

## RYE NEIGHBOURHOOD PLAN STEERING GROUP 28<sup>th</sup> MEETING

**Date and Time: Wednesday 15 April 2015 at 6.00pm**

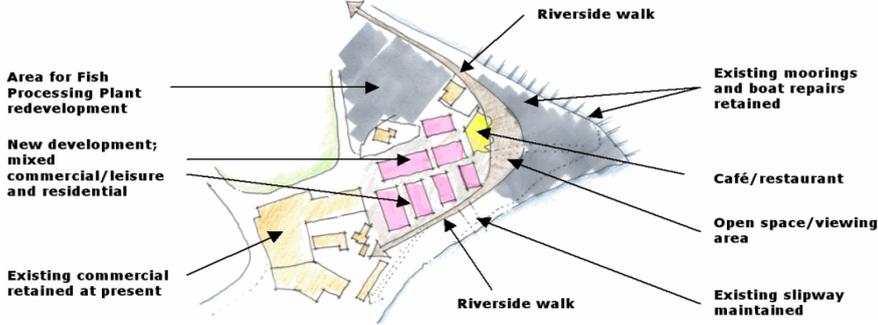
**Venue: Rye Town Hall**

Present: Colonel Anthony Kimber (AK) (Vice Chair and Secretary), Cllr Heidi Foster (HF), Dan Lake (DL), Cllr Mike Eve (ME), Richard Farhall (RF) (Town Clerk).

Apologies: Cllr Berni Fiddimore (BF) (Mayor and Chair), Cllr Shaun Rogers (SR), Cllr John Breeds (JB), Cllr Nigel Jennings (NJ), Prof Burton Rosner (BR), Andy Stuart (AS), Canon Richard Orchard (RO)

Item	Discussion – Issues	Action
1. Introduction	AK took the chair.	
2. Accuracy of previous minutes and Matters Arising and Reporting.	<p>AK underscored the convening note and papers included with the agenda. The latter covered the update for the Rye Planning Committee Meeting in early April (notes enclosed with the convening order) and notes from Rother DC about the “Rye Settlement Boundary”. (copied below)</p> <p>Minutes of the 27th meeting were <b>AGREED</b>.</p> <p>AK reported that he had:</p> <ul style="list-style-type: none"> <li>- contacted Amicus Horizon to seek another meeting to discuss the former Tilling Green development.</li> <li>- regularly updated the Facebook Page, which was attracting significant attention and providing valuable evidence.</li> <li>- remained in contact with Rye Academy Trust now that Rother DC had rejected the bid to register the Lower School site as a community site of interest.</li> <li>- issued RNP V5 which the Town Clerk had circulated to all Councillors prior to their meeting set for 20 April.</li> </ul> <p>RF reported that his colleague was now unable to complete the RNP site assessment forms and another was being sought to handle the work.</p> <p>AK had spoken with Planning Aid about the follow on support. It had been confirmed that the agreed support plan (below) would expire in June 2015.</p> <p><i>1. Specialist Planning Support: Advice and support on site assessment, this may involve URS staff with expertise in flooding/viability (2-3 days)</i></p> <p><i>2. SEA advice and support: screening, scoping, assessment advice (1-2 days)</i></p> <p><i>3. Consultation/Engagement advice: Review consultation findings/level of engagement and support for future engagement planning e.g. targeting young people and other hard to reach groups (1-2 days)</i></p> <p><i>4. Plan Writing and Development: Advice and support to get robust plan prepared for Reg 14 consultation against basic conditions (2-3 days)</i></p> <p><i>5. Evidence Gathering: Review of early draft plan to assess evidence base, possible gaps/requirements (2-3 days)</i></p>	<p>All</p> <p>RF</p>

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	<p>RF asked about a review of the draft plan by an external planning expert. It was <b>AGREED</b> that this should be part of the work plan and would have to be funded. AK reminded that the draft had been seen informally by Rother DC Planning Staff and suggested that the Planning Aid consultancy may be able to help with this.</p> <p>All other issues would be handled under the main agenda.</p>	AK
3. V5 RNP and related documents	<p>AK explained that (prior to circulation on 14 April) there had been no further comments on the V5 of the Draft Plan. However, on 14 April, BR had reported that he would propose changes. These will be discussed at a separate future meeting and incorporated in V6.</p> <p>RF asked if the Rother DC informal comments (on V3) had been reflected in V5. AK confirmed that he had incorporated some but not all the detail. This promoted a discussion about how far the RNP should incorporate detail affecting policy from Rother, given that this was a Rye plan. AK reported that work to consider all the material from Rother DC would take more time, as this needed to be carefully scrutinised before any Group decision about what exactly to reflect.</p> <p>There was further discussion about RNP handling up to the change of Rye Council in May. ME underscored the importance of all Councillors to have read the draft RNP! He asked about the approach for the 20 Apr meeting.</p> <p>It was <b>AGREED</b> that the intention was to summarise the V5 draft and then seek <b>AGREEMENT in principle</b>, on the basis that the RNPSG considered that it provided a framework and clear direction for a RNP. However there was a consensus that there were contentious areas, which would require further consideration and revision. This work would continue in 2015. Any comments by Councillors prior to and during the 20 Apr meeting would be recorded and considered at a future RNPSG meeting.</p> <p>There was then discussion about the handling of enquiries from the Public and other “what if” scenarios. It was <b>AGREED</b> that this would be further considered and handled by BF/RF.</p> <p>On current issues:</p> <ul style="list-style-type: none"> <li>- DL raised the proposed former <b>Tilling Green School Development</b> and how the latest John Wylie proposals might be viewed. AK suggested that he would clarify through the Facebook page the private status of the Wylie proposals (copied below) and what the RNPSG was doing. As TGRA continues had just met with the Rye Partnership, it was suggested that it should clarify that the proposals were not directly endorsed by it.</li> </ul> <p>- “At the recent Steering Group meeting there was discussion about the latest discussion</p>	<p>All</p> <p>All</p> <p>AK</p> <p>BF and RF</p> <p>AK</p> <p>DL</p>

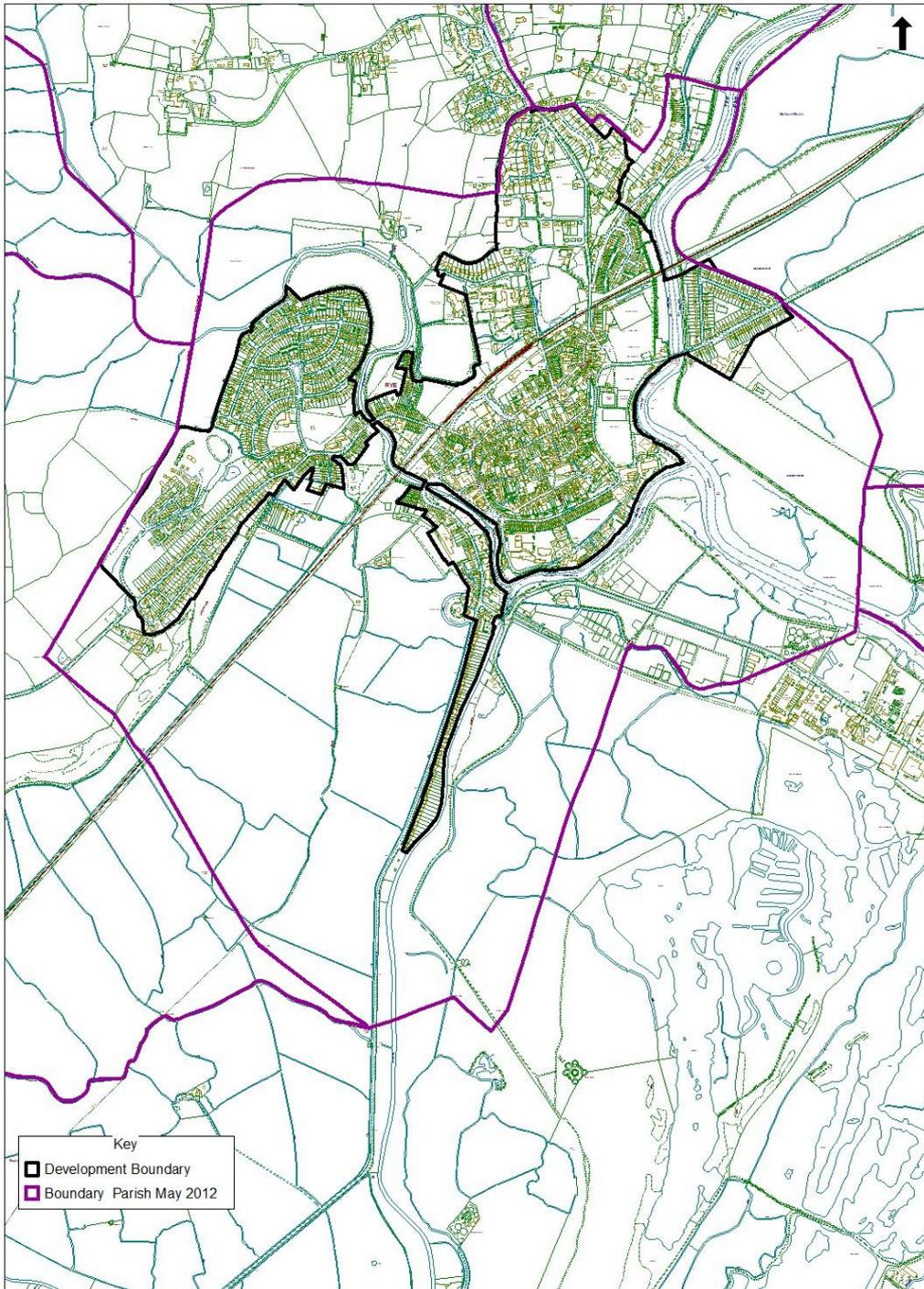
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	<p>document focused onto the future development of the former Tilling Green School development by J Wylie, a resident of Tilling Green. It was underscored that this proposal was to promote public discussion. It had no official standing or endorsement. The only official proposal that has been seen is that of Amicus Horizon as below from 2014. This covers 30 dwellings and a community centre of under 500 sq m. A meeting was being sought by the Steering Group with Amicus Horizon to confirm that the intention remained to submit a planning proposal in April/May with a view to them securing permission to start work in Jan 2016. It is understood that discussions are ongoing between the developer and the Environment Agency about the handling of flood risks on and around the site. Meanwhile many in Rye look forward to a public meeting to discuss the detailed proposal, including the design of the community centre. This should be hosted by the "community partner" for the development, the Rye Partnership."</p>  <p>TILLING GREEN - RYE Proposed Housing &amp; Community Centre Site Plan Option 3 Scale 1:500@A3</p> <p>- The “<b>Rye Peninsular</b>” or <b>Rock Channel East</b>. ME suggested that this location highlighted a major difficulty with future development in Rye. Owned by the EA and managed by the Rye Partnership, the location clearly had potential, which has been considered at various times during the last 15 years. One study is shown below. However, the nature of the site and the constraints on it did not encourage viable development. One answer might be for higher rise building: higher than the “2.5” suggested in the draft design statement. It was <b>AGREED</b> that this question needed more consideration and discussion at a future meeting.</p> 	
4. Design Statement	AK reported that the informal comments from Rother DC on the V1 draft of the Design Statement had yet to be fully assessed. This was work in progress.	All

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5. Settlement Boundary	<p>AK underscored an issue arising from discussions with Rother DC: the Rye settlement boundary (map below).</p> <p>Rother DC advice is reproduced here: “ a useful starting point would be Policy OSS2 (i-viii) in the adopted Core Strategy which should be the basis for settlement boundary revisions. However for the original drawing of the settlement boundary in Rye you would have to refer to the previous (now superseded by Policy OSS2 in the adopted CS) policy (DS2) which can be found in the adopted 2006 Local Plan. With regards to your question concerning why certain areas such as Military Road and Winchelsea Road South are sited outside the settlement boundary. As the presumption in favour of sustainable development is favoured within settlement boundary it was felt at the time that further intensification of development along Military Road for example would not be appropriate and nor sustainable. The impact on road capacity and character would also have been detrimental to the urban fringe of the town. This may have been the case for the other areas you have cited. We would expect the Neighbourhood Plan to proposed alterations to the settlement boundary especially when allocating new sites adjacent to the boundary. The Settlement Boundary should be amended to include new development sites such as Freda Gardham. In some places there may not be any change proposed however there may be scope to amend the boundaries which bisect residents’ gardens providing there is sufficient justification for it. We have many reps from local residents who want their whole garden to be included within the settlement boundary. As you know there is a presumption in favour of development within the settlement boundary subject to other policies in the plan so be aware that many locals take that opportunity to develop their extended backland/gardens to include another dwelling. This tends to alter the character of an area over time through cumulative impacts from a low density area to high density. It is worth noting this possibility when examining settlement boundaries. This will be for the Steering group to make an informed decision on boundary changes however any change should be justified and the criteria stipulated in OSS2 is met.”</p> <p>It was <b>AGREED</b> that the RNPSG should consider any proposed changes to the boundary at its next meeting.</p>	All
6. Sub Groups	Not discussed.	
7. AOB	RF raised the shape of the future RNPSG under the new Council. There was an inconclusive discussion about future responsibilities, which would need to be addressed once the new Council had decided who should make up the RNPSG at its meeting in late May. Then the new RNPSG should consider further in early June.	All
8. Future Events/Dates	<p><b>Monday 20 April at 6pm in Rye Town Hall: Full Council to consider V5 RNP.</b></p> <p>After 20 April: RNPSG as required to discuss follow up.</p> <p>26 May : Rye Council considers new RNPSG</p>	All

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	<p>By June: negotiation with Planning Aid about support contract.</p> <p>Early June: New RNPSG meets TBC to consider responsibilities and work programme.</p>	

Anthony Kimber PhD  
Vice Chair RNPSG

15 April 2015



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