

Agenda.

Date: 3.30pm Thursday 30th May 2024

Meeting: Ford Airfield Community Liaison Group Meeting

	Action	Notes
1.	Introductions	<p>Cllr Danny Armstrong (DA)- Ford Parish Council Maureen Chafee (MC) - Ford Community Land Trust Judy Curtis (JC) - Ford Community Land Trust David Foy (DF) - Ford Community Land Trust Dave Hodges (DH) - Ford Community Land Trust Cllr Sam Langmead (SL) - Ford Parish Council Cllr Dawn Smith (DSm) - Ford Parish Council Cllr Amanda Worne (AW) - Arun District Council and Yapton Parish Council</p> <p>John Longhorn (JL) - Vistry David Scane (DSc) - SEC Newgate Gardiner Hanson (GH) - TOR&Co</p>
2.	Matters covered at the last meeting	<p>DSc covered matters discussed at the meeting on 11.4.24. This included:</p> <ul style="list-style-type: none"> - Setting up a regular Community Liaison Group with the local parishes and the Community Land Trust (CLT). - Sharing the invitation to the public engagement event with the respective parishes. - Invite the CLT to set up a stall at the public engagement event. - Setting up a meeting with Ford Open Prison.
3.	Planning update	<p><u>Planning update</u></p> <p>GH updated the group on recent meetings with officers at Arun District Council (ADC). Feedback focused on the following elements:</p>



	<ul style="list-style-type: none">- Softening up the edges of the northern parcel.- Ensuring the green fingers through the site followed a more east/west orientation.- Providing more greenery in the northern part of the site.- Some potential further setbacks on Ford Lane to avoid noise disturbance from HGVs - subject to survey outcomes.- Pulling the development edge back from the roundabout on Ford Lane to maintain the rural feel at the entry of the site.- Creating more of a celebration of the runway in the south of the site.- Aligning the linear park with the line of the runway.- The need to connect/enhance how people are accessing the market from Yapton along the runway.- Celebrating the heritage of the site. <p>The project team also had a meeting with the open space officer and the following points were discussed.</p> <ul style="list-style-type: none">- Understanding the approach to the canal alignment and the sports pitch provision.- Incorporating a celebration of the canal route including an equipped play area in that part of the site and benches for parents. <p>DF asked when the group could see the changes to the Design Code document.</p> <p>GH agreed to share an update of the draft Design Code in the coming week or two once updated site layout designs have been discussed with ADC.</p> <p>MC expressed the CLT's desire to see something a bit more innovative delivered on the site.</p>
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	<p>DA suggested the development to the south of Haywards Heath as an example of an innovative approach including a health centre, school and residential all together with a multi-use carpark.</p> <p>GH noted that officers are encouraging the project team to take an innovative approach to the public realm, play and open space.</p> <p>MC raised concerns that the parishes weren't being sufficiently involved in this process but were being brought back an outcome rather than contributing towards the creation of the plan.</p> <p><u>New pedestrian links and footpaths</u></p> <p>SL queried whether there would be a walkway installed along Ford Lane. This is particularly sensitive given a recent fatal accident of a local resident. The connection to the market is also very important but the operators of the market will seek to be able to control access from fixed entry points.</p> <p>GH confirmed that the S278 works secure a partial new walkway installed along Ford Lane. Further upgrades along Ford Road incl. cycle lane also secured via S278 works.</p> <p>DA asked whether there could be provision of a footpath along Yapton Road?</p> <p>GH explained that the intention is to likely place a footpath behind the hedge within the site. Placing a footpath along Yapton Road itself may impact on the retention of the hedges and be less desirable from a pedestrian amenity perspective.</p> <p><u>Care home and later living</u></p>
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	<p>DA asked where the care home would be located and raised some concerns about proximity to the local centre due to noise.</p> <p>MC suggested that people locally would prefer bungalows and places where they can downsize into. Referenced a development in Feltham which is focussed around central courtyards which adds to social interaction of residents.</p> <p>DR suggested incorporating areas where retired people can live near other people and have shared gardens and communal space.</p> <p>GH confirmed that some bungalows will be delivered on the site (unlikely to be 1B units) and the team is looking at allocating some maisonettes. S106 requires 4% provision of M43 accessible housing, which includes wider foyers and oversized rooms, tested around turning circles.</p> <p><u>Sports pitches</u></p> <p>GH highlighted that the Arun Open Space SPD for 1500 homes requires one adult pitch, one youth size pitch and one mini pitch and confirmed that the plans are in accordance with this policy. May be potential for a T-shaped arrangement for 2no. adult pitches but this is currently being reviewed. GH showed the most-recent Heritage Canal strategy which was well received - noting this was still being reviewed.</p> <p>DF asked if there would be any provision for skate parks within the plans?</p> <p>GH advised that there could be provision for something addition to be delivered but would be determined as part of later RM submission that cover the open space/formal sports areas.</p>
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	<p>AW expressed the desire to see the inclusion of more indoor activities if possible.</p> <p>MC questioned the need for changing rooms for sports provision. Generally felt these were underutilised. GH noted the provision of changerooms is a S106 obligation and likely deemed necessary by ADC.</p> <p>A discussion then followed from the group as to whether the changing rooms would be used and on the merits of having showers incorporated within these units.</p> <p>MC queried how the football pitches would fit with the community heart particularly the car parking that would accompany it.</p> <p>GH confirmed that the community heart would have standalone parking associated with the proposed end uses but there may be opportunities for overspill provision within the local centre.</p> <p>MC felt there was never enough car parking - and suggested that the school car parking could be used by the public outside of school hours.</p> <p>GH highlighted that there is already parking on the site at the Arun Sports Arena.</p> <p><u>Car use and parking standards</u></p> <p>AW asked where the car parking would be located for the sports pitches.</p> <p>GH explained there will be a standalone carpark for the sports provision and a request has been made to the transport consultant to confirm what the demand for parking from this type of arrangement would generate.</p>
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	<p>DH noted that the area is very car reliant with most couples having 2 cars per household. DS noted many older households only require 1 car per household.</p> <p>AW emphasised the importance of promoting more sustainable travel and would like to support reduced parking provision to encourage sustainable transport options where suitable.</p> <p>MC noted that the guidance on parking standards is set by WSCC.</p> <p>GH explained that ADC requires 2 parking spaces for each 1 bed unit. While it is possible that WSCC would support for 1 ADC i may require for 2spaces, unless reduced provision justified.</p> <p>JL added that not all units will generate two cars including flats will house different age groups and some of the younger or older people (or couples) won't necessarily have a requirement of 2no. cars per flat.</p> <p>GH emphasised the intention would be to ensure that parking is sufficient to ensure parking problems don't spill over into neighbouring areas.</p> <p>DH noted he wasn't confident the retail provision would be viable given limited footfall and catchment. GH explained the wide range of acceptable use classes (A1-A5) should allow for a wide range of potential occupiers to come forward. <u>Timescales</u></p>
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		<p>GH outlined the proposed timescales for the project including the intention to submit the DC and the 1st RMs in a month and a half. The project team had submitted a S96a non-material amendment to allow the DC and the RMs be twin tracked, but this had been refused by ADC so as not to set a precedent. ADC in turn has indicated that the DC is likely to be determined in a short period of time on delegated powers subject to no in principle objections by officers or statutory consultees.</p>
4.	Public engagement update	<p>DSc provided an update on the public engagement events held on 1st and 2nd May at Edgcumbes.</p> <p><u>Attendance</u></p> <ul style="list-style-type: none">- 174 people attended the event over the two days.- 49 separate pieces of feedback have been received post event. This includes feedback submitted via the website, via email and via the freepost form. <p><u>Response to the design code</u></p> <ul style="list-style-type: none">- Positive responses received to having lower density in the northern neighbourhood.- Positive response to retaining a more semi-rural feel to the southern neighbourhood.- Large support for retaining the hedgerows.- Less support for modern style in the south of the site.- Desire to see more emphasis placed on the canal route.- Suggestions that the care home should be located in a quiet part of the site.- Need to improve links to the sea.- Need to improve pedestrian route along Ford Lane.- Strong support for the plans to reflect the heritage of the site.- Need for improved links to Ford Station.



		<ul style="list-style-type: none">- Need for more parking at Ford Station.- Need for bus shelters within the site. <p>DSc highlighted that the project website has been updated following the event and people will be encouraged to sign up to receive project updates.</p>
5.	Update from the Parishes/CLT	<p>MC reported that the CLT had gained 20 members because of their attendance at public exhibitions.</p> <p>It was also agreed at the most recent Ford Parish Council meeting that the CLT would act as an additional resource to Ford Parish Council on matters relating to planning given limited resources to review/respond.</p> <p>It was agreed that the CLT and Vistry Homes should coordinate the release of information and maintain momentum following the public events. Parishes/CLT would like to be providing monthly updates on their respective websites/newsletters.</p> <p>Ford Parish is holding its AGM on 23rd July. It was agreed that the next meeting of the CLG could take place immediately prior to this meeting.</p>
6.	Date of next meeting	Tuesday 23 rd July (To be confirmed)
7.	AOB	N/A