

77(a) HELAA**Key points of meeting between RTC and RDC Planning Strategy (including the Cabinet Portfolio Holder and Deputy Leader), 27 January 2023**

Rye representatives: Cllrs Hoggart and Stuart; Clerk, Colonel Kimber

We noted the caveats on the data discussed and resolved to wait for the draft HELAA and local plan in late summer.

The status of the Rye allotments. Rye understands them to be statutory as reflected in the mutual exchanges between Rye-Rother in May 2019 and the made RNP. Rother briefing should reflect this.

Rother NP Group: it would be valuable to have further meetings of the Rother NP group as a forum in which to raise some of the more technical NP issues.

Levelling Up Bill: we discussed policy emerging from the Levelling Up Bill and concluded that there much in the draft that supports NPs. We touched on:

- the government consultation on the proposed approach to updating to the National Planning Policy Framework and National Development Management Policies, for which there are 58 questions. Is there scope for submitting Rye comments via Rother?
- the difficulty of proposed generic design codes to apply to the sense of place for a location such as Rye.
- sustainability issues including connectivity and Rye as a service centre (just under 4,800 population but around 20,000 from the surrounding area with significant visitor numbers).
- the duty to cooperate and its impact on cross boundary interests. While Rye informs adjacent parishes of its plans, direct involvement in the business of adjacent parishes is not normal. In particular, it was noted that CIL earned in one parish would not normally be spent in another parish even though service and infrastructure might be provided there.

Development Sites: We discussed the constraints on any development in Rye: to preserve the character of Rye; to mitigate flood risk (recent surface and ground water flooding highlights the risk), to maintain the surrounding protected habitats, to protect the Conservation area and to focus on the development of allocated brownfield land.

- In terms of allocation, little has occurred to force change to the overall plan in the RNP made in July 2019.

RNP Review - Call for Sites: Rye provided a copy of its site reassessment document - part of the RNP review. After comparison with the Rother map, it was noted that most of the new areas submitted have a range of constraints – especially environmental – and so are unlikely to gain approval.

We discussed delivery/achievability from the allocated and opportunity small sites.

- So far, little in the way of affordable/social housing has been achieved and the prospects are poor except for the Tilling Green site owned by ESCC and leased by Rye Partnership. Rye is considering a project - there are successful exemplars elsewhere - with partners to build around 20 units. Rye is working with AIRS on a housing need as a first stage. It should be emphasised that the cost of the green part of the land and securing its release from Rye Partnership has not yet been negotiated.

- Viability remains an issue because of high land costs and building costs to mitigate flood risk and to prepare brownfield sites. On the former it was noted that potential land costs should take account of the reality of finding a developer/customer prepared to take on the project.

Second Homes & Buy to Let: (Contentious with many in Rye). Given the numbers - could be around 400 of 2500 total dwellings - Rye floated an idea adopted in other parts such as increasing council tax on second homes.

Climate Change: Rye suggested that the RNP could have included more climate change related policies. We touched onto issues including EV charging, solar and other renewable power (community centres and other public buildings), planting, grey water systems, bio-diversity, traffic and pollution (A259).

Rother offered a follow up meeting as required.

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Rye NP