

C11 ITEM 110

Tillingham Avenue Residents
c/o 10 Tillingham Avenue
RYE
East Sussex
TN31 7 BA

Tel: 01797 229031

Richard Wilson
Head of Planning (Rye Area)
Rother District Council

Cc: Amber Rudd MP
Roger Scott (Head of Planning, RDC)
Frank Palmer (Rye Planning Committee)

Saturday 9th April 2011

Dear Richard

Re: Former Thomas Peacock Site – Supermarket Development, Tesco

Thank you for coming to visit us in Tillingham Avenue yesterday. It was very kind of you to make the time and we hope you can now appreciate the huge impact that the Tesco commercial development would have on our unique Victorian terrace of villas.

Tillingham Avenue is a charming cul-de-sac and one of the most desirable locations in Rye. There are frequent enquiries from prospective buyers who are attracted to the avenue due to its convenient location for transport and amenities, but also the unique view it enjoys of the citadel, the tranquillity of the location, low levels of noise and light pollution and the green and unspoilt surroundings.

Numerous residents in Tillingham Avenue are deeply distressed by the commercial development proposals being put forward, as the proposals have given only minimal attention to the residents so immediately impacted by them.

It feels very much like once again a multinational corporation has dedicated significant resources to commissioning reports written by highly paid professional consulting companies. Perhaps unsurprisingly, the reports all illustrate in a favourable light how the development may benefit the local community and how great efforts have been made to minimise the negative impact to local residents.

We challenge this very strongly and believe it is wholly unacceptable that a large corporation has given far too little attention to the perspective of residents in Tillingham Avenue, whilst far too much emphasis has been placed on the view from the citadel. This seems to us totally imbalanced as the impact on the people in the citadel is negligible whereas Tillingham Avenue homes directly face the development and lie within 30 metres of its boundaries.

We have also enclosed a photo montage of the view the residents of Tillingham Avenue can expect to see post construction as it is currently proposed. This should illustrate our perspective more clearly than the current proposal documents.

Our primary objections and concerns are:

- **West elevation details, height & view:** the roof height as a measurement at the ridge has been omitted from the plans. An eaves measurement is given but the ridge height can only be estimated. It is imperative that all roof height details including additional elements are clearly provided so that Tillingham Avenue residents know how much their unique view of the citadel skyline will be impaired. A view enjoyed from the villas for over 100 years.
- **West elevation details, height & natural light:** In addition, the roof height will have a direct bearing on the amount of daylight lost to residents. We would expect the developer to calculate this and to have included this important detail in the planning application.
- **West elevation details, façade cladding:** It would be unacceptable for us if this elevation was clad in anything other than a hydroponic wall. We live in a very green environment and a construction, even clad in natural materials, would be extremely intrusive; conflicting with the surroundings and a view that has remained unchanged for over a decade.
- **West elevation details, façade glazing:** We would strongly object to the inclusion of glazing on this elevation due to the impact this would have at times when the store is illuminated. The store's lighting would spill into our bedrooms and the street; this would have a severely detrimental effect on the quality of our lives. The size of the glazing proposal on this elevation is totally out of scale with the neighbouring homes, therefore any glazing, opaque or otherwise is not acceptable.
- **West elevation details, lighting:** We would object to any electric lighting on the west elevation for the same reason as above.
- **West elevation details, doors:** We would object to any kind of access doors (especially glazed panels) on this elevation in order to minimise disturbance to us and to remove the necessity for lighting over the access points.
- **Roof Construction, appearance:** We would feel very strongly that a FLAT sedum roof (green roof) should be used for this construction to reduce the impact of this prominent roofscape on the view from Tillingham Avenue homes as well as the long view from the citadel and to minimise its adverse impact and appearance. The roof construction height should be the absolute minimum possible.
- **Roof Elements, vents and turbines:** The proposal omits any specific measurements but, judging as far as possible from the plans, the proposed vents / funnels and wind turbines are totally out of scale with the properties in the surrounding area. We would strongly object to their inclusion in this development due to the visual impact they would have on the skyline of Rye. Although they would only contribute minimally to the store's carbon reduction the visual impact on our unspoilt and unique view of Rye would be immense. Besides this, the appearance of the funnels and fans is totally out of keeping with the Rye aesthetic and indeed the sedum roof. There is also potential for a noise impact for the residents in Tillingham Avenue yet no noise assessment of the fans has been reported in the application.

- **Noise Assessment:** The additional noise that this development will generate is of serious concern to residents in the area. The noise of plant & night-time trading and deliveries has been assessed as exceeding both guideline values and the existing noise climate (ref: Sharps Redmore Partnership). Therefore, it is essential that this proposal addresses these concerns in detail and that every possible action has been taken to reduce and limit disturbance to neighbours. The outcome of the applicant's discussions with the Local Authority in this respect should be made available as part of the application.
- **Mechanical & Electrical Plant:** We would want the plant to be located such that every effort had been made to reduce noise impact, to be located on the eastern elevation, screened and utilising the lowest sound emitting plant available.
- **Hours of Business:** Due to the noise anticipated from trading such as customers, trolleys and cars; we would strongly object to the store ever being open to customers earlier than 0800hrs and later than 2200hrs and would want that to be a condition of the planning approval.
- **Hours of Deliveries:** We would also want deliveries to be limited to within the opening hours of the store as night-time deliveries would grossly affect our quality of life. This would become even more intolerable during summer when most properties have windows open.
- **Lighting, Scheme Proposals – Missing Details:** There are no details in the proposals to show what any of the lighting arrangements will be, either interior or exterior, and what impact this would have on the surrounding areas. Therefore planning permission should not be granted until sufficient detail has been provided.
- **Lighting, Scheme Proposals – Hours of Illuminance:** In addition to our concerns regarding the west elevation and lighting spill from glazing, we would also object strongly to the general car park lighting being left on overnight at even a reduced level for security. We would want the lighting to be switched off completely after the store closed or no later than 2300hrs and would want that to be a condition of any planning approval. Tesco have not provided any detail on this so we are unable to make any judgement on this part of the design proposal, and therefore planning permission should not be granted.
- **Lighting, Environmental Zone Classification:** Since the details are missing, it is not clear how this proposal has assessed and classified the Tillingham Avenue area. There are in fact no details of Environmental Zone Classification within the proposals. We believe that Tillingham Avenue should be classified as Environmental Zone Classification E2 'Low brightness area – rural, small village, relatively dark urban locations'. Tillingham Avenue has 7no 5 metre lighting columns with 70w fittings for its whole length spaced at average 28 metres. These represent the only lighting sources in the street – without them it is totally black at night and there is currently no lighting spill from surrounding areas. While the east side of the development site might be classified "E3" at the Station Approach, Tillingham Avenue is a rural location, being flanked by meadow on the west side and a sheep farm to the northwest.
- **Landscaping Plans & Tree planting:** We would like to see well selected natural planting around the western perimeter that has been selected to blend well in a rural location and makes reference to the existing vegetation in the area. Dense planting of traditional hedgerow would provide a screen to the building and reduce noise from the car park. We would object strongly to the use of the common formula of supermarket soft landscaping, utilising evergreen shrubs and planted areas, as this would lead to the suburbanisation of a rural footpath which is currently a well-used, popular and idyllic country walk.

- We would find the use of fast-growing mature trees, such as silver birch, acceptable as screening on the western boundary. We would also ask for increased planting of mature trees throughout the development site to break up the view of the car park. We would want selected trees that do not impair the view of the citadel at full maturity; if necessary these should be pruned to maintain their height.
- **Western access points:** We note that two footpath access points to the store are proposed. We strongly object to these on the basis that they will increase footfall in Tillingham Avenue, further diminishing the tranquillity of the street. In addition, as the majority of shoppers are likely to be school pupils walking to and from Rye College, litter nuisance in our street and in the surrounding picturesque area is likely to increase.
- **Illuminated Signage:** We would strongly object to illuminated or intrusive signage at the entrance or on the elevations of the building. Either would be unnecessary and degrade the unique historical townscape.
- **Development outside the boundaries – cycle path:** We are in favour of a cycle path / footpath linking the sports facilities and station with Ferry Road at the eastern end of the site but would strongly object to any enhancement, especially in lighting, to the existing public footpath on the western side.
- **Bottle banks:** We would strongly object to the store having any recycling facilities as the associated noise carry across the site to our properties. This should be a condition of the planning approval.
- **Future Expansion:** We would not be in favour of any planning approval granted to future expansion of the store or car park or the development of a petrol station.

We acknowledge that the site has been given up for commercial development and although this in itself is tragic considering the environmentally conscious times we live in and also that such a recent Rye Town plan (2006) had allocated the site for housing; we also are realistic enough to know that this decision will not be changed at this late stage.

We do not object in principle to the right to trade freely and a supermarket may be beneficial in many ways to locals. However due consideration must be given to the details to ensure that the development has as minimal environmental impact as possible on the surrounding areas in term of visual appearance, noise and other interference.

It is in support of this principle however, that we strongly object to permission being granted for this development until this or any other large, wealthy commercial organisation gives more than token regard to the issues highlighted above by the residents so immediately and severely impacted by the proposals. We would request that the Planning Committee defer any decision on this proposal until such time as adequate detail and consideration had been provided to reduce the impact to the residents in Tillingham Avenue.

Yours sincerely

The Residents of Tillingham Avenue (Signed Sheet attached)