

## RNPSG - Update on RNP Issues 4 Sep 2017

### Headlines

1. It is a disappointment that shortage of Rother staff time and holidays have prevented the completion of the Rother pre Reg 14 screening of the V8 draft plan (all on the website) in August. This will now be tackled in earnest in September. Separately our bid for additional consultant time funded by Locality has been successfully completed and our first meeting with an AIRS organised town planner will take place on 30 August.

### Developments and Issues

2. There are now major proposals (annotated below \*) which run counter (in principle or detail) to the allocations in the draft and emergent RNP. Notes on current proposals which impact on the plan are below.

- Rock Channel (RR/2015/1323/P) and Winchelsea Rd (So Called Grist Mill RR/2016/1484/P ) locations: Work remains under way on the Bridge Point (RR/2013/2039/P) development.
- Rock Channel East (Rye Peninsular) : The regeneration report by the consultants working for Rye Partnership is still awaited.
- Former Freda Gardham School and Eastern Rother Tidal Walls Scheme: open event about the latter is still awaited.
- Greenway Proposal: The report by ESCC funded consultants remains promised.
- Kettle of Fish: RR/2014/2017/P. The owner has reconsidered his planning agreement and is intending to propose some amendments, involving changes to the eastern part of the proposal.
- \* BP proposal RR/2017/1231/P for a petrol station and shop on the site to the west of Valley Park was submitted to Rother DC and sits on the planning website. <http://www.ryeneighbourhoodplan.org.uk/wp-content/uploads/2017/07/RNPSG-update-31-July.pdf>
  - In the context of the RNP it is concluded that the (BP commercial) development does not conform to the allocations in the draft RNP (V8) and as a potentially highly visible development (day and night) alongside the B2089 gateway into Rye, fails to integrate – visibility, lighting, traffic, impact on the adjacent AONB - within the Parish. This was a key requirement for the earlier 5 phases of the Valley Park development. It is understood that local residents have raised a petition against the proposal. *In short it is a welcome proposal (for second petrol station and 24/7 shop) in the wrong place.*



- \* Lower School Site. RR/2017/1778/P. Plutus Rye Ltd (supported by Icen) has submitted its long awaited application for 72 homes on the former Lower School Site of Ferry Road: 43 houses and 29 flats with associated landscaping, car parking and other infrastructure. The proposal is big on context and short on some vital detail.



The development team discussed their initial proposals with the RNPSG in 2016 and since then has been working to resolve issues of mitigating flood risk with the EA and others, particularly for surface water. In the context of the RNP, although the site is allocated for housing ( in addition to commercial, education and another such as parking) we retain our initial reservations about the latest proposal in terms of:

- excess number of dwellings (considered overdeveloped); the RNP allocates 50 dwellings; the developer proposes 72.
- implications for early increased community support and infrastructure particularly by agencies such as NHS for health services and ESCC for education.

- the impact of the high density of dwellings in terms of heavy demand for parking (residents and visitors). The proposal allocates 92 spaces including 11 for visitors. With an estimated site population of up to 150 in 72 dwellings, there could be upwards of 115 vehicles (cars, vans and motorcycles, but not boats or caravans)<sup>1</sup>. This number could be increased by those visitors seeking “casual unauthorised parking” close to the Town Centre, as all free spaces even in residential parts of Rye are now eagerly sought by visitors. Therefore parking is inadequate.
  - lack of clarity that safe access/egress from/to Ferry Road (close to the railway line) has been proposed in a way that was highlighted by the supermarket proposal.
  - some contradictions by S Water of adequate planned sewerage handling in the short term. However, despite this, the developer has deemed that there is a satisfactory means of handling foul sewage in an area of Rye where there are existing capacity issues resulting in occasional spillage behind Ferry Road, particularly after extreme rainfall.
  - lack of clarity about developer’s contribution including the 30% affordable homes.
  - the exclusion of the Adelaide and the cottages in Ferry Road. What now for their futures?
- \* Playden Proposal – “Sheffield Location” RR/2017/1450/P. Vice Chair RNPSG and others attended the Playden Parish Meeting to take part in the discussion of the “Sheffield housing proposal. It is understood that local residents have raised a petition against the proposal. For Rye, we made several points including:
    - very much Playden business but if it goes ahead would have impacts on Rye in terms of services, drainage, sewerage and infrastructure etc
    - underscored the protocol agreed by Rother for Parishes to advise each other about developments on or close to boundaries. The Parish Clerk has now written to the Rye Town Clerk. Cllr Osborne was present and supported this.
    - underscored the context of the RNP which is against any development in the “green” gaps between Rye and adjacent Parishes.

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<sup>1</sup> Calculation is below.

- suggested that surface water and runoff would need to be mitigated by a carefully designed SUDS to prevent runoff and hydraulic overload leading to ponding at the bottom of New England lane ( Rye Parish). Sewerage could also be problematic.

- Rye Foreign Proposal: Several from Rye have been invited to meet on 7 Sep with Chair Memorial Hospital and Architects to consider the latest development proposals for the hospital site in Rye Foreign.

Anthony Kimber PhD

For RNPSG

<b>Lower School Site (Ferry Road) Proposal</b>			
<b>Units/Beds</b>	<b>Estimation of Occupancy</b>	<b>Vehicle Estimates (Cars, vans and motorcycles)</b>	<b>Provision</b>
<b>5X1 Flats</b>	<b>7</b>	<b>5</b>	<b>92 plus 11 visitors</b>
<b>33x2 24 flats and 9 houses</b>	<b>60</b>	<b>40</b>	
<b>21x3 Houses</b>	<b>45</b>	<b>40</b>	
<b>13x4 Houses</b>	<b>40</b>	<b>30</b>	
<b>Total</b>	<b>Say 150</b>	<b>Say 115</b>	