

RYE NEIGHBOURHOOD PLAN STEERING GROUP 35th MEETING

**Date and Time: Tuesday 2 December 2015
at 6.30pm**

Venue: St Mary's Centre

Present:), Colonel Anthony Kimber (AK) (Vice Chair and Secretary), Cllr Berni Fiddimore (BF) (Mayor and Chair), Mike Eve (ME), Canon Richard Orchard (RO), Cllr Pat Hughes (PH), Dan Lake (DL), Prof Burton Rosner (BR), Frank Palmer (FP), Richard Farhall (RF) (Town Clerk),

Apologies: Cllr Shaun Rogers (SR), Cllr John Breeds (JB), Cllr Ray Prewer (RP), Cllr Cheryl Creaser (CC), Cllr Andy Stuart (AS), Heidi Foster (HF)

Item	Discussion – Issues	Action
1. Introduction	AK took the chair.	
2. Accuracy of previous minutes and Matters Arising and Reporting.	<p>Minutes of the 34th meeting were AGREED.</p> <p>It was noted that a site in Tower St was being marketed and that the Tilling Green proposal had been submitted. On behalf of the RNPSG, AK had offered some considerations of the latter with a view to submitting to Council on 7 December. These were AGREED with modifications. Revised copy is enclosed.</p> <p>There was discussion of the 2nd supermarket and filling station. It was AGREED that three considered options would be reflected in the RNP: Lower School site, Costcutters and Freda Gardham site.</p> <p>There had been correspondence from a developer about the land adjacent the railway. RF had advised the status of the land in the context of the RNP.</p> <p>AK highlighted the 1993 Rye Town Initiative (Tourism Management Strategy). This was considered an excellent strategic study with wide ranging recommendations that in the main had not been implemented. Some material remained applicable and had been reflected in the RNP. AK would copy and circulate some of the excellent graphics from the study.</p>	All
3. V5 RNP; V6 update and related documents	<p>RNP V6: AK reported that V6 remained on the website. V7 had been drafted to reflect AECOM comments and is linked below.</p> <p>http://www.ryeneighbourhoodplan.org.uk/?attachment_id=2679</p> <p>This version reflects early comments by RO. AK summarised the changes:</p> <ul style="list-style-type: none"> • Revised structure; alignment of objectives with themed policies. 	

Item	Discussion – Issues	Action
	<ul style="list-style-type: none"> • Inclusion of references to community evidence • Addition of considerations against identified sites • A proposed sharper summary (enclosed below). BR agreed to edit with existing summary. • Removal of “aspirational policies” to a separate section • Inclusion of a “masterplan” section • More explanatory footnotes <p>It was AGREED that it would be linked to the website in January. Meanwhile comments were invited. Rother DC had a copy and would informally review again.</p> <p>SEA/SA: AK summarised work completed to review and refine the SEA, which Rother DC had now reviewed informally. AK would revise further. The draft was linked to the website.</p> <p>http://www.ryeneighbourhoodplan.org.uk/?attachment_id=2666</p>	<p>BR</p> <p>All</p>
4. Site Assessment	<p>The present document was linked to the website.</p> <p>http://www.ryeneighbourhoodplan.org.uk/?attachment_id=2673</p> <p>AK had yet to revise to reflect fully the comments of Rother DC.</p> <ul style="list-style-type: none"> - Recording of the RNPSG’s considerations of alternatives for identified sites - The reasons for the rejection of others - More on heritage and traffic issues <p>There followed discussion touching onto earlier conversations below, which are repeated <i>in italics</i> for ease of reference.</p> <p><i>Kettle of Fish: RNP should include comments on the car park site behind the Kettle of Fish as it could be an important development site.</i></p> <p><i>Rock Channel East: There should be steerage for the future use of the Rye Partnership leased fish plant and riverfront (Known to some as Rye Peninsular at Rock Channel East). BF would look out the most recent study produced for the EA/HORAC in around 2006. RP had since reported that it had a scheme in mind for a small mixed development for this site.</i></p> <p><i>SHLAA “Red Sites”: RNP needs to reconsider and record</i></p>	AK

Item	Discussion – Issues	Action
	<p><i>factors affecting the decision to prevent future development.</i></p> <p><i>Change: Building Height: RNP should reconsider the building height issue with a view to revising the 2.5 storey policy, with a view to making a more flexible and site specific policy.</i></p> <p><i>FP asked for changes to heights recorded previously.</i></p> <p><i>Former Cattle Market: RNP should float the idea of covering parts of this with one or two story buildings to create commercial/office space and other use buildings (this could also be done at the RDC car Parks next to the Salts). ME suggested that some visualisations would be helpful and would ask for some to be produced.</i></p> <p><i>FP reminded that some terminology used (Cattle Market – Farmers’ Market) had been incorrect.</i></p>	
5. Design Statement	<p>AK reported that work on this remained on hold. Draft is linked HERE.</p> <p>http://www.ryeneighbourhoodplan.org.uk/?attachment_id=2469</p>	
6. RNPSG Sub Groups	<p>AK/RF reported that they had contacted AIRS for further technical support. It was AGREED that the RNPSG would seek support up to £3k (from budget) for a review (to further ascertain whether “sound”) and commentary of draft documents to date.</p> <p>There was a discussion about the need for a housing-needs review to provide evidence for the plan. The work for this had been costed by AIRS at around £5k. It was AGREED that AK/RF would consult Rother DC for further advice.</p> <p>BR reported that work was progressing with the draft of the Consultation Document (Who consulted, how and the result). AK had emailed separately to check the recording of all those who had contributed to the sub groups.</p> <p>http://www.ryeneighbourhoodplan.org.uk/who-is-doing-what/</p>	AK/RF
7. AOB	<p>In the context of the Tilling Green proposal, ME raised the question of viability and the lack of any figures. There followed an inconclusive discussion about the need for figures and viability assessment as part of planning proposals.</p> <p>There was discussion about the public consultative events. AK would coordinate and E Mail separate instructions later. BF asked for:</p> <ul style="list-style-type: none"> - Refreshments to be provided in both locations - Publicity to be widespread using all media - An invitation to young people to attend. (BF suggested Cllrs Gilbert and Rivett might assist.) 	RF
8. Future Events/Dates	RNPSG: Wed 6 January 2016, provisionally in the St Mary’s Centre	All

Item	Discussion – Issues	Action
	<p>Public Events: It had been AGREED that there would be two events.</p> <ul style="list-style-type: none"> • 16 January 2016 from 9am to 2pm with the Swap Shop in the Tilling Green Centre • 23 January 2016 from 9am to 2pm in St Mary’s Centre 	

Anthony Kimber PhD
Vice Chair RNPSG

3 December 2015

Enclosures:

1. RNP: The Key Points
2. RNP: Text Summary
3. Considerations of the Tilling Green School Proposal

E1 Rye Neighbourhood Plan – The Key Points

A neighbourhood plan is a **LEGALLY BINDING** document that governs new development and becomes as important as documents created by Local Authorities.

The Plan has to be:

- Visionary** – raise aspirations and provide a vehicle for consensus implementation
- Deliverable** – takes into account likely implementation and delivery routes
- Integrated** - into planning system, allows market opportunities influenced by community
- Flexible** - providing the basis for negotiation and dispute resolution
- Involve the community** - participatory process, stakeholders involved
- Strategic and Holistic** – Enhances existing ; creates new; fixes issues; provides legacy

The Rye Neighbourhood Plan seeks to...

- **Influence FUTURE DEVELOPMENT by identifying suitable sites**
- **IMPROVE** the quality of new **HOMES**
- **PROTECT** the town's **CHARACTER**
- **REDUCE** traffic **CONGESTION**
- **ENCOURAGE** infrastructure: **SCHOOL, MEDICAL and COMMUNITY CENTRE**
- **INCREASE** facilities for **SPORT**
- **SUPPORT** local **RETAIL and BUSINESS**

Rye Neighbourhood Plan: Emerging Findings (December 2015)

Housing:

- Build bulk of 160 dwellings to 2028: focused on: Valley Park; Tilling Green school; Winchelsea Rd/Rock Channel; Freda Gardham school
- Build balance on small scale opportunity sites as now
- Ensure development fits the character of Rye

Design:

- Insist on quality design
- Keep rigid control of Conservation Area; protect character of Rye
- Apply new design statement to all development

Flood Risk:

- Take risk based approach to all development
- Ensure no development on unprotected flood plain
- Ensure no disruption of water courses and sewers

Business:

- Encourage inward investment on core business area and Rye Harbour
- Encourage 2nd supermarket

- Encourage tourism; ensure reasons to visit

Traffic:

- Ensure measures compromise between pedestrian priority and “free for all”
- Encourage holistic parking study
- Improve external links to/from Rye, including fast Javelin stopping at Rye

Community Infrastructure:

- Encourage centres in west, centre and east of Rye with full range of services for all age-groups
- Encourage cultural centres: art, heritage, film, food, sports
- Encourage improvements to education quarter : Early years to 19

Environment:

- Retain landscape features
- List, protect and connect
- Encourage sports facilities
- Encourage planting
- Encourage sustainability
- Encourage energy measures

E2 - Rye Neighbourhood Plan – Text Summary

Rye is an ancient town of national historic importance and high architectural value. It is positioned on a rocky sandstone outcrop at the eastern end of Sussex close to the Kent border. It has been described as “rising like a jewel” from the surrounding Romney Marsh. As permitted by the Localism Act 2011 and approved by Rother DC, Rye has is producing a Neighbourhood Development Plan [NDP] or “The Plan”. This must conform to higher policy, in particular the Rother DC Core Strategy.

The Plan sets targets for dwellings and business floor-space over the period. For Rye and Rye Harbour, there will be around 400 dwellings, but after deducting those in the latter and taking onto account commitments, the total reduces to 160. There will be 20,000 sq m of business space, the bulk of which will be met by development in Rye Harbour.

The Act makes clear that the Plan should be spatial; however, there is significant flexibility about format and content. The Rye Plan focuses on unique character of Rye and the impact of development. It looks at the use, design and development of land and buildings, but also considers a range of related issues in the themes below. Importantly, Rye has taken the opportunity to consider holistically and strategically all aspects of planning in Rye to 2028.

With its unique character, attractive setting and long history, the Plan seeks to balance development with conservation.

As there are 7 adjacent Parishes, Rother DC requires a protocol to allow liaison across boundaries and mutual consideration of planning issues.

The process is led by Rye Town Council and steered by the Rye Neighbourhood Plan Steering Group, a mix of councillors and nominated citizens. The Steering Group is consulting widely with those who work, live and study in Rye. The Plan is based on evidence provided by numerous conversations, consultations and contacts via social media.

Some detailed work has been delegated to themed working sub-groups. These groups have exploited existing structures and bodies to avoid duplication of effort and capture ongoing local work.

Since the late 1960s, there have been numerous studies and projects. The Steering Group has considered many of them and found that there is a wealth of material which has direct application to today. Some earlier proposals have resurrected. The start point for the work was the identification of current issues. Measures have been designed to deal with those in a way which allowed development in the most sustainable way.

Once agreed by the community, this will be a statutory plan to 2028. Its policies will be used by all those involved with planning to determine Planning applications and to guide the longer term development of the Parish area.

The work is structured around eight linked themes, covering:

Theme 1 - housing policies to ensure that future housing meets the needs of the whole community while protecting the character and appearance of Rye. Specific sites under consideration for development in the Plan are mapped below.

Theme 2 - policies to seek higher quality of design and architecture.

Theme 3 - flood risk management policies to better protect Rye from pluvial, fluvial and coastal flooding.

Theme 4 - business and enterprise policies to strengthen all forms of enterprise, including the vital tourism in the Rye.

Theme 5 - traffic management policies to tackle all aspects of transport, movement and vehicle parking across Rye.

Theme 6 - community infrastructure policies to improve facilities for all from cradle to grave.

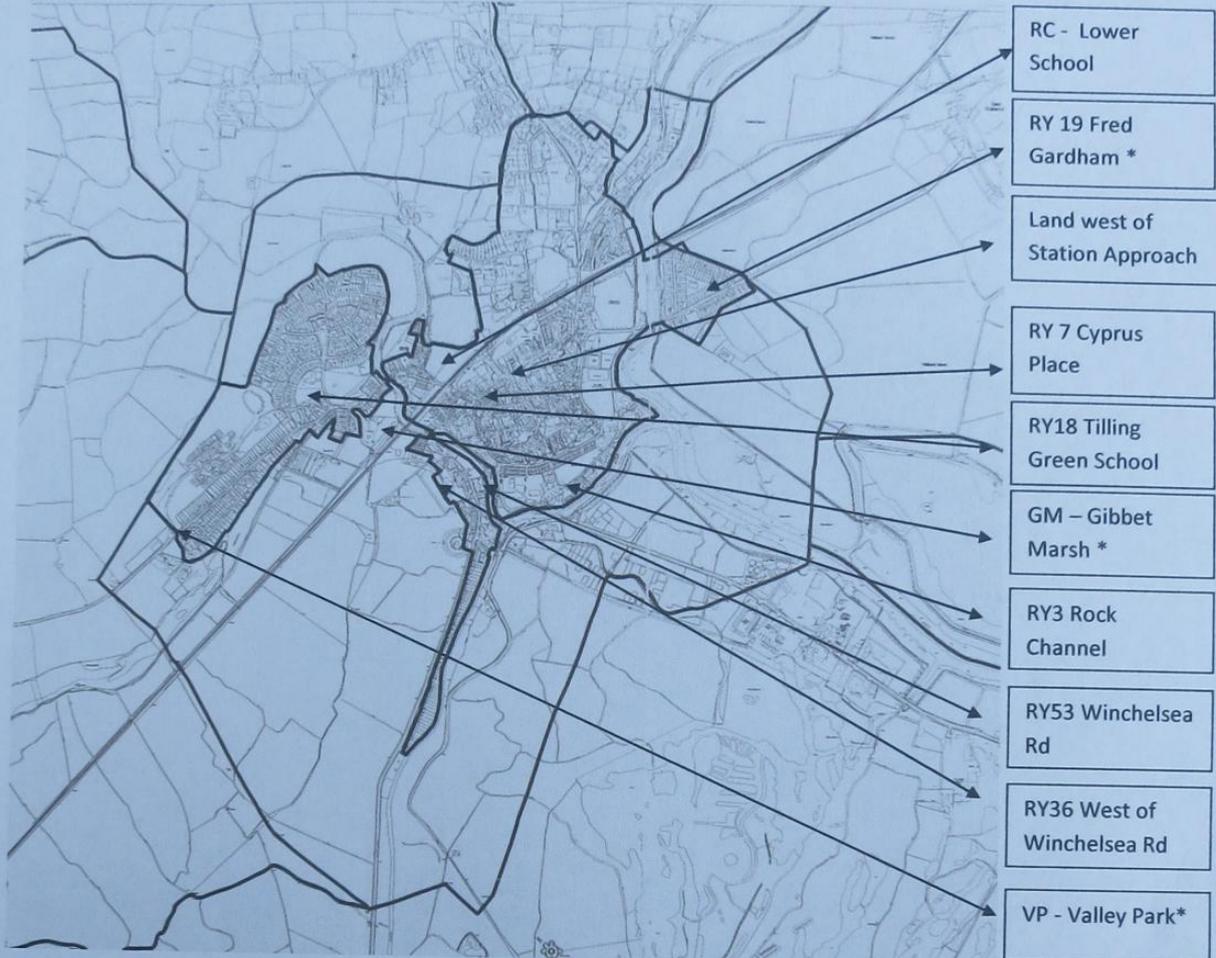
Theme 7 - environmental policies to protect green spaces, tackle energy and climate change issues.

Theme 8 – Community Projects summarising all aspirational policies.

The Plan concludes with a “Masterplan” for Rye.

E2 – Site Assessment Map

Rye Parish Site Assessments and Settlement Boundary (July 2015)



Notes:

*Locations involving change to Settlement Boundary

E3: TILLING GREEN SCHOOL - PROPOSED REDEVELOPMENT

Reference RR/2015/2581/P

Considerations by RNPSG for Rye TC to NOTE PLEASE

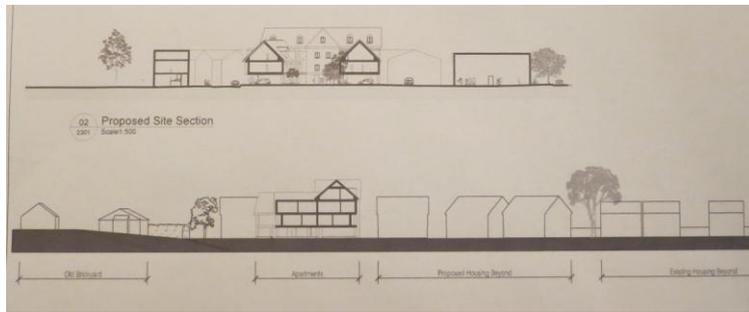
This proposed development is incorporated into the Rye Neighbourhood Plan and is supported in the emerging findings. Detailed considerations are below.



Viability: There are several tensions: the community is pressing for as large a community centre as possible; Amicus Horizon has to ensure that the project is viable; ESCC is protecting its interests. Is the result a development that is too dense?

Density: With a proposed 32 dwellings (typically around 100 people) plus community centre (120 for big events) in less than 1 ha, there would be a lot of noise, congestion and vehicles! Would this result in a challenging environment?

Building Height: Apartment block is 13m high and many consider it is obtrusive, particularly when viewed from the homes in Old Brickyard.



Planting: This is shown around the site but it would be very important for sound deadening and screening and should be implemented as shown.

Design:

- Apartment block: Many consider that this is of poor design because:
 - o Entrance: is via an open unsecured communal underground car park: intimidating environment; might attract anti-social activity.
 - o Communal areas on landings: are liable to be mistreated.
 - o Disposal of household rubbish: has to be walked to ground floor.
 - o Parking: cars directly under sleeping accommodation will result in worst case 24 hour noise intrusion and fire risk.
 - o Bathrooms above the lower bedrooms could result in disturbance.
 - o No lift: therefore no access for physically impaired.
 - o Open car, communal bicycle and pram storage.
 - o Gas Heating: poses high risk in blocks.

- The development has no dwellings for the physically handicapped or the elderly. Amicus Horizon has explained this by saying that such units mean higher costs and therefore threaten viability.

- Community Centre:
 - o It is understood that Amicus Horizon will retain the freehold and long lease at peppercorn to the RP. The RP will in turn lease to a prospective CIC, which is forming, so that the latter can manage as a social enterprise. The viability of this arrangement has not been estimated as the figures are opaque.

 - o Despite earlier assertions, Amicus Horizon has said that continuity of a community centre cannot be given as that does not fit early project work on groundworks and services. The 20 or so user groups will have to find interim homes until the new centre is built.

- TGRA and the prospective CIC have fed in detailed comments about the design of the Centre, which have been mostly reflected in the latest design.
- Clearly having a community centre so close to dwellings results in issues such as parking and noise. The design of the road is constrained potentially resulting in traffic flow issues for those entering or leaving.



Emergency Access: Single road entrance with no emergency access/egress. The road through the site is narrow, with limited room to turn. Emergency vehicles have limited space to manoeuvre; access/egress could be blocked. Should there be an open gated emergency access in NE corner onto Mason Rd?

Flood Risk - REACT has commented separately:

The Flood Risk assessment comments that there are no historic flood events. In fact Mason Rd, the driveway from it on to the site and the green space on the south of the Land is all subject to surface water localised flooding/ponding after extreme rainfall. The last was early 2015. To better

handle this surface water, REACT welcomes the incorporation of a SUDS into the development proposal (scheme) and the proposal to connect this underneath Mason Rd and Ferry Rd to the open sewer to the east of Ashenden Ave and then onto the sewers of Gibbet Marsh. This goes some way to address the concerns that REACT has been putting forward about surface water flood risk in this part of Rye, which were recorded in the recent ESCC JBA Consulting surface water incident study.

Foul/Sewerage: Of more concern is the proposed (foul) sewerage connection. (Ref: Proposed Surface Water Drainage Strategy by Frankham). The (S Water) sewerage (foul) system in the west of Rye relies on pumps to move the sewage via Gibbet Marsh and then to the key connections at the Rye Strand before pumping on down to the plant in the Harbour Rd. Immediately opposite the Tilling Green School development site is the Mason Field pump, where there is a history of the holding tank not coping with capacity. Up to 161 new dwellings in Valley Park are being added to this system in recent years. At times, particularly after extreme rainfall, the holding tank requires pumping out, to avoid spillage. This development proposal involves a new connection westwards across mason Rd, direct to the rising main from Tilling Green to the Mason Field pump. It will add further load to the system. In view of this, it is recommended that a holistic review is carried out by S Water and published to reassure the community that the system will cope with the additional foul sewage provided by this new development.

ATBK PhD
For RNPSG

December 2015

Background Facts

Site Area - 9163m² (0.916ha)

Community centre of 465sqm	14 no. 3 bedroom house; 6 no. 2 bedroom houses; 3 no 2 bedroom flats; 9 no. 1 bedroom flats;
Up to 120 for events	Total Units = 32 Around 100 residents

81 parking spaces will be provided of a mixture of 46 allocated housing spaces and 35 unallocated for use by the housing and the community centre. This level of parking has been discussed with the LPA and they agree that it was appropriate.



Levels above Ground Level will be:

Apartment Block	Dwellings	Community Centre
<ul style="list-style-type: none"> - Ground Floor Parking level - First Floor +2800mm - Second Floor +5650mm - Third Floor +8500mm - Eaves +5250mm and 8450mm - Roof line +12928mm (around 13m) 	<ul style="list-style-type: none"> Houses (2B4P and 3B5P) - Ground Floor +75mm - Eaves +5185mm - Roof Line +9137mm (around 10m) 	<ul style="list-style-type: none"> - Ground Floor +75mm - Eaves +2495mm, +4272mm and +5420mm - Roof Line +5345mm and +7266mm (Between 5.3 and 7.3m)