

4th September 2007

2 The Old Brickyard,
Rye,
East Sussex.
TN31 7EE

Dear Chief Planning Officer,

Ref: Planning application RR/2007/2365P Land adjoining Udimore Road development.

As a resident of The Old Brickyard I would like to raise a couple of issues regarding the above application.

'Proposed pedestrian access'

The detailed notes read 'The quickest more direct route involves using the section of The Old Brickyard which emerges onto Udimore Road close to the Mason Road junction, this route avoids a section of Udimore Road with a fairly narrow footway on the north side'.

My first comment is that this section of The Old Brickyard is a private track, the upkeep of which is down to the residents and not part of the public footpath mentioned several times in the application. The residents could enclose this private track with gates if the situation required!

Secondly, the paragraph that mentions 'this route avoids a section of narrow pavement' is an understatement, nobody with small children ever walks down the north side of Udimore Road between the two entrances to The Brickyard, its just too narrow and a lorry did hit a pedestrian on the pavement, not far from this area on a similar narrow pavement.

‘Foul water disposal of

The mention of ‘connecting into existing main sewer in Old Brickyard, subject to Southern Water approval’

Once again this is a private sewer, which we have in the past had to pay to have repaired/alterd, as it lies beneath our private track! Sewage from the lowest end of the track (outside Thackers) has to be pumped to the required level further along the track (outside Terracotta). We had several instances last year when heavy rain caused this very small sewer to back up with surface water and discharge raw sewage up through our gully/manhole like a fountain and cascade down through our garden in the direction of Tilling Green.

‘No discharge of surface water into existing Old Brickyard ditch except in surge conditions’.

The ditch they speak of ends at the boundary of our property, it then proceeds via a culvert (across/underneath our property). We installed this culvert at our own expense many years ago, but it would never be able to cope with any ‘surge surface water’ from the major development that is proposed.

May I conclude by saying that the developers seem to be assuming an awful lot regarding adjacent land/property, especially The Old Brickyard.

Many thanks, I hope the above remarks can be checked before planning restrictions are lifted on this land.

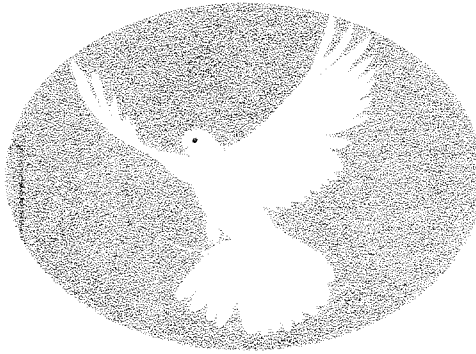
Stephen Benn



Patricia Benn



Cc to Rye Town Council



Mr F. Rallings DipTP(Nottm) FRTPI
Head of Planning
Rother District Council
Town Hall
Bexhill-on-Sea
TN39 3JS

3 September 2007

Dear Sir,

Re: Planning No: RR/2007/2365/P

I am writing to express my objection to the above **Outline Planning Application** proposed for the development of Greenfield land on the north side of Udimore Road, Rye.

I have many points of objection regarding this development:

1. Firstly, I know for a fact and as stated by Rye Town Council and Rother District Council, this Greenfield site is the last site to be listed on the **Reserve List** for any future building. Can someone explain to me how this site has now jumped, seemingly, to the top of the Active List? Also, how can Aroncorp Ltd. now propose, as stated in their recent letter to all residents of Udimore Road, that building work will be commencing in 2008.
2. As we all know this is a Greenfield Site. Our new Prime Minister Mr Gordon Brown, stated on the 8th July, 2007 that from the time of his new leadership,
"No more building will take place on Greenfield sites".
How can this directive be ignored when there are other more suitable Brownfield sites available within Rye?
3. This Greenfield Site is recognised as having a very large and varied assortment of wild and protected species that thrive in its present state. The Government, on the 28th August, 2007, stated that they are committed to protecting this country's common wildlife. Building here would ruin their habitat or is this statement also to be ignored?
4. The of building the proposed 135 houses and flats, incorporating concrete roads, will inevitably cause flooding to the houses in Old Brickyard, Coopers Road, Ashenden Avenue and the Tilling Green Estate. Aroncorp Ltd. have stated in their proposed plans that the sewage and dispersed water will be directed to the main sewage drains and ditches serving these premises. These low lying premises, designated to be in a Flood Zone, already have problems with flooding so with the additional amount of sewage and dispersed water, I can only see a disaster waiting to happen.
5. Aroncorp Ltd. have stated that the building of 135 houses will have no effect on the traffic flow and the safety of residents along Udimore Road. Since this will be the only means of exit or entry to the development how can they assume this?

Although Udimore Road is a designated "B" road it is very heavily used by heavy commercial traffic as well as the Emergency Services to reach villages further along the B2089 and to gain access to the A21. I have recently witnessed trucks and cars mounting the pavement at speed rather than give way to on-coming traffic, and my husband very recently witnessed and reported, a Police Car mounting the pavement rather than give way. This Police Car was not on a blue light and so indicates the traffic problems we have on Udimore Road at the moment.

Aroncorp Ltd. are proposing a roundabout to give access to the development. This can only cause more traffic problems as the positioning of the roundabout is at a point where the 50 mph limit becomes a 30 mph limit will be encountered by speeding traffic coming into Rye and the ever increasing speeding traffic leaving Rye.

6. Lastly, I wish to express my fears that such a large housing development will have a lasting, and devastating effect on the whole structure of Rye and the type of town it represents.

Rye is a small, ancient town, full of the sort of charm that encourages and thrives on tourism, and as such just about copes with the weekly influx of visitors. My fear is that with so many new people coming to live in Rye the services and road structures will not be able to cope. Will the proposed new school have enough places for the increased number of children? Will the already overwhelmed GP services be able to take all of these new patients? The list of doubts on this subject could be endless.

I wonder if these aspects of proposed change have ever been considered by Aroncorp Ltd., or do they just take their money and run, leaving a swamped Rye to its own devices.

I sincerely hope that these objections are taken into consideration and that the Outline Planning Permission for this development is rejected.

Yours faithfully,



MRS PATRICIA J. MASH

cc: Mr Michael Foster MP

PT10 ITEM 74

"Terracotta",
Old Brickyard,
Rye,
East Sussex.
TN31 7EE.

10 Sept. 2007.

Mr. F. Rallings,
Head of Planning,
Rother District Council.
Town Hall,
Bexhill on Sea,
East Sussex.
TN39 3JS.

Dear Sir,

Re Planning Application No. RA/2007/2365/P

I am formally objecting to the above outline planning application.

My reasons, comments and observations are outlined in the copy of my letter to Richard Halderthay of Green Issues Comm.Ltd. (June 2007) Copy sent to you.
Will the Council please take this into their considerations when dealing with the application.

Please note that the West to East section of Old Brickyard has no PUBLIC Right of Way. (This confirmed by E.S.C.C.) It is stated in the application, to be a PUBLIC road when in fact it is a PRIVATE road.

Yours sincerely,



J.R. Simmonds.

Copies to :- Rye Town Council.
E.S.C.C.

PT10 ITEM 74

81 Udimore Road
Rye
East Sussex TN31 7EA

Mr F. Rallings DipTP(Nottm) FRTPI
Head of Planning
Rother District Council
Town Hall
Bexhill-on-Sea
TN39 3JS

Ref: Outline Planning Application RR/2007/2365/P

Dear Sir,

I am writing to express my objection to the proposed development of the land north of Udimore Road, Rye, East Sussex.

I have detailed the reasons for my objection and associated concerns below.

1. Land and Soil Drainage.

I will not personally raise any objection on the basis of flooding as this will not directly affect me. However I would like to reiterate a point of which I am sure you are aware, namely Aroncorp's own flood assessment is based on the land being alluvium on shingle - it is not it is CLAY, and do not kid yourself this development will cause serious flooding on and around the lower levels of Udimore Road.

My concern over land drainage is that water currently 'collected' within the field constantly helps to retain the moisture in our own clay 'foundation'. Diverting this water will almost certainly allow the clay to dry and hence render our 'foundations' unstable.

2. Traffic.

Udimore Road is currently a busy and potentially dangerous road. Vehicles often mount the pavement and passing traffic has damaged parked vehicles. Allowing this development will only exacerbate this existing problem to the extent of some 200+ additional vehicles using the road. A further problem concerning traffic is the proposed location of the roundabout providing access to the estate.

3. Pedestrian Access.

Whilst this will not concern me personally, you must be aware the obvious pedestrian access to the estate will be via the Old Brickyard. This un-adopted track is currently only just viable for the small number of residents using it. Significantly expand the number of pedestrians using it and accidents will occur.

4. Alternative Brown Field Sites.

In the not too distant future two substantial brown field sites will become available within Rye, namely the Tilling Green and Freda Gardham Schools. Surely these sites must be taken into account within the grander Town Planning scheme.

5. Alternative Developments.

The much discussed and seemingly ignored proposal for creating a Marina in Rye is a far better option than the Udimore Road site. It will not only provide a large number of houses, but also provide much needed employment in the area, all safely protected behind the recently created embankment.

6. Government Quotas.

As I understand one of the reasons for promoting the Udimore Road site from the bottom of the Rother Reserve list to the top of the active list, is that Central Government quotas have to be met. Surely as the delay in building the agreed Hastings/Bexhill by-pass, along with the significant level of housing associated with it, is directly caused by Central Government, then their other quotas must be reviewed accordingly!

7. Directives.

Lastly I must emphasis our new Prime Minister, The Rt. Hon. Gordon Brown has stated on two recent occasions, namely 8th July and 28th August, that whilst the U.K. seemingly needs building, none is to be placed on Green Field sites.

I trust you will consider my points in the process of your deliberations, and seriously consider the feelings of the People of Rye - NO ONE wants this development to proceed.

Yours Faithfully

Alan K Mash

C.C. MR. R. FARHAM,
RYE TOWN COUNCIL.