them directly or alternatively, if you would be able to arrange a (virtual) meeting with us, you and them to talk through our scheme and agree how we can move forward?

I look forward to hearing from you.

Kind regards,

Tori



Victoria Richardson | Assistant Planner



www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Clare Gibbons [REDACTED] >
Sent: 20 April 2022 10:01
To: Sian Gulliver [REDACTED] >
Cc: Victoria Richardson [REDACTED]; Steve Barker [REDACTED] >
Subject: RE: Land off Fryatts Way, Bexhill - Response from East Sussex County Highways

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sian,

Further to the emails below, please find following the recent response from East Sussex County Highways:

Apologies for the delay in getting back to you on this.

I have been waiting for input from our Strategic Economic Infrastructure team on the best way forward; however, I am now able to provide the following response to the points raised in the submitted Technical Note:

Matter 1 Bus Frequency - journey to work census data has found that the mode share for bus is 0.7% in the Rother 009F and it is therefore suggested that this is evidence that buses are not a panacea of sustainable travel and that other options for sustainable travel are available, accessible, and promoted via the Travel Plan. However, the data provided reinforces my concern that the lack of a frequent service within walking distance of the site means that for new residents travel by bus is not a realistic alternative means of transport to the private car. It also confirms that the infrequent bus service that is available relatively nearby is not generally utilised by residents in the area. With this in mind I am doubtful that the Travel Plan, which consists mainly of the provision of information packs, would have a significant impact on the travel behaviour of residents.

Matter 2 Pedestrian Infrastructure - It is acknowledged that whilst pedestrian facilities are not ideal on some stretches of road (and lacking altogether on the route north to Turkey Road) there are alternative routes available to pedestrians, especially those travelling southwards and that there is scope to avoid the narrow stretches of carriageway which lack footways.

Matter 3: Walking Distances to Bus Stops - the submitted information confirms that for residents in the area there is a high dependency on the private car for transport and that the bus service is little used. This is likely to be due to the infrequent and limited bus service available in the local area and the excessive walking distance to the much better services available at Little Common.

Funding the DRT service for 3 years would go some way to improving sustainable travel choice for new residents; however, this type of service is only likely to be useful for some types of journeys. With this in mind there remains a need for additional measures to be put in place to improve travel options for residents in the area and to provide a viable alternative to travel by private car.

In order to achieve this we would expect the developer to consider the information within the County Council's Local Cycling and Walking Infrastructure Plan (LCWIP). This should in particular consider walk and cycle times to key trip attractors including the bus services and facilities available at Little Common.

The East Sussex LCWIP provides a good evidence base on the current networks and potential suggested improvements to these networks.

[Appendix 5G Sustrans LCWIP Report Bexhill Final.pdf \(eastsussex.gov.uk\)](#)

Of particular relevance to this site are routes 296.2 and 3 (see Page 8 of the report) which would provide a safer and slightly shorter route for cyclists and pedestrians west of the site via Deerswood Lane towards Green Lane, which then leads south to Little Common. The recommendations for improving the route are listed further on in the report.

Route 298 also leads south from the local area to the A259 and beyond; however, the route west on the A259 is not ideal for cyclists and so accessing Little Common Roundabout from here would be more convoluted.

Therefore route 296 in particular would be relevant to this site and would provide a more direct and safer route for residents to and from Little Common and I would therefore recommend that the applicant investigates further the improvements that would be required to make this a more desirable route for cyclist and pedestrians as feasibility work or costing has not yet been undertaken on this route by ESCC.

Following this further discussions will be required between the developer and ESCC to determine how to secure the improvement works as part of the development proposal. This may be through the provision of a financial contribution or alternatively the developer may be required to carry out the works themselves under the appropriate legal agreement.

Technical transportation analysis, which involves reviewing the accessibility of development locations, improving and promoting active travel, is currently being undertaken as part of the evidence base for the next Local Plan. The conclusions of this work, support the approach I have suggested.

To conclude, I remain concerned that the site is poorly located from an accessibility perspective; however, the provision of a DRT service for residents and improvements to the cycle/pedestrian link west of the site to Little Common would go some way to improving sustainable travel choice for new residents and this may be sufficient for my objection to be withdrawn.

It is therefore recommended that the developer investigate the provision of the improvement works proposed in the LCWIP at an early stage.

I look forward to receiving your comments in due course,

Kind regards,

Ms Clare Gibbons BA, DipTRP, MRTPI,
Development Management Team Leader
Directorate of Place and Climate Change


rother.gov.uk



From: Clare Gibbons
Sent: 30 March 2022 09:05
To: Sian Gulliver [REDACTED] >
Cc: Victoria Richardson [REDACTED] >; Steve Barker [REDACTED] >
Subject: RE: Land off Fryatts Way, Bexhill

Dear Sian,

Thank you for your email below. To date we haven't received further comments from ESCC Highways but I will follow up with them. Your suggested way forward seems sensible to me.

Kind regards,

Ms Clare Gibbons BA, DipTRP, MRTPI,
Development Management Team Leader
Directorate of Place and Climate Change

[REDACTED]
rother.gov.uk

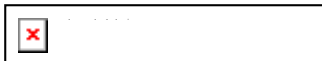


From: Sian Gulliver [REDACTED] >
Sent: 29 March 2022 16:02
To: Clare Gibbons [REDACTED]
Cc: Victoria Richardson [REDACTED]; Steve Barker [REDACTED]
Subject: RE: Land off Fryatts Way, Bexhill

Dear Clare,

We have seen National Highways' response uploaded to the website and are reviewing it with transport consultant. We're wondering whether you have also received further comments from ESCC Highways and, if not, when you are expecting them? Whilst we await further comments from ESCC and consider those of National Highways, are you agreeable to an extension of time until 30th May? We'd still welcome a meeting to discuss the application with you once all highways comments have been received.

Kind regards,
Sian



Sian Gulliver | Planning Manager



www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Clare Gibbons [REDACTED]
Sent: 28 February 2022 13:27
To: Victoria Richardson [REDACTED]; Steve Barker [REDACTED] >
Cc: Sian Gulliver [REDACTED]
Subject: RE: Land off Fryatts Way, Bexhill

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Tori,

Thanks for your email and I can confirm that all the consultee responses received to date have been uploaded.

Kind regards,

Clare

Ms Clare Gibbons BA, DipTRP, MRTPI,
Development Management Team Leader
Directorate of Place and Climate Change

[REDACTED]
rother.gov.uk



From: Victoria Richardson [REDACTED]
Sent: 28 February 2022 13:10
To: Clare Gibbons [REDACTED]; Steve Barker [REDACTED]
Cc: Sian Gulliver [REDACTED]
Subject: RE: Land off Fryatts Way, Bexhill

Dear Clare,

Thanks for your email. We're happy to wait until after we've received the National Highways and ESCC responses for a meeting as you suggest.

Also, are you able to confirm if all the other consultee responses have now been received and uploaded?

Kind regards,
Tori



Victoria Richardson | Assistant Planner



www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Clare Gibbons [REDACTED]
Sent: 28 February 2022 11:48
To: Steve Barker [REDACTED]
Cc: Sian Gulliver [REDACTED]; Victoria Richardson [REDACTED]
Subject: RE: Land off Fryatts Way, Bexhill

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Steve,

Thank you for your email below along with the additional information and extension of time until 28 March.

I am happy to have a meeting but perhaps this would be best after the responses from National Highways and East Sussex County Council have been received.

Regards,

Ms Clare Gibbons BA, DipTRP, MRTPI,
Development Management Team Leader
Directorate of Place and Climate Change

[REDACTED]
rother.gov.uk



From: Steve Barker [REDACTED]
Sent: 25 February 2022 09:29
To: Clare Gibbons [REDACTED] >
Cc: Sian Gulliver [REDACTED] >; Victoria Richardson [REDACTED] >
Subject: RE: Land off Fryatts Way, Bexhill

Sorry for the email so soon after my last. I forgot to ask if you'd be willing to agree another Extension of Time for another month to 28th March 2022 please?

Thanks,
Steve



Steve Barker | Senior Project Manager

[REDACTED]
www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Steve Barker
Sent: 25 February 2022 09:27
To: Clare Gibbons [REDACTED] >
Cc: Sian Gulliver [REDACTED] >; Victoria Richardson [REDACTED] >
Subject: RE: Land off Fryatts Way, Bexhill

Hi Clare,

Unfortunately Victoria is ill today and not in work, but she asked that we send over the attached to you.

As you're aware it's taken a little longer than expected for us to provide you a response to the matters raised but we can now provide you with two comprehensive technical notes that we are confident responds to all of the issues raised by National Highways (Technical Note 1) and ESCC Highways (Technical Note 2). If there is anything that we've missed please don't hesitate to come back to us.

We'd still welcome the opportunity to discuss our proposals with you as soon as you're able to offer us a date for a video call or in-person if you'd prefer.

Thanks,
Steve

Please see CD2.03 and CD2.04 for attachments



Steve Barker | Senior Project Manager

www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Victoria Richardson [REDACTED]
Sent: 18 February 2022 11:03
To: Clare Gibbons [REDACTED] >
Cc: Steve Barker [REDACTED] >; Sian Gulliver [REDACTED]
Subject: RE: Land off Fryatts Way, Bexhill

Dear Clare,

Thanks for your email and apologies, I should have provided you with an update sooner. We were expecting to receive the response from our consultant earlier this week, but it has been delayed and now due to us today. We'll need to review the response but all being well it should be with you by the end of next week.

Kind regards,
Victoria



Victoria Richardson | Assistant Planner

www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Clare Gibbons [REDACTED]
Sent: 17 February 2022 16:13
To: Victoria Richardson [REDACTED] >
Cc: Steve Barker [REDACTED] >; Sian Gulliver [REDACTED]
Subject: RE: Land off Fryatts Way, Bexhill

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Victoria,

Further to your email below, I just wondered if there is an update on when we can expect the response to the highways matters. It would be useful to understand the proposed timescales.

Many thanks,

Ms Clare Gibbons BA, DipTRP, MRTPI,
Development Management Team Leader
Directorate of Place and Climate Change

[REDACTED]

rother.gov.uk



From: Victoria Richardson [REDACTED]
Sent: 14 January 2022 14:59
To: Clare Gibbons [REDACTED] >
Cc: Steve Barker [REDACTED] >; Sian Gulliver [REDACTED]
Subject: RE: Land off Fryatts Way, Bexhill

Dear Clare,

Please see attached the updated shadow HRA and the FRA technical response.

I am also able to confirm that the traffic surveys are programmed in for in two weeks' time, but the survey results will need to be modelled and this will take until the middle of February. Therefore, at this stage please may we agree an Extension of Time until February 28th 2022 which we can review once I've sent over the response on highways matters to you?

Many thanks and have a good weekend,
Tori

Please see CD2.01 and CD2.02 for attachments



Victoria Richardson | Assistant Planner

[REDACTED]

www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Clare Gibbons [REDACTED] >
Sent: 11 January 2022 08:44
To: Victoria Richardson [REDACTED]
Cc: Steve Barker [REDACTED] >; Sian Gulliver [REDACTED] >
Subject: RE: Land off Fryatts Way, Bexhill

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Victoria,

Thank you for your email below and noted. I would be grateful if you could let me know when the surveys are programmed in for so that I get an idea of timescales.

Kind regards,

Ms Clare Gibbons BA, DipTRP, MRTPI,
Development Management Team Leader
Directorate of Place and Climate Change

[REDACTED]
rother.gov.uk



From: Victoria Richardson [REDACTED]
Sent: 10 January 2022 14:25
To: Clare Gibbons [REDACTED] >
Cc: Steve Barker [REDACTED] >; Sian Gulliver [REDACTED] >
Subject: RE: Land off Fryatts Way, Bexhill

Dear Clare,

I hope you had a good break and Happy New Year.

By way of an update, I am aiming to provide you with an FRA technical response and SHRA update to reflect Natural England's comments by the end of next week (w/c 17th Jan).

In respect of the highways response, this has been further delayed by the need for traffic surveys which couldn't be done due to non-neutral months. However, I can reassure you that they are programmed in to be conducted.

Kind regards,
Tori

[REDACTED]

Victoria Richardson | Assistant Planner

www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Clare Gibbons [REDACTED]
Sent: 21 December 2021 13:47
To: Victoria Richardson [REDACTED]
Cc: Steve Barker [REDACTED] >; Sian Gulliver [REDACTED]
Subject: RE: Land off Fryatts Way, Bexhill

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Victoria,

Thanks for the update and I look forward to hearing from you in the New Year.

Likewise, I hope you have a good Christmas break and Happy New Year,

Kind regards,
Clare

Ms Clare Gibbons BA, DipTRP, MRTPI,
Development Management Team Leader
Directorate of Place and Climate Change

[REDACTED]
rother.gov.uk



From: Victoria Richardson [REDACTED]
Sent: 21 December 2021 13:06
To: Clare Gibbons [REDACTED]
Cc: Steve Barker [REDACTED]; Sian Gulliver [REDACTED]
Subject: RE: Land off Fryatts Way, Bexhill

Dear Clare,

As suspected, I'm now able to confirm that we won't be providing you with our responses to the comments from Highways and Natural England until early in the New Year.

In the meantime, I hope you have a good Christmas break and a Happy New Year.

Kind regards
Tori



Victoria Richardson | Assistant Planner

www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Clare Gibbons [REDACTED]
Sent: 16 December 2021 14:36
To: Victoria Richardson [REDACTED] >
Subject: RE: Land off Fryatts Way, Bexhill

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

thanks

Ms Clare Gibbons BA, DipTRP, MRTPI,
Development Management Team Leader
Directorate of Place and Climate Change

[REDACTED]
rother.gov.uk

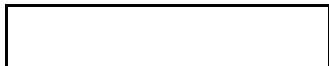


From: Victoria Richardson [REDACTED]
Sent: 16 December 2021 14:35
To: Clare Gibbons [REDACTED]
Cc: Sian Gulliver [REDACTED]; Steve Barker [REDACTED] >
Subject: RE: Land off Fryatts Way, Bexhill

Dear Clare,

Many thanks for your prompt response. Yes, I am conscious of that too and hope we can agree a further extension of time in the new year once I've been able to provide you with the responses.

Kind regards,
Victoria



Victoria Richardson | Assistant Planner



www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Clare Gibbons [redacted] >
Sent: 16 December 2021 14:28
To: Victoria Richardson [redacted] >
Cc: Sian Gulliver [redacted] Steve Barker [redacted]
Subject: RE: Land off Fryatts Way, Bexhill

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Victoria,

Thanks for the update, which is useful. I am conscious that once we receive the information, we will need to consult the statutory consultees and look forward to hearing from you in due course.

Kind regards,

Ms Clare Gibbons BA, DipTRP, MRTPI,
Development Management Team Leader
Directorate of Place and Climate Change

[redacted]
rother.gov.uk



From: Victoria Richardson [redacted]
Sent: 16 December 2021 13:31
To: Clare Gibbons [redacted]
Cc: Sian Gulliver [redacted] >; Steve Barker [redacted] >
Subject: RE: Land off Fryatts Way, Bexhill

Good afternoon Clare,

By way of an update, we have continued to review our Highways consultants' progress this week and unfortunately due to the disparity between the scoping exercise to the consultation response, it is taking far longer to respond to than had been first appreciated. Whilst I'm hopeful I'll be able to get a response over to you in the next week, I'm aware of the delay so far and conscious it may end up slipping into the new year. Nevertheless, I'll forward it on as soon as I receive it.

In respect of Natural England's comments, our consultant ecologist would like to discuss NE's requirements with the case officer before preparing a response. However, I believe NE's case officer has been on out of office until today so our consultant has been waiting until now to follow up. Therefore, I'm not currently able to provide a timescale for our response but I'll let you know when I do have more information.

I hope that provides sufficient update, but please let me know if you need anything else.

Kind regards,
Victoria



Victoria Richardson | Assistant Planner



www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Clare Gibbons [REDACTED]
Sent: 10 December 2021 09:08
To: Victoria Richardson [REDACTED] >
Subject: RE: Land off Fryatts Way, Bexhill

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Victoria,

Look forward to hearing from you next week,

Thanks

Ms Clare Gibbons BA, DipTRP, MRTPI,
Development Management Team Leader
Directorate of Place and Climate Change

[REDACTED]
rother.gov.uk

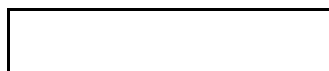


From: Victoria Richardson [REDACTED]
Sent: 10 December 2021 09:04
To: Clare Gibbons [REDACTED]
Cc: Steve Barker [REDACTED]; Sian Gulliver [REDACTED]
Subject: RE: Land off Fryatts Way, Bexhill

Dear Clare,

Thanks for your email and apologies- I should have updated you sooner. We spoke to our Highways Consultant earlier this week who understands we would like a response ASAP, but unfortunately there has been some delay. I should be able to provide a clearer indication of when we are likely to receive a response next week.

Kind regards,
Tori



Victoria Richardson | Assistant Planner

[REDACTED]
www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Clare Gibbons [REDACTED]
Sent: 10 December 2021 08:42
To: Victoria Richardson [REDACTED]
Cc: Steve Barker [REDACTED]; Sian Gulliver [REDACTED]
Subject: RE: Land off Fryatts Way, Bexhill

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Victoria,

Further to the email below, I would be grateful if you could give an indication as to when we might expect any additional information to address the comments received from statutory consultees. I am conscious that Christmas will be shortly upon us and I will need to consult on any revised documentation that is submitted.

Regards,

Ms Clare Gibbons BA, DipTRP, MRTPI,
Development Management Team Leader
Directorate of Place and Climate Change

rother.gov.uk



From: Victoria Richardson [REDACTED]
Sent: 18 November 2021 11:06
To: Clare Gibbons [REDACTED]
Cc: Steve Barker [REDACTED]; Sian Gulliver [REDACTED] >
Subject: RE: Land off Fryatts Way, Bexhill

Dear Clare,

Many thanks for your email and for forwarding on the responses.

In terms of responding to the Highway Authorities comments, the matters raised have come as a surprise following the scoping advice received and so we are still working through them with our consultant. As soon as I am able to give an indication of when we will be able to provide you with a response, I will let you know and in the meantime we will continue to monitor and review the other responses.

Kind regards,
Victoria



Victoria Richardson | Assistant Planner

www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Clare Gibbons [REDACTED] >
Sent: 17 November 2021 13:48
To: Victoria Richardson [REDACTED] >
Cc: Steve Barker [REDACTED]; Sian Gulliver [REDACTED]
Subject: RE: Land off Fryatts Way, Bexhill

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Victoria,

Further to your email below, please find attached the comments received from the Landscape Officer and please find following a link to the Pevensey and Cuckmere Water Level Management Board: [viewDocument \(rother.gov.uk\)](https://rother.gov.uk).

It would be useful to have an indication as to when we might expect any response to the comments/issues raised by the Highway Authorities.

Regards,

Ms Clare Gibbons BA, DipTRP, MRTPI,
Development Management Team Leader
Directorate of Place and Climate Change

[REDACTED]
rother.gov.uk



From: Victoria Richardson [REDACTED]
Sent: 16 November 2021 11:06
To: Clare Gibbons [REDACTED]
Cc: Steve Barker [REDACTED]; Sian Gulliver [REDACTED]
Subject: Land off Fryatts Way, Bexhill

Dear Clare,

Please may you provide us with a copy of the Landscape Officers comments? We can see the document has been uploaded online but are unable to download it. Similarly, I note in Natural England's response reference to a response from the Pevensey and Cuckmere Water Level Management Board (Oct 2021) which I'm unable to spot online (I may just be missing it!) but would be grateful if you could forward a copy?

Also, I'd be happy to organise a Teams call to discuss the progress of the application if you are amenable?

Many thanks
Tori

Victoria Richardson

Assistant Planner



www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

[Pay a bill](#)

[Pay for a garden bin](#)

[Report a missed bin](#)

[Planning online](#)

[Voting](#)

[When is my bin day?](#)

www.rother.gov.uk/MyAlerts

[Follow us on Twitter](#)

[Follow us on Facebook](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please email us.

Any views expressed are not necessarily the views of Rother District Council unless stated.

This email message has been checked for the presence of computer viruses and malware, however we accept no liability for any unknown virus contained in the message or any attachments.

COVID - 19 pandemic

The Council will endeavour to respond to your request as soon as possible but we ask you to appreciate that our priority in terms of resources, finances or people, might be diverted away from usual compliance or information work during this extraordinary pandemic period. This understandably may result in the Council not being able to respond to you as quickly as we would like to.

[Pay a bill](#)

[Pay for a garden bin](#)

[Report a missed bin](#)

[Planning online](#)

[Voting](#)

[When is my bin day?](#)

www.rother.gov.uk/MyAlerts

[Follow us on Twitter](#)

[Follow us on Facebook](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please email us.

Any views expressed are not necessarily the views of Rother District Council unless stated.

This email message has been checked for the presence of computer viruses and malware, however we accept no liability for any unknown virus contained in the message or any attachments.

COVID - 19 pandemic

The Council will endeavour to respond to your request as soon as possible but we ask you to appreciate that our priority in terms of resources, finances or people, might be diverted away from usual compliance or information work during this extraordinary pandemic period. This understandably may result in the Council not being able to respond to you as quickly as we would like to.

[Pay a bill](#)

[Pay for a garden bin](#)

[Report a missed bin](#)

[Planning online](#)

[Voting](#)

[When is my bin day?](#)

www.rother.gov.uk/MyAlerts

[Follow us on Twitter](#)

[Follow us on Facebook](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please email us.

Any views expressed are not necessarily the views of Rother District Council unless stated.

This email message has been checked for the presence of computer viruses and malware, however we accept no liability for any unknown virus contained in the message or any attachments.

COVID - 19 pandemic

The Council will endeavour to respond to your request as soon as possible but we ask you to appreciate that our priority in terms of resources, finances or people, might be diverted away from usual compliance or information work during this extraordinary pandemic period. This understandably may result in the Council not being able to respond to you as quickly as we would like to.

[Pay a bill](#)

[Pay for a garden bin](#)

[Report a missed bin](#)

[Planning online](#)

[Voting](#)

[When is my bin day?](#)

www.rother.gov.uk/MyAlerts

[Follow us on Twitter](#)

[Follow us on Facebook](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please email us.

Any views expressed are not necessarily the views of Rother District Council unless stated.

This email message has been checked for the presence of computer viruses and malware, however we accept no liability for any unknown virus contained in the message or any attachments.

COVID - 19 pandemic

The Council will endeavour to respond to your request as soon as possible but we ask you to appreciate that our priority in terms of resources, finances or people, might be diverted away from usual compliance or information work during this extraordinary pandemic period. This understandably may result in the Council not being able to respond to you as quickly as we would like to.

[Pay a bill](#)
[Pay for a garden bin](#)
[Report a missed bin](#)
[Planning online](#)
[Voting](#)
[When is my bin day?](#)
www.rother.gov.uk/MyAlerts
[Follow us on Twitter](#)
[Follow us on Facebook](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please email us.

Any views expressed are not necessarily the views of Rother District Council unless stated.

This email message has been checked for the presence of computer viruses and malware, however we accept no liability for any unknown virus contained in the message or any attachments.

COVID - 19 pandemic

The Council will endeavour to respond to your request as soon as possible but we ask you to appreciate that our priority in terms of resources, finances or people, might be diverted away from usual compliance or information work during this extraordinary pandemic period. This understandably may result in the Council not being able to respond to you as quickly as we would like to.

[Pay a bill](#)
[Pay for a garden bin](#)
[Report a missed bin](#)
[Planning online](#)
[Voting](#)
[When is my bin day?](#)
www.rother.gov.uk/MyAlerts
[Follow us on Twitter](#)
[Follow us on Facebook](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please email us.

Any views expressed are not necessarily the views of Rother District Council unless stated.

This email message has been checked for the presence of computer viruses and malware, however we accept no liability for any unknown virus contained in the message or any attachments.

COVID - 19 pandemic

The Council will endeavour to respond to your request as soon as possible but we ask you to appreciate that our priority in terms of resources, finances or people, might be diverted away from usual compliance or information

work during this extraordinary pandemic period. This understandably may result in the Council not being able to respond to you as quickly as we would like to.

[Pay a bill](#)

[Pay for a garden bin](#)

[Report a missed bin](#)

[Planning online](#)

[Voting](#)

[When is my bin day?](#)

www.rother.gov.uk/MyAlerts

[Follow us on Twitter](#)

[Follow us on Facebook](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please email us.

Any views expressed are not necessarily the views of Rother District Council unless stated.

This email message has been checked for the presence of computer viruses and malware, however we accept no liability for any unknown virus contained in the message or any attachments.

COVID - 19 pandemic

The Council will endeavour to respond to your request as soon as possible but we ask you to appreciate that our priority in terms of resources, finances or people, might be diverted away from usual compliance or information work during this extraordinary pandemic period. This understandably may result in the Council not being able to respond to you as quickly as we would like to.

[Pay a bill](#)

[Pay for a garden bin](#)

[Report a missed bin](#)

[Planning online](#)

[Voting](#)

[When is my bin day?](#)

www.rother.gov.uk/MyAlerts

[Follow us on Twitter](#)

[Follow us on Facebook](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please email us.

Any views expressed are not necessarily the views of Rother District Council unless stated.

This email message has been checked for the presence of computer viruses and malware, however we accept no liability for any unknown virus contained in the message or any attachments.

[Pay a bill](#)

[Pay for a garden bin](#)

[Report a missed bin](#)

[Planning online](#)

[Voting](#)

[When is my bin day?](#)

www.rother.gov.uk/MyAlerts

[Follow us on Twitter](#)

[Follow us on Facebook](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please email us.

Any views expressed are not necessarily the views of Rother District Council unless stated.

This email message has been checked for the presence of computer viruses and malware, however we accept no liability for any unknown virus contained in the message or any attachments.

[Pay a bill](#)

[Pay for a garden bin](#)

[Report a missed bin](#)

[Planning online](#)

[Voting](#)

[When is my bin day?](#)

www.rother.gov.uk/MyAlerts

[Follow us on Twitter](#)

[Follow us on Facebook](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please email us.

Any views expressed are not necessarily the views of Rother District Council unless stated.

This email message has been checked for the presence of computer viruses and malware, however we accept no liability for any unknown virus contained in the message or any attachments.

[Pay a bill](#)

[Pay for a garden bin](#)

[Report a missed bin](#)

[Planning online](#)

[Voting](#)

[When is my bin day?](#)

[Follow us on Twitter](#)

[Follow us on Facebook](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please email us.

Any views expressed are not necessarily the views of Rother District Council unless stated.

This email message has been checked for the presence of computer viruses and malware, however we accept no liability for any unknown virus contained in the message or any attachments.

[Pay a bill](#)

[Pay for a garden bin](#)

[Report a missed bin](#)

[Planning online](#)

[Voting](#)

[When is my bin day?](#)

[Follow us on Twitter](#)

[Follow us on Facebook](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please email us.

Any views expressed are not necessarily the views of Rother District Council unless stated.

This email message has been checked for the presence of computer viruses and malware, however we accept no liability for any unknown virus contained in the message or any attachments.

Steve Barker

From: Victoria Richardson
Sent: 19 July 2022 11:29
To: Clare Gibbons
Cc: Sian Gulliver; Steve Barker; Jeff Pyrah
Subject: RE: Land off Fryatts Way, Bexhill (ref: RR/2021/1656/P)

Dear Clare,

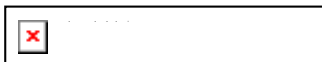
Following my emails last week, I thought it might be helpful to 'mop' everything up into one email and summarise our current position. Firstly, I would be very grateful if you could please provide us with an update in respect of the anticipated statutory consultee responses? I have the following listed:

- ESCC Landscape Architect response to our landscape response forwarded on 19th May 2022;
- An updated response from Natural England following the submission of an updated shadow HRA on 14th January 2022;
- A response in respect of the Sustainability Technical Note dated 28th June 2022.

It would also be very helpful if you could confirm that our Technical Note 3- 2nd Response to National Highways has been forwarded to them for comment.

Lastly, as you're aware we issued the notification letter of our intent to submit an appeal on the 21st June 2022 and indicated that a likely submission date would be today (19th July). It currently remains our intention to lodge the appeal later this week, but in the interests of working collaboratively, I would like to again suggest a meeting during the course of this week to discuss if there may be an alternative approach. I welcome your thoughts on the matter.

Kind regards,
Tori



Victoria Richardson | Planner



www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

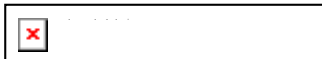
Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Victoria Richardson
Sent: 12 July 2022 11:36
To: Clare Gibbons
Cc: Sian Gulliver; Steve Barker; Jeff Pyrah
Subject: RE: Land off Fryatts Way, Bexhill (ref: RR/2021/1656/P)

Dear Clare,

Apologies for the double email! But, please can I check that you haven't received a response from your Landscape Architect to our landscape response note which I forwarded to you on 19th May 2022? Similarly, please can you let me know if you have received an updated response from Natural England following the submission of an updated shadow HRA on 14th January 2022?

Many thanks,
Tori



Victoria Richardson | Planner

www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Victoria Richardson

Sent: 12 July 2022 10:46

To: 'Clare Gibbons'

Cc: Sian Gulliver; Steve Barker; 'Jeff Pyrah'

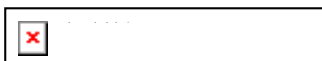
Subject: RE: Land off Fryatts Way, Bexhill (ref: RR/2021/1656/P)

Dear Clare,

I hope you're well.

I can now see that the Sustainability Technical Note has been uploaded online so many thanks for that. I also wanted to acknowledge that we have seen the updated holding objection from National Highways and wanted to confirm that you have forwarded our Technical Note 3 – 2nd Response to National Highways to them which addresses their comments? Unfortunately, the file is too large for me to be able to re-attach it to this email, but I can see that it has been uploaded to the application webpage under Additional Information dated 27th June 2022.

Kind regards,
Tori



Victoria Richardson | Planner

www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Victoria Richardson
Sent: 07 July 2022 13:29
To: 'Clare Gibbons' >
Cc: Sian Gulliver >; Steve Barker >; 'Jeff Pyrah' >
Subject: RE: Land off Fryatts Way, Bexhill (ref: RR/2021/1656/P)

Dear Clare,

I was just wondering if you have had the chance to consider the Sustainability Technical Note dated 28th June 2022? Also, I've had a quick look and couldn't see it on the webpage (I may have missed it!) so please may you confirm it has been uploaded and is being consulted on?

Many thanks,
Tori



Victoria Richardson | Planner

www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Victoria Richardson
Sent: 29 June 2022 11:08
To: Clare Gibbons >
Cc: Sian Gulliver >; Steve Barker >; Jeff Pyrah >
Subject: RE: Land off Fryatts Way, Bexhill (ref: RR/2021/1656/P)

Much appreciated, thanks Clare. I look forward to hearing from you in due course.



www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Clare Gibbons [REDACTED]
Sent: 29 June 2022 11:07
To: Victoria Richardson [REDACTED]
Cc: Sian Gulliver [REDACTED] >; Steve Barker [REDACTED]; Jeff Pyrah [REDACTED]
[REDACTED] >
Subject: RE: Land off Fryatts Way, Bexhill (ref: RR/2021/1656/P)

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Tori,

Thank you for your email below and attachment. It is useful to have your proposition that seeks to overcome the objection on sustainability grounds clearly set out. This will be given full consideration and I will revert back to in due course.

Kind regards,

Ms Clare Gibbons BA, DipTRP, MRTPI,
Development Management Team Leader
Directorate of Place and Climate Change

[REDACTED]
rother.gov.uk



From: Victoria Richardson <V.Richardson@gladman.co.uk>
Sent: 28 June 2022 16:56
To: Clare Gibbons [REDACTED] >
Cc: Sian Gulliver [REDACTED] >; Steve Barker [REDACTED]; Jeff Pyrah [REDACTED]
[REDACTED] >
Subject: RE: Land off Fryatts Way, Bexhill (ref: RR/2021/1656/P)

Dear Clare,

Many thanks for your email.

National Highways' position has been somewhat fluid in our view during the course of this application. We've tried to respond to their changing requests and believe everything now to be addressed in full and consider that their holding objection can be removed. We appreciate they've asked for any decision other than refusal to be deferred until they have all the information they've requested.

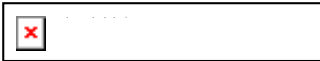
It is considered that the emails I've sent previously comprise our proposals to overcome the objection of ESCC on sustainability grounds. However, we have compiled these into a single offering (attached) as you requested and we'd appreciate your swift consideration and agreement to our proposals.

Regarding our notice of intention to appeal, we appreciate the Council's point of view and are also disheartened that matters could not have been resolved through pragmatic and proactive discussions since our application was submitted 12-months ago. However, in this instance we have not received any reassurance that should a date for determination be agreed there would be a positive resolution reached or indeed had a meeting to discuss our proposals despite several requests/offers. From our perspective, the significant public interest and likely complexity of the landscape discussion in particular would necessitate cross examination and indeed, a public inquiry; albeit as you'll be aware the procedure will be formalised at a later date.

I look forward to hearing from you in respect of suitable dates/ times for a meeting.

Kind regards,
Tori

Please see CD2.08 for attachment



Victoria Richardson | Planner

[Redacted]
www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Clare Gibbons [Redacted]
Sent: 28 June 2022 08:56
To: Victoria Richardson [Redacted]
Cc: Sian Gulliver [Redacted] >; Steve Barker [Redacted] >; Jeff Pyrah [Redacted]
Subject: RE: Land off Fryatts Way, Bexhill (ref: RR/2021/1656/P)

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Tori,

Thank you for your email below. I can confirm that we received your email dated 21 June and its attachments. I apologise for the delay in responding but was caught up with other priorities last week.

I have sent your consultant's response to National Highways and await their response. They have been very clear with us that they need the points raised in their correspondence dated 22 March to be addressed in order to be able to assess the implications of the proposal on the strategic road network. Their formal recommendation continues to be that we should not determine the application (other than a refusal) because of the potential harm to the strategic road network. As you will appreciate, they are a statutory consultee on this application and we are required to consider their advice.

Your email refers to measure that the proposal to overcome the objection on sustainability grounds. I would be grateful if you could set these proposals out (possibly in a technical note) so that we can be clear about the scope of these measures and we can give them due consideration.

The intention to appeal is noted and received with disappointment. We have been reasonable and agreed to extensions of time for the determination of the application to enable the responses from statutory consultees to be addressed. These are still outstanding matters, as indicated above and we would politely suggest it would be better to establish when the application might be decided before submitting an appeal. It is also considered that a public inquiry is not expedient given the application does not raise complex or novel issues that require the cross examination of witnesses. In our view, any appeal would be best dealt with by way of written representations.

Kind regards,

Ms Clare Gibbons BA, DipTRP, MRTPI,
Development Management Team Leader
Directorate of Place and Climate Change

[REDACTED]
rother.gov.uk

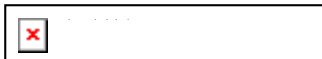


From: Victoria Richardson [REDACTED] >
Sent: 24 June 2022 09:14
To: Clare Gibbons [REDACTED] >; Jeff Pyrah [REDACTED]
Cc: Sian Gulliver [REDACTED] >; Steve Barker [REDACTED]
Subject: RE: Land off Fryatts Way, Bexhill (ref: RR/2021/1656/P)

Dear Clare and Jeff,

I just wanted to confirm that you have received the email below which I sent earlier this week as I'm conscious the files attached were quite large?

Many thanks,
Tori



Victoria Richardson | Planner

www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Victoria Richardson

Sent: 21 June 2022 09:48

To: Clare Gibbons

Cc: Sian Gulliver > Steve Barker ; Jeff Pyrah

Subject: Land off Fryatts Way, Bexhill (ref: RR/2021/1656/P)

Dear Clare,

I hope you're well.

Firstly, please find attached our highways consultant's response to National Highways. I was wondering if you have had the opportunity to consider our proposal of making a financial contribution towards the footpath improvements along 296.2 and 296.3 and our HiyaCar suggestion or DRT contribution. It has been indicated that this would be sufficient to remove the objection on sustainability grounds and it would be helpful to understand your position on this?

Please also find attached Notification of Intention to Appeal following Rother District Council's non-determination of our planning application for 250 dwellings at Fryatts Way, Bexhill. We have reached this decision after careful consideration of the feedback that we have received since our application was validated on 1st July 2021.

We have previously requested a meeting on a number of occasions, specifically: 14th Oct 2021, 16th Nov 2021, 25th Feb 2022, 29th Mar 2022, 21st Apr 2022, 19th May 2022, 30th May 2022. Therefore, I'd like to take the opportunity to politely request a Teams meeting to discuss the site and seek to resolve outstanding matters.

Kind regards,
Tori

Victoria Richardson

Planner

Please see CD2.06 and CD2.07 for attachments





This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

[Pay a bill](#)

[Pay for a garden bin](#)

[Report a missed bin](#)

[Planning online](#)

[Voting](#)

[When is my bin day?](#)

www.rother.gov.uk/MyAlerts

[Follow us on Twitter](#)

[Follow us on Facebook](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please email us.

Any views expressed are not necessarily the views of Rother District Council unless stated.

This email message has been checked for the presence of computer viruses and malware, however we accept no liability for any unknown virus contained in the message or any attachments.

[Pay a bill](#)

[Pay for a garden bin](#)

[Report a missed bin](#)

[Planning online](#)

[Voting](#)

[When is my bin day?](#)

www.rother.gov.uk/MyAlerts

[Follow us on Twitter](#)

[Follow us on Facebook](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please email us.

Any views expressed are not necessarily the views of Rother District Council unless stated.

This email message has been checked for the presence of computer viruses and malware, however we accept no liability for any unknown virus contained in the message or any attachments.

From: [Regan, Luke](#)
To: planningSE@nationalhighways.co.uk
Cc: [Thompson, Matt](#)
Subject: Fryatts Way - Land at, Bexhill (RR/2021/1656/P) [Filed 25 Jul 2022 18:05]
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

FAO: Diana Ngobi.

Dear Diana,

I write with reference to the above and your holding objection dated 18 July 2022. Thank you for the additional areas of agreement and I wanted to reach out to you regarding the outstanding matters of which there appear to be three. They are:

1. Provision (of redacted) accident data,
2. Committed Developments (small schemes 72 units in total), and
3. An assessment of the end of the adopted Local Plan (suggested to be 2039)

Taking each of these in turn,

1. We will provide the accident data for your review asap.
2. Please can you reconsider this request upon consideration of the following?

We have reviewed all of the supporting documents alongside the relevant planning applications, and it is the case that either no transport statement has been prepared or if one has, it does not provide any assessment of traffic generation or distribution (either for the local or trunk road network). Moreover, the National Highway Response for application "RR/2020/1410/P" (9 Oct 2020) which obtained approval for 29 dwellings (which we did include in the capacity assessments) stipulated that "We have reviewed the documents available on the Planning Portal and are satisfied that the reserved matters in this application would not materially affect the safety, reliability and / or operation of the SRN".

It does not seem reasonable to derive traffic generations and distributions for committed schemes significantly smaller than this example when the applications themselves did not provide any assessments. Further, the 72 units are all apartments (the majority of which are located in the Town Centre) and as such would have a lower peak hour traffic generation than more substantial type dwellings. Based upon the TRICS database, very roughly a town centre apartment could be expected to generate a maximum of perhaps c. 0.30 vehicle movements per unit during the peak hours. This would result in a combined peak hour traffic generation arising from the 72 apartment dwellings of 22 vehicles. This would equate to 1 vehicle every three minutes on average at the respective site access points. However, this is spread across multiple developments which are over an area of 4km. Much of this traffic would also route via local roads and not impact at all on the trunk road network. As a final point, these dwellings are largely redevelopments of existing land uses (apart from 1 scheme on undeveloped land that will provide 6 apartments) – development traffic increases are therefore even lower still when due consideration is given to the extant / lawful / baseline position associated with the previous uses.

3. Regarding the request for a traffic assessment for 2039 which the NH response cites as the 'end of the adopted Rother Local Plan', we have reviewed this request and note that 2039 is not the end of the adopted Rother Local Plan. The end of the current local plan is 2028. We have provided capacity assessments beyond this for an assessment year of 2031 which reflects NH / HE guidance as it provides an assessment for the latter of the end of the local plan period or 10 years post planning application. The 2039 year forms the end date of the emerging Local Plan. DfT Circular 02/2013 is clear at Paragraph 25 that assessments should be undertaken as per:

"The overall forecast demand should be compared to the ability of the existing network to accommodate traffic over a period up to ten years after the date of registration of a planning application or the end of the relevant Local Plan whichever is the greater."

It is concluded that the current Local Plan end date is 2028 and therefore the assessment of 10 years post planning (e.g. 2031) is entirely in accordance with DfT Circular 02/2013. The emerging local plan is not adopted, has not been subject to public consultation etc and has not been found to be sound.

Please can you consider this additional information. Please do let me know if a virtual meeting would be helpful to seek to answer any outstanding matters that you have. We will provide the accident data as soon as we are able.

Many thanks,

Luke Regan MSc MCIHT CMILT

Associate Director


Tetra Tech

Quay West at MediaCityUK, Trafford Wharf Road, Trafford Park, Manchester, M17 1HH



tetratecheurope.com

Tetra Tech Limited. Registered in England number: 1959704
Registered Office: 3 Sovereign Square, Sovereign Street, Leeds LS1 4ER VAT No: 431-0326-08.

			
---	---	---	---