

**Update for Rye TC Planning Committee: March 2016**

**Points 1-8 for Councillors to NOTE; Points 9-10 for Councillors to CONSIDER.**

1. State of Drafts	<p>The key papers remain as before on the website.</p> <ul style="list-style-type: none"> <li>• <b>RNP Version 7A</b> is work in progress and reflects the many detailed comments from the Planning Consultant, arranged by AIRS.</li> <li>• The <b>Design Statement</b> is subject to further revision following a meeting with the Rother DC Design Officer.</li> <li>• The <b>Strategic Environmental Assessment (SEA)</b> will need to be revised to reflect latest advice from Rother DC.</li> <li>• A <b>Consultation Statement</b> is being drafted to summarise the who; the what and the result.</li> <li>• The <b>Site Assessment Document</b> is being revised to reflect comments from Rother District Council.</li> </ul>
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**2. Liaison with Statutory Consultees.** We continue our dialogue with Rother DC (officers), ESCC Traffic, Natural England, Historic England and the Environment Agency about the impacts of the NP.

**3. Parking:** Given the work completed on “traffic” by the NPlanners, parking should be seen in the context of all the other Rye traffic issues. It is hoped that whatever group tackles the issue, will look strategically for solutions to all the (well known) traffic issues affecting Rye, drawing on what has been studied before (please see below). Sadly, most past recommendations were never implemented, leading to the sort issues faced today! The RNPSG has done quite a lot of work on this within the RNP forum, which is summarised in the latest draft.

1967: Town Map Rye – Written Analysis by ESCC  
 1967: Rye Town Map – Summary Report  
 1967: Written Statement 1975: The Rye Town Scheme  
 1975: Landgate Bridge – Major Works  
 1987: A259 Trunk Road Improvement (8 options; 1 selected route)  
 1992 - 1996: Rye Bypass proposals – endorsement to withdrawal  
 1993: Rye Town Initiative  
 1995: Strand Quay Improvements  
 1996: Environmental Improvements to Strand Quay  
 2000: Rye Harbour Marina  
 2003: Rye Steps Forward – Proposed Measures for Rye  
 2003: Local Area Transport Strategy  
 2006: Proposed Pedestrianisation of Strand Car Park  
 2007: Rock Channel Area – Rye Development Brief  
 Date Unclear: Remedy for Rye

Without a traffic plan, the situation will only get worse, year on year.

**4. Infrastructure and the R123 List:** In anticipation of CIL coming into force on 4 April, Rye TC will need an approved infrastructure project list coordinated with the Rother DC (Regulation 123) list. The RNP now has many infrastructure elements listed against the development sites in the Plan. This could be extracted to form the Rye TC list.

**5. Rye Town Meeting:** Several points, related to the RNP, were raised at the Town Meeting. Some answers are added below.

- Aspects of Valley Park: “top site” state including flags; improved sewerage capacity; improvement to retention basins” and “Greenway” proposal cycle way – Lea Ave to the Academy – progress? *Aroncorps answers:*

*Entrance Board & Flags: We would anticipate the entrance board and flag poles being removed on completion of Phase 5, which is December this year. However, we intend to smarten up the area as soon as the various service providers have backfilled their trenches and if sales go well, we will remove the board earlier.*

*Top Site: We have looked at a number of possibilities and would like to pursue a low density housing scheme through the Local Neighbourhood Plan. We will be putting forward a proposal for an additional 9 homes for discussion and consideration in due course. The earth currently on this site is being stored temporarily. Some (topsoil) will be put back onto Phase 5 for use in the gardens and the rest will be removed to an inert tip.*

*Retention Basin Capacity: Yes, we did receive advice from our engineers that the existing retention basins had sufficient capacity for the extra houses (and more) and this met EA's approval. We have had unprecedented rainfall in the last few months and our engineers report that the system has performed to expectations.*

*S.106 Greenway Contribution: Yes, we have made our S.106 payment for the Greenway use and I attach the receipt from RDC. We have also completed the bridge link, as required and have thus fully complied with these (S.106) obligations.*

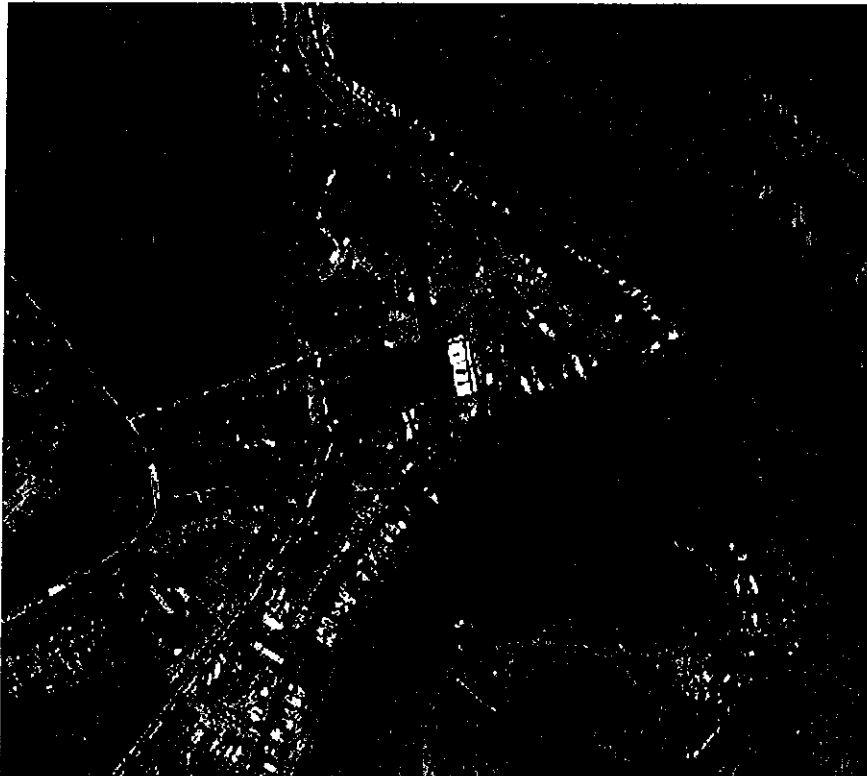
- Tilling Green development; access and drainage? *Being explored by RNPSG*
- Affordable housing: policy? *Covered by the RNP.*
- Dead Man's Lane: footpath? *TBD*
- CIL objections. *No further action by Rye TC.*

**6. Rye Partnership Meeting:** Two consultants funded by Rye Partnership (RP) are looking at development proposals for Rock Channel East or Rye Peninsular; top right on the map below ( Red triangle). The two are Paul Turton and Martin Jones, both use Eastbourne.gov.uk E mails. Martin was a director of the RP. Vice Chair RNPSG had an extensive discussion about the background to the RNP, the site and the realpolitik of Rye.

- It was emphasised that public consultation was paramount which they noted. As they seem to be taking a blank sheet of paper approach, it was

emphasised that there were several studies of which they were less than fully aware.

- The RNP work on this location was highlighted: proximity to SSSI (red hash on the map), access, riverside walks, mixed development, good site lines, limited building height, green spaces, encroachments on the South bank of Rock Channel East (cross on map), moorings and parking. The many factors affecting the site were discussed, including: flood risk; ownership by the EA, sub letting by Rye Partnership and the likely length of any sub-let; the need for quality design of any new buildings and of course parking which is limited in the location.
- The consultants appear to have no vision for the location, but spoke generally about regeneration, affordability of any development and encouraging employment, improving the site. The need to dovetail this new work into the work of the RNP was emphasised, which they acknowledged.



They committed to keep in touch. No doubt we will hear more at the Rye Partnership AGM on 17 March.

**7. Current Proposals:** There are ongoing contacts about the Tilling Green school proposal, the (so called) Grist Mill, Lower School Site and the Rock Channel.

**8. Eastern Rother Tidal Walls (Flood Risk Mitigation) Scheme.** As we have not had a recent update about the former Freda Gardham. Vice Chair REACT has asked both the EA and the ESCC for an update in the context of the EA advice below.

"Rother Tidal Walls East (RTWE) Scheme. The project team have been continuing to work on the outline design of the scheme and develop the business case. Further to the initial Local Engagement Group meeting held in May 2015, we are planning to hold the next meeting shortly where the outline design can be shared and reviewed. The outline design will then be presented to the wider public in a drop-in session so that further feedback can be attained. We will hold further engagement sessions at key stages to ensure that the decision making process is transparent and understood in the wider community. In terms of next steps we will then submit a planning application and prepare a business case to seek internal approvals and budget which would allow us to proceed to the detailed design and construction phase. *Funding for this work is not guaranteed.* Under partnership funding arrangements introduced by Treasury and the Department for Environment, Food and Rural Affairs (Defra) in 2010, central government funding for flood risk management can only provide part of the costs for a scheme, the remainder being sourced from those benefitting. *We are continuing to seek external contributions working with local partners to top up the funding for this scheme.* The current programme for the scheme remains unchanged with outline design and business case development due for completion by June 2017. We will then undertake detailed design between 2017-2018 with construction planned for 2018-2022. "

EA Eastern Rother Tidal Walls Planning Team

**9. Planting.** There have been several contacts about planting, with some arguing that there is potential for more trees within Rye Parish, not only to provide greenery, but to enhance borders and help to reduce flood risk. There is caution about the need to consider impacts such as planning permission, selecting suitable plants, foliage drop and impact on flood defence and other structures. Specifically it has been proposed to:

- Invite Ann Cockerham at Rye College to see whether there would be interest at the College for involvement.
- Ask Rother Environmental Group and Rye Transition Group for support.
- Aroncorps will be asked to increase planting in Valley Park.
- Consider whether there is scope for any more projects (similar to community garden) to be added to the Rye Infrastructure List (See Para 4).

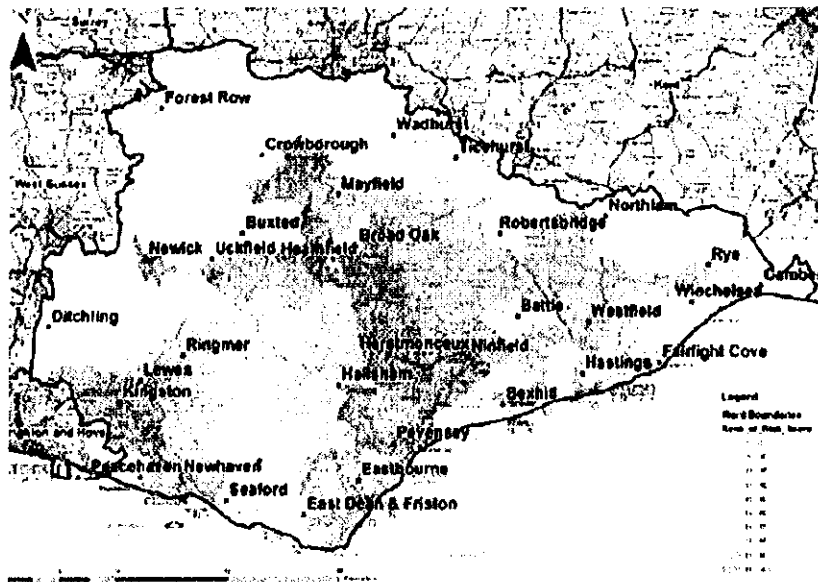
**10. ESCC Flood Risk Management Strategy.** ESCC is the Lead Local Flood Authority (LLFA) for East Sussex under the Flood and Water Management Act (2010). The Council has revised its strategy, which sets out how they plan to manage the effects of local flooding across the county over the next 10 years. The Council is consulting on its draft below between **29 February 2016** and **10 April**

2016. <https://consultation.eastsussex.gov.uk/economy-transport-environment/draft-local-flood-risk-management-strategy-2016-20>.

Chair REACT has discussed with the author of the strategy. It is worth mentioning that, rather confusingly, there are differently dated versions of the various papers. The earlier versions are "interim"; the focus is now on the versions out to 2020. REACT view of the strategy:

Pros: Rye remains one of 14 "hotspots" in East Sussex; REACT is mentioned as a local community group; action plan covers our localised risk areas.

Cons: Rye is no longer one of the high priority risk locations because the priority is now weighted towards surface water and numbers of homes likely to be impacted. Although locally the EA record some 1200 dwellings around Rye at "risk of serious consequences" in the event of a failure of flood defences, for reasons yet to be explained by ESCC, it records dwellings at risk in Rye as "500 plus", which would appear to reduce the risk. Because of the revised "loading", Rye is now amber (not red) on the main risk (East Sussex) chart (below). REACT argues that this not only gives a perception of reduced risk, but importantly, may affect the way any future mitigation is prioritised. In addition there is only passing mention of sewerage, which remains a key issue both as a single risk (of spillage) and also when combined with other types of flood. The author accepts the REACT points. Will the Town Clerk respond for the Council?



**Future Events. RNPSG: late April.**

Anthony Kimber PhD  
Vice Chair RNPSG

11 March 2016