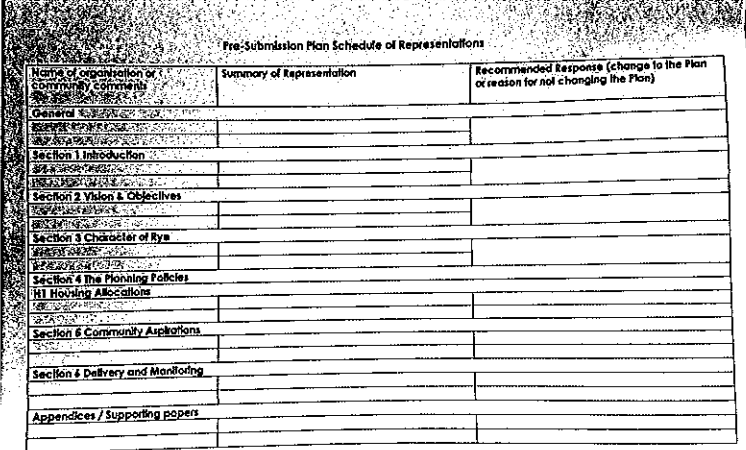


RYE NEIGHBOURHOOD PLAN STEERING GROUP

Request for Decisions by Council

Item	Issue	Action Requested
1.The Regulation 14 Process	<p>At the 46th Steering Group meeting the way forward after the Reg 14 consultation was AGREED as below:</p> <p>To complete a spreadsheet to compile data on the 110 or so comments:</p> <ul style="list-style-type: none"> - 10 from Statutory Bodies and Local Authorities, including Rother. - 3 from adjacent Parishes - 2 major comments from BP and Martello Developments. - 14 from individuals about a single traffic aspiration - 60 from individuals apply to Gibbet Marsh - 20 others from local individuals and groups <p>The Consultant has suggested compilation format below. This will require 3rd party assistance.</p> <p>All the comments need to be digitised and loaded to the website. (Councillor Pat Hughes has offered to assist).</p> <p>Once all the comments are compiled, it is proposed to hold a Steering Group workshop (as after the survey) to consider and make recommendations.</p> <p>Consultant will then assess further and adjust the Plan.</p> <p>Once completed then move to Reg 15, Plan Proposal.</p> 	To NOTE

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2.Other Matters	<p>Looking to the next stage AK had registered with Locality to bid for further support, which had been accepted. RF reported that around £5.5 K remained in the RNP allocation. There were also three days of consultancy remaining.</p> <p>Following some criticism of our communication and the website, the site has been reviewed but found to be sound and accessible. All papers remained on the website.</p> <p>Separately work continues to explore the impacts of the Greenway proposal; Eastern Rother Tidal Walls Scheme (planning submission now delayed to Oct 18) and CIL. (New guide on the RNP Website)</p>	To NOTE
3.Meeting with Rother DC Planners on 16 April	<p>AK, Consultant and Rother Planning Officers (David Marlow, Richard Wilson and Frank Rallings) met on 16 Apr to discuss Reg 14. For ease of reference the Rother main comments are below with Steering Group annotations.</p> <p>1. The RNP is a comprehensive, well-researched document covering a wide range of complex issues, so congratulations to those involved for the endeavour in getting to this stage.</p> <p>2. As the adopted RNP will form part of the Development Plan for the area, it is recommended that presentation, including the quality, size and definition of maps, in the Submission version needs to be of an appropriate standard for a planning policy document. Draft Planning Practice Guidance for Neighbourhood Plans (March 2018) advises as to the standard of plans required for site allocations in an NP. RDC can assist with mapping, if necessary. <i>RNPSG: More work required to improve maps and plans. Rother will help at cost.</i></p> <p>3. Attention is drawn to affordable housing issues within Rye, which need to be borne in mind in considering housing allocations (see also below) in relation to which further discussion is suggested.</p> <p><i>RNPSG: More work required to reconcile affordable</i></p>	To NOTE

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	<p><i>housing numbers.</i></p> <p>4. The RNP's housing allocations would, if fully developed, provide 160 dwellings. This is notably more than the outstanding requirement for 67-112 homes. However, given uncertainties around several of the sites and high affordable housing needs (as discussed further in relation to Policy H1) and subject to comments/further investigations on individual sites, then the proposals are considered appropriate at this stage.</p> <p><i>RNPSG: Numbers to be revisited once the Martello proposals are public.</i></p> <p>5. As regards supermarket provision, notwithstanding the Core Strategy position that provision should be made for a second store, it is evident that subsequent retail trends generally, evidenced by the lack of operator interest in recent years, is regarded as providing a sufficient basis for concluding that there is no reasonable expectation that any allocation would be taken up in the foreseeable future. Hence, such an allocation may well unnecessarily blight land.</p> <p><i>RNPSG: Alternate site of Gibbet Marsh to be reviewed as below.</i></p> <p>6. It is considered sensible to have regard to potential changes of circumstances during the plan period and provide requisite flexibility within the RNP.</p> <p><i>RNPSG : It is considered that the RNP has flexibility.</i></p> <p>7. Managing flood risk is a key factor affecting the RNP and the views of the Environment Agency should be proactively sought and considered.</p> <p><i>RNPSG: This will be done to follow up the Reg 14 comments by the EA.</i></p>	
4.A Review of Sites for Dwellings at the 16 Apr Meeting	Rother writes: "There must be some uncertainty at this stage whether Rye Harbour will contribute towards the Core strategy housing target for Rye and Rye Harbour (40 dwellings). This is because the DaSA Local Plan is at an early stage and because the proposed allocation	To NOTE

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	<p>in Rye Harbour is the subject of potential ecological objections. Therefore, on a precautionary basis, the Rye housing target could be increased by 40 dwellings. However there is concern about deliverability particularly of affordable housing.” Reconsidering each site allocation in the RNP:</p> <p>H3 Tilling Green: Rother concerned about deliverability. Previous withdrawn proposed scheme for 32 dwellings + new community centre because non viable following EA flood risk advice. If the former school was renovated, not rebuilt, and the remaining land of H3 allocated to up to 20 units affordable housing. Would this be viable? Is there a developer to take it on?</p> <p>H4 Rock Channel. Rother concerned about loss of employment space. Owner and developer is aware and is making alternative proposals.</p> <p>West: Rother concerned about deliverability and timing, as existing businesses on-site, especially to achieve any higher number than 20-35 (assume 35). But Martello proposals are advanced but not in the public domain and if come forward would provide greater number. Need more exact boundary maps in RNP.</p> <p>East: Rye Partnership has carried out a feasibility study of the EA owned site. It recommends a small number of windfall housing as long leasehold units. It is considered that any development there would trigger other regeneration, but there are flood risks, access/traffic and the state of the river edge to be considered.</p> <p>H5 Winchelsea Road East: Because of small piecemeal sites in the broad location under varied ownership including EA, any proposals may come forward in smaller “windfall” proposals. Rother recommends retaining 10 dwellings as indicative potential capacity, but with additional numbers as smaller schemes.</p>	

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	<p>H6 Winchelsea Road West: Rother identified 10 units in SHLAA 2013 and some retention of B class space. Rother sees no justification of increase to 20 dwellings at this stage, but any proposals by Martello is unseen and may produce more.</p> <p>H7 Freda Gardham: Delays in achieving the Eastern Rother Tidal Walls scheme by EA (planning permission to be sought in Jul 2018?) indicates retaining 35 dwellings but probably not until later in the plan period. Site assessment indicates that 35 units are achievable with some 2000 sq m of commercial (2nd petrol station and food outlet) between the existing school building and A259. This would link with notes about Gibbet Marsh, Site S3.</p> <p>H8 Lower School Site: Layout and capacity subject to treatment of flood risk management issues. Developer wants 72; RNP sets up to 50 . Rother agrees c50 dwellings as reasonable, although the developer may be able to justify more ultimately. RNP concerns focus on flood risk, parking capacity, over development greenspace.</p> <p>Rother notes that without any development at Rye Harbour (40 units), the target becomes at least 107 dwellings (and up to 152 dwellings). Against this scenario, the proposals can, more realistically, be likely to yield some 115 – 150 dwellings, which complies with the Core Strategy.</p> <p>Once we see the Martello future proposals, then the figures should be revisited.</p>	
5.Commercial Sites at the 16 Apr Meeting	<p>S2 Alternative Supermarket Site - Gibbet Marsh:</p> <p>Core Strategy: “Retain the centre of Rye as the main focus for retail and services for the town, and increase the choice of convenience shopping in Rye by facilitating the increase of some 1,650 sq m net additional convenience (food outlet) floorspace within or adjacent to the town centre”</p>	

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	<p>Therefore the RNP allocated the Lower School Site as primary for the additional convenience food store, but because of the current proposal for housing on the site, an alternative site (10,000 sqm of the 18,000 sqm total) at Gibbet Marsh was allocated.</p> <p>At the Town Meeting there were 60 objectors to the Gibbet Marsh proposal. Questions raised:</p> <p>Does Rye need a 2nd supermarket? (Straw poll of 200 residents indicated roughly 50-50 desire 2nd supermarket, on grounds of competition/price; quality, opening hours)</p> <p>Impact on neighbours Impact on Ferry Rd Nursery Impact on use as Fast Rail overflow Impact on use during peak visitor times Impact on green space and pathways ; Access issues; Increased anti social behaviour? “morally wrong” ; impact on historical site B2089 tailbacks</p> <p>Following the Town Meeting, AK had been back to Rother Planning to discuss change of circumstance surrounding the target. There followed a revised Rother position:</p> <p>“notwithstanding the Core Strategy position that 2nd store is required; evident that retail trends have changed; little interest from developers; therefore no expectation of achieving in period”.</p> <p>Therefore it is recommended that RNP retains development boundary change proposal for Gibbet Marsh to cover future use such overflow car parking for Fast Rail but removes the alternative allocation from the Plan.</p> <p>Subject to decision; will need to go back to the 60 or so objectors and advise.</p>	<p>For AGREEMENT</p>