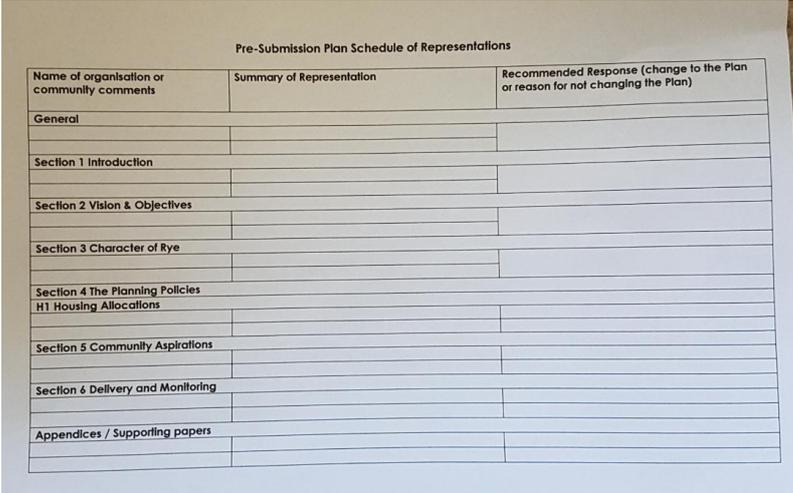




Item	Discussion – Issues	Action
	<p>Plan Proposal.</p>  <p>Meanwhile the outgoing Mayor had issued a proactive statement about work under way. More Press releases will be made as progress is made.</p> <p>AK had registered with Locality to bid for further support, which had been accepted. RF reported that around £5.5 K remained in the RNP allocation. There was also some consultancy remaining from the last phase of work.</p> <p>Following some criticism of our communication and the website, the site has been reviewed but found to be sound and accessible. All papers were on the website.</p>	AK and RF
3. Consideration of the Reg 14 Comments	<p>The Group divided into pairs and considered all the Reg 14 comments as below. Major issues are shown.</p> <p>3 Parishes (Playden, Rye Foreign and Udimore): focus on gaps between settlements, which will be considered further.</p> <p>11 Statutories</p> <ul style="list-style-type: none"> <li>• Rother (District Councillor and Officers): a meeting was held on 16 Apr (between AK and Rother Officers) to go through the comments and draw up an action sheet. This had been done.</li> <li>• ESCC: clarification on strategic gaps; more on biodiversity; refinements to policy E4; concerns about some access to specific sites including Lower School Site and on street parking provision;</li> </ul>	

Item	Discussion – Issues	Action
	<p>more consideration about cycle parking and ways.</p> <ul style="list-style-type: none"> <li>• Rye Partnership (including study on Rock Channel East): Objection to Tilling Green housing numbers, to note Rock Channel East study.</li> <li>• Highways England: to add text about issues arising from site S3.</li> <li>• Historic England: to correct some outdated references and some detailed text changes.</li> <li>• Natural England: text refinements; potential conflict between Rye Tramway and proposed coastal path.</li> <li>• National Grid: to keep informed.</li> <li>• Power Networks: to keep informed.</li> <li>• Environment Agency: some references out of date; need for sewerage upgrades for major sites.</li> <li>• Southern Water: text refinements and amendments.</li> <li>• 2 Developers (BP and Martello). The Consultant had considered the BP comments and drafted a series of handling measures. Martello raise substantial issues about the allocations of interest: Rock Channel; Winchelsea Road East and West. These issues are considered valid and will trigger text and mapping changes in the draft Plan.</li> <li>• 7 Individuals: Several valid comments about zones, traffic, strategic gaps and flood mapping to be reflected in text changes.</li> <li>• 60 objections about Gibbet Marsh. This issue had been put to Rye Town Council on 14 May and it had been AGREED to remove the allocation from the Plan, as shown in the Enclosure. The Mayor would now consider how best to communicate with all the objectors.</li> <li>• 15 objections to any consideration of one way systems for the upper Citadel. It was AGREED to</li> </ul>	

Item	Discussion – Issues	Action
	<p>remove this aspiration and consider other measures.</p> <ul style="list-style-type: none"> <li>Rye Conservation Society: In addition to objections to Gibbet Marsh and Freda Gardham, there are some 27 pages of detailed comments which will require further consideration. Handling by a third party will be decided later.</li> </ul>	
4. AOB	<p>AK, with Dominic Manning and Chris Mcgrath had met with ESCC officers on 15 May to consider the Greenway project. Separately he had discussed with Rother Planning Officer Richard Wilson. A series of questions have been posed, which ESCC has agreed to answer.</p> <p>A meeting is planned on 21 May between AK and the Eastern Rother Tidal Walls Scheme to hear more about progress.</p> <p>On behalf of the RNPSG, AK had written to MP Amber Rudd to object to an aspect of the proposed revision of the NPPF.</p> <p>“Rye is working on its Neighbourhood Plan for the period up to 2028. This has involved hundreds of hours of work by local volunteers since 2013. You will know that Neighbourhood Plans are vital for protecting some of Rother’s most beautiful and iconic land and townscapes and are the best method for ensuring that new development meets local needs. The government’s draft National Planning Policy Framework (NPPF) Consultation Proposal contains a small footnote which threatens to impact adversely on all Neighbourhood Plans.</p> <p>The footnote is 9 to Paragraph 14 (on p. 7 of <a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/685289/Draft_revised_National_Planning_Policy_Framework.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/685289/Draft_revised_National_Planning_Policy_Framework.pdf</a>).</p> <p>This footnote has the effect of limiting the life of the Neighbourhood Plan to 2 years if the Rother local plan does not provide a full 5 years housing supply. In the last published report, Rother’s housing supply was around 3.2 years. Given the severe geographic constraints applicable to Rye, which is meeting targets through its neighbourhood plan agreed with Rother, we would not want to contemplate a renewal of the whole process after only two years, because of a failure of the Local Planning Authority to deliver sufficient homes across the District. We have to respond to the Government’s consultation ending this coming Thursday (May 10 at 11.45 pm).</p> <p>Rye objects strongly to this footnote as written, as the impact on the local community would be so serious for those who are putting their time, effort and faith into creating the</p>	

Item	Discussion – Issues	Action
	Neighbourhood Plan. Perhaps you would represent our serious concerns to the Secretary of State for Housing, Communities and Local Government.”	
5. Future Events/Dates	<b>AK would next update the Rye P&amp;T Committee and progress will be reported as made.</b> <b>Future Steering Group meetings would be convened as and when required.</b>	All

Anthony Kimber PhD

Vice Chair RNPSG

## Rye Neighbourhood Plan – Pre and Post Town Meeting

### Main Reg 14 Comments – 19 April 2018 ( Updated as at 15 May)

*“The (Rye Neighbourhood) Plan is a comprehensive and well researched document covering a wide range of complex issues, so congratulations to those involved for the endeavour to get to this stage” Rother Planning April 2018*

Comment Summary	
Issue	Action
<b>General: SEA/SA:</b> More closely relate	Rother: check links to SEA Appendix E Review way Site Assessment, SEA and Sequential Assessment fit together
<b>General: Site Assessment:</b> Sound?	Review with consultant ( see above)
<b>General: Maps and Plans:</b> Should be OS format	SHAPE Files; Rother has costed the work (@ GBP 7.70 plus VAT an hour and is awaiting tasking by AK

<p><b>Housing Numbers:</b> 5 year supply and other issues by BP</p> <p>Concern about deliverability</p>	<p>Review numbers by sites:</p> <p>H3 TG: more than 10? Up to 20?</p> <p>H4 RC: East – windfall; West up to 35?</p> <p>H5 WRE: 10</p> <p>H6 WRW: 20 ( lower?)</p> <p>H7 FG: 35</p> <p>H8 LSS: 50 (Rother agrees)</p> <p>Rye Harbour: 40 not now achievable, because of environmental concerns?</p>
<p><b>Housing: Affordable Housing ?</b> Deliverability?</p>	<p>Review policy and numbers: achievability?</p>
<p><b>Housing: Tilling Green Centre</b> Future of Centre? Development plans? ESCC lease?</p>	<p>Reflect broad impacts in RNP</p> <p>Renovate former school as centre and allocate up to 20 units on remainder of site; could be all affordable subject to developer?</p>
<p><b>Housing : Rock Channel East:</b> Rye Partnership feasibility study and impacts?</p>	<p>Windfall housing development of small number</p> <p>Flood risk</p> <p>River edge remediation required</p>
<p><b>Housing: Rock Channel and Winchelsea Rd:</b> Impact of Martello current proposal?</p>	<p>Check impact of numbers and allocation to sites?</p> <p>Review policy details to reflect proposal: break area A into two</p> <p>Revise map</p> <p>Commercial relationship with Rye Harbour?</p>
<p><b>Design: Architectural zones?</b></p>	<p>Rename as colours: green outer; blue around the rivers and yellow for the Citadel.</p>

<p><b>Flood Risk:</b> Detail queried</p>	<p>Rother: "Further consult EA"</p>
<p><b>Business: Alternative Food Outlet Site - Gibbet Marsh:</b>  60 objectors:  Need for a 2<sup>nd</sup> supermarket? How fits with retail hierarchy?  impact on neighbours  impact on Ferry Rd Nursery  Impact on use as Fast Rail overflow  Impact on use during peak visitor times  Impact on green space and pathways ;  Access issues;  Increased anti social behaviour?  "morally wrong" ; impact on historical site  B2089 tailbacks</p> <p>50/50 support: therefore change of circumstance?</p>	<p>10,000 sm of the 18000 sqm total allocated in the RNP for alternate supermarket site; need to reconsider on grounds of Change of circumstance</p> <p><b>S2 Alternative Supermarket Site - Gibbet Marsh:</b></p> <p>Core Strategy: "Retain the centre of Rye as the main focus for retail and services for the town, and increase the choice of convenience shopping in Rye by facilitating the increase of some 1,650 sq m net additional convenience (food outlet) floorspace within or adjacent to the town centre"  Therefore the RNP allocated the Lower School Site as primary for the additional convenience food store, but because of the current proposal for housing on the site, an alternative site (10,000 sqm of the 18,000 sqm total) at Gibbet Marsh was allocated.</p> <p>At the Town Meeting there were 60 objectors to the Gibbet Marsh proposal.  Questions raised:</p> <p>Does Rye need a 2<sup>nd</sup> supermarket?  (Straw poll of 200 residents indicated roughly 50-50 desire 2<sup>nd</sup> supermarket, on grounds of competition/price; quality, opening hours)  Impact on neighbours  Impact on Ferry Rd Nursery  Impact on use as Fast Rail overflow  Impact on use during peak visitor times  Impact on green space and pathways ;  Access issues;  Increased anti social behaviour?  "morally wrong" ; impact on historical site  B2089 tailbacks</p>

	<p>Following the Town Meeting, AK had been back to Rother Planning to discuss change of circumstance surrounding the target. There followed a revised Rother position:</p> <p>“notwithstanding the Core Strategy position that 2<sup>nd</sup> store is required; evident that retail trends have changed; little interest from developers; therefore no expectation of achieving in period”.</p> <p>Therefore it had been recommended to Rye TC on 14 May that RNP retains development boundary change proposal for Gibbet Marsh to cover future use such overflow car parking for Fast Rail but removes the alternative allocation from the Plan. This had been AGREED.</p> <p>Promulgation was now being considered by Council.</p>
<p><b>Mixed: Freda Gardham:</b></p> <p>ARCC closing mid Apr</p> <p>Future ESCC plans?</p>	<p>Allocated in the RNP: mixed development.</p> <p>Subject to flood risk mitigation: Eastern Rother Tidal Walls Scheme</p> <p>Review allocation?</p> <p>2<sup>nd</sup> petrol station and food outlet?</p>
<p><b>Mixed: Lower School Site:</b> Status of development proposals?</p>	<p>Allocated In the RNP</p> <p>Commercial (2<sup>nd</sup> supermarket or housing (max 35 units)?)</p>
<p><b>Mixed: EA Land</b> Future for public owned EA sites? Contamination? Leasing?</p> <p>Allocation Former Total garage?</p>	<p>Considered in the RNP</p>
<p><b>Business: BP Proposal – Udimore Rd:</b> Boundary issues outside the settlement boundary</p>	<p>Alternative site identified in the RNP</p> <p>Consult Rother</p>

RNP Case against	
<b>High Street Banks:</b> closures? Future of cashpoints? Impact on traffic in West St?	Bollards and pavements Cashpoints now at Jempsons
<b>Traffic :</b> ESCC CPE Apr 2020; Rye TC local CCTV; A259 – pollution; Speed limit measures for New Winchelsea Rd - A259? Potholes? Use of recycled plastic tarmac repairs?	Traffic Forum takes forward?
<b>Infrastructure: Rye Academy:</b> Future arrangements after merger. Democratic deficiency	Individuals to write
<b>Traffic: Station Approach :</b> Crossings? Improvements?	Rye TC study; Developers' contribution?
<b>Traffic - Greenway:</b> What progress; simple bridge over the Tillingham?	ESCC Feasibility study being considered
<b>Traffic - Harbour Rd Junction:</b> Improvements? Cycle way link to Camber path?	Considered in the RNP
<b>Traffic - Park and Ride:</b> Need via Rye Harbour?	Considered in the RNP
<b>Environment: Trees:</b> Tree cut behind Library; rules? Permissions? Protection?	Rye TC
<b>Environment – Maps</b> Green spaces must have boundaries shown NOT “blobs”	Map review
<b>Environment - Landgate</b> Future measures?	Rother DC leading initial repairs

<p><b>Environment - Rye Foreign and Playden:</b> Green spaces on Parish boundary? Proposals beyond Parish settlement boundary? Impact on policy about boundaries?</p>	<p>Rother : “re-xamine Policy E1 and adjust”</p>
<p><b>Environment - Rye Habitat :</b> more detail required</p> <p>Impact of Coastal Path proposals?</p>	<p>Check text</p>
<p><b>Aspirations: Citadel:</b> Aspiration for improved control in narrower parts.</p>	<p>Multiple objections to any one way Review aspiration; other proposals; use of bollards and “build outs”?</p>
<p><b>Aspirations: A259 Re-route</b></p> <p>Fast rail means re-route on Marsh?</p> <p>Crossing St Margarets Terrace?</p> <p>Pollution impacts particularly on South Undercliff</p>	<p>Wider impacts?</p>