

# Rye Neighbourhood Plan

## Review of Site Assessment Work<sup>1</sup>

Rother Housing and Employment Land Availability Assessment ([HELAA](#))  
- Call for Potential Development Sites – Response by Rye Town Council

Version	Date Prepared	By Whom
First Draft	October 2020	ATBK

### Introduction

1. Rother District Council (RDC) has embarked on an update of its local plan and related policy documents; a process that may take until 2022.
2. The Government requires councils to show they have a five years' supply of housing land and as a result RDC must demonstrate through its Local Plan and related policy documents that it has earmarked enough land for new increased housing targets, without which developers could exploit planning policy to secure agreement for proposals on land of their choosing.
3. With the prospect of planning policy change at Rother District level and against the backdrop of the government White Paper, "Planning for the Future", Neighbourhood Planners are uneasy that if the policies to which their plans have to conform change then their Neighbourhood Plans become at risk. Because of this we have sought clarification of the work from RDC.
4. For RDC the first step of their work is to review development potential across the District and to this end officers have "called for sites" with development potential. As a very detailed assessment of sites was completed as part of the RNP (July 2019), clarification of the work has been sought.

---

<sup>1</sup> Part of the work to enable the revision of the **Rother District Local Plan to 2039**

## Advice from RDC

5. The officer who heads Rother Planning has said that:

*" the HELAA Call for Sites does not in any way undermine Neighbourhood Plans. It will not alter any existing policies or land use designations as set out in an adopted Local Plan or 'made' Neighbourhood Plan.*

*HELAA will not allocate sites. All judgements concerning whether sites should be allocated in the future will be made through the statutory plan-making process. However, as required by the national Planning Practice Guidance, it must cover the whole District, including those areas covered by Neighbourhood Plans.*

*The main purpose of the HELAA is to test whether there is sufficient land available at a given time to meet the local housing need of the District (as set out in the standard methodology) and identify where this may be located.*

*The HELAA will be used to determine the potential housing and economic land supply within the District over the period of the new Local Plan (2019 – 2039), and provide evidence, as part of a suite of documents, which will help Rother set housing requirement figures across the District and sub-areas going forward. We do appreciate that during the preparation of many NPs in the District a Call for Sites has been undertaken at the parish level,"*

## Development Potential in Rye Parish

6. For Rye, assessing the development potential was at the heart of the RNP process. Between 2014 and late 2018 it was part of the key work on the RNP and resulted in the comprehensive Site Assessment document (RNP Support 2), one of the key supporting documents of the RNP. This document was examined externally prior to Referendum of the RNP in Spring 2019.

7. This paper should be read in conjunction with the RNP Site Assessment, copied below for ease of reference. It sets out a review of the assessment of development sites across Rye on the basis of lines agreed by Rye Town Council on 19 October 2020.

- Rye has a very recent (July 2019) made Neighbourhood Plan, (with supporting documents including full Site Assessment for Rye).
- In the work on that plan Rother District acknowledged the serious constraints on any development around Rye : *Para 10.12 "Due to its topographical and landscape context and statutory designations, Rye is heavily constrained and further opportunity for development on the periphery of the town is confined. The strategy for Rye and Rye Harbour is the development of key development sites and infill within the built up urban area. Given the environmental constraints surrounding Rye, the uncertainty surrounding the deliverability of existing allocations and limited further opportunities within the existing built-up*

*area, as identified in the Strategic Housing Land Availability Assessment (SHLAA) 2013, it would be appropriate to adopt a range of housing growth to allow for some flexibility. An appropriate range for housing growth in Rye and Rye Harbour will be 355-400 dwellings up to 2028 including existing allocations. The range allows for scope to further redevelop existing commercial sites for mixed use, subject to detailed assessment. The process of identifying key sites suitable for development will be undertaken in the Rye Neighbourhood Plan.”*

- Because of the constraints on land immediately surrounding Rye – protected habitats and flood risk - significant work was expended on a review of the development boundary. So soon after making our Neighbourhood Plan we would not want to abandon that boundary unless there are very strong arguments for doing so.
- To preserve the character of Rye – a key plank of the RNP – we would make clear that that Rye does not want further development on the scale of Valley Park as there is no suitable land without pushing out into the Marsh or AONB thereby disturbing the character of Rye. That is exactly why the RNP focuses on new development being distributed across Rye on mainly brownfield sites.
- In the Neighbourhood Plan we “overplanned” the housing numbers (160 over 120 with RDC agreement) on the basis that some development might not be achievable in the timescale for reasons of flood risk mitigation or viability. Although there has been some recent windfall development, only three of the six main development sites allocated in the Neighbourhood Plan are subject to planning proposals. Since making the plan, we have concluded from our discussions with developers that this land might provide scope for additional numbers (above those in the plan) and we would prefer to focus on those before considering additional land beyond the development boundary.
- When we get to housing need, we would want a serious conversation about where second homes and “buy to let” dwellings fit into the overall plan. We estimate that there are some 400 of this category in and around Rye of the total stock of 2500 plus. This is a significant percentage.
- With the low prospect of any early building of “affordable homes” on allocated development land because of lack of viability, all opportunities should be taken to build starter homes for local people. The allocated sites of the former schools at Tilling Green and Freda Gardham present the best opportunities as and when proposals come forward. A Rother District initiative to be welcomed is the newly formed “arms length” Rother Alliance Homes Ltd company, but its intentions need to be better communicated and subject to more local consultation.
- In anticipation of revised national policy, we should look closely at future design to ensure sustainability (particularly power and water) and that all new buildings reflects

the sense of place of Rye and the constraints, particularly flood risk, drainage, access and parking.

8. During work on the RNP, the Community made very clear that it valued Rye's green spaces and the two statutory allotments. Work will continue to strengthen protection of the important spaces listed in the RNP. Therefore the green spaces listed in the RNP will not be considered for development.

9. Since the RNP has been made (since mid 2019) there has been much further discussion about parking and traffic issues. The RNP recommended better enforcement, which has now arrived in the Civil Parking Enforcement (CPE). However with vehicles now displaced from the regulated streets to elsewhere in Rye, there are capacity issues to resolve. All future development should consider the impacts of more vehicles and ensure that there is adequate related parking provision. Existing parking would only be considered for other if alternative capacity could be found.

## **Methodology**

10. This document should be read alongside the RNP Site Assessment (RNP 2) copied below for ease of reference. For this re-assessment it is proposed to adopt the following methodology.

- Stage 1: review the identified sites submitted by RDC on a marked map showing the built area of Rye.
- Stage 2: re-examine the Site Assessment schedule (RNP 2) supporting the Rye Neighbourhood Plan. Adjust the assessments as necessary on all sites, both allocated and unallocated in the Plan. Those sites, which have been allocated will also be included and their planning status noted.
- Stage 3: reconsider and categorise any other sites within Rye Parish, which were either not identified or considered and unlisted or rejected for development.

### **Stage 1 – The RDC Identified Sites**

11. RDC has circulated a map (Figure 1) showing the built form of Rye showing five sites – all beyond the development boundary of the RNP - which they consider should be considered as having potential for development. In particular Rye has been asked whether it agrees with the identification of these areas on the map and/or whether other areas should be identified.

12. Considering the marked sites on the map below, the Rye comments are in the chart below.

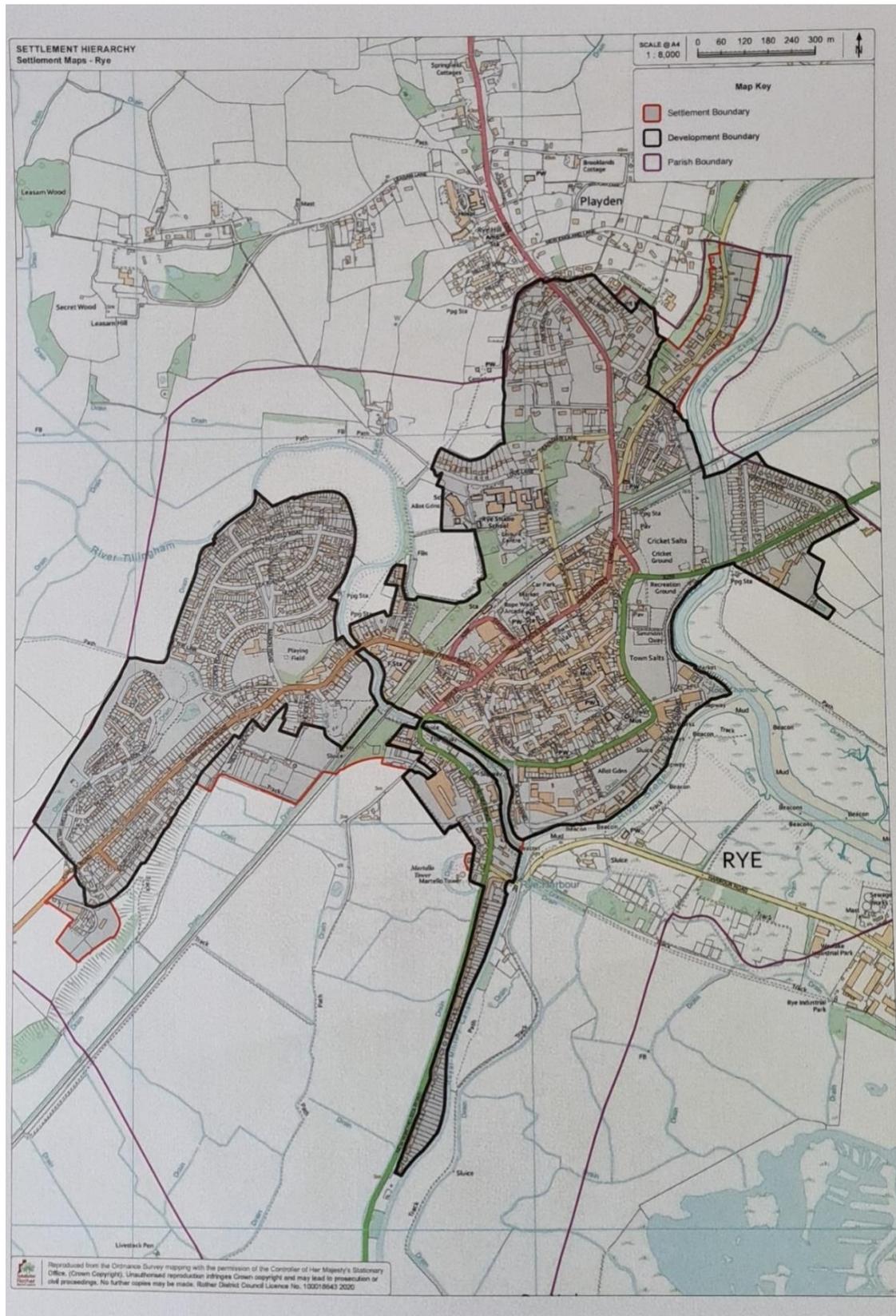


Figure 1

Site	Description	Assessment
Dis 1	Point Hill	<p>Former park land adjacent to old stable block of Saltcote House.</p> <p>Beyond the development boundary</p> <p>MIGHT have some potential for small windfall development</p>
Dis 2	Military Road East	<p>Land to north has a record of instability; to the south flood risk (tidal and surface). Land includes Rye tennis club.</p> <p>Beyond the development boundary.</p> <p>RNP dismissed further development as urban creep.</p> <p>NO scope for further windfall development.</p>
Dis 3	Land adjacent to Winchelsea Road.	<p>Part of SHLAA 39 below. Small site. High flood risk to mitigate.</p> <p>Beyond the development boundary</p> <p>NO scope for development</p>
Dis 4	Farmland between West Undercliff off Udimore Road and Winchelsea Road West.	<p>Includes area RY26 of the SHLAA and then extends to RY 12.</p> <p>Agricultural land and flood plain bisected by railway line. Significant flood risk and access issues.</p> <p>Beyond the development boundary</p> <p>Not allocated in the Neighbourhood Plan.</p> <p>MIGHT provide small windfall development if the flood risks can be mitigated.</p>

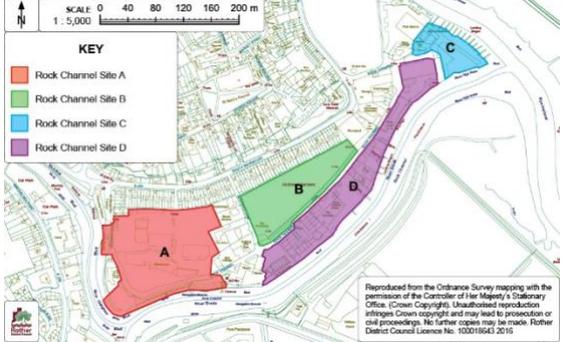
<p>Dis 5</p>	<p>Cadborough Cliff (Udimore Road south) around the prominent hill top site of Cadborough farm include farm buildings; new windfall development and former agricultural land.</p>	<p>Includes SHLAA RY28 – Prominent hill top site. Beyond the development boundary and close to AONB Arguments against development would be similar to those deployed successfully against the BP proposal for a garage on the north side of the Udimore Road.</p> <p>MIGHT be some limited scope for discreet windfall</p>
--------------	---	--

**Stage 2 – Re-examination of the RNP Site Assessment Document**

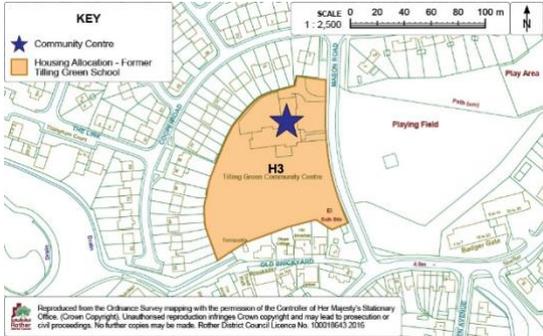
13. Reconsidering all the sites assessed during the work on the RNP, the comments are below.

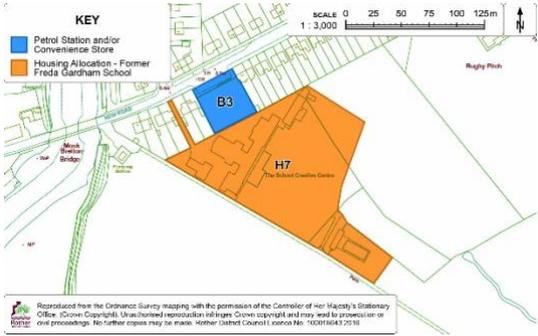
Serial	Site	Assessment
<p>1</p>	<p>Lower School Site</p>	<p>RNP H8 allocates for development. Planning permission agreed, with constraints.</p>  <p><b><i>RNP H8 - Former Lower School Site is allocated for at least 50 dwellings subject to the following criteria:</i></b></p> <p><b><i>A site specific flood risk assessment demonstrates that the residential development is safe for the lifetime of the development incorporating appropriate flood resilient and resistant measures including safe access and escape routes where required;</i></b></p> <p><b><i>The development shall be designed to avoid damage to the belt of trees</i></b></p>

		<p><b>adjacent to the railway which is protected by Tree Preservation Order (TPO);</b></p> <p><b>Access to the site shall be carefully designed to be safe, accessible for pedestrians and cyclists as well as vehicles and avoid conflict with the nearby level crossing of the railway;</b></p> <p><b>Parking provision on the site will be in accordance with local standards;</b></p> <p><b>Occupation of the development is phased to align with the delivery of sewerage infrastructure.</b></p> <p>Awaiting development of around 50 dwellings</p>
2	Gibbet Marsh	<p>No SHLAA reference; RDC car park and overflow green space. Considered as second supermarket site by RNP but later withdrawn with RDC agreement because of significant public objection.</p> <p>Incorporates infrastructure such as sewerage pump.</p> <p>Foot paths cross east to west and north to south.</p> <p>NO development</p>
3	Land to west of Station Approach	<p>Used partly Post Office sorting office and depot and partly by former music hub.</p> <p>If Post Office or hub closes then would have development potential for either commercial for dwellings or mixed. Parking could be an issue.</p> <p>NO current development proposals</p>
4	Rock Channel (split into sites A, B, C and D)	<p>(SHLAA RY3) and Rock Channel development brief 2007.</p>

	 <p>RNP H4 – Allocates the western part of the Rock Channel. In earlier planning this was “Site A”.</p> <p>Site A: Part commercial (north) and part under planning proposal (south) for arts centre and 12 dwellings. Part developed.</p> <p><b><i>Policy H4 : Rock Channel, Site A is allocated for at least 30 dwellings in this location, subject to the following criteria:</i></b></p> <p><b><i>The design of new development shall be innovative, of high architectural quality to enhance setting against the Rye Conservation Area and having regard to its riverside location, with green spaces, improved and accessible riverside walks including provision for the England South East Coastal Path;</i></b></p> <p><b><i>Access to the site will be via the existing track on the west side of the site, upgraded as necessary, with an improved access point onto the A259 as required by the Local Highway Authority;</i></b></p> <p><b><i>A site specific flood risk assessment demonstrates that the residential development is safe for the lifetime of the development incorporating appropriate flood resilient and resistant measures including safe access and escape routes;</i></b></p>
--	--

		<p><b><i>The development shall be designed so that if it is developed in phases, the form of the development does not prejudice the redevelopment of adjacent land;</i></b></p> <p><b><i>Occupation of the development is phased to align with the delivery of sewerage infrastructure.</i></b></p> <p>The other parts of the broad location are below.</p> <p>Site B: statutory allotments therefore NO development.</p> <p>Site C: Owned by the EA; leased in part to ESCC; has been studied inconclusively by ESCC in Dec 2017.</p> <p>Small potential for small windfall development.</p> <p>Site D: Part 1980s development; part industrial. Piecemeal proposals for some commercial development are coming forward, but high flood risk, access and parking are issues. Some potential for small windfall commercial development with flood risk mitigation.</p>
5	Cyprus Place – Former Depot	<p>SHLAA RY7 - Owned by RDC. Not allocated by RNP because of long lease to Rye Hire. Now lease expires in mid 2021. Alliance Homes Ltd propose to develop around 10 affordable homes.</p> <p>Rye TC objects and seeks a further 10 year lease to enable Rye Hire to continue operating its valuable community business.</p> <p>NO short term development</p>
6	Between Winchelsea Road and Gibbet	<p>SHLAA RY12 - Rejected: Land North Gateborough Farm, Winchelsea Rd (South of railway)</p>

	<p>Marsh – Gateborough Farm</p>	<p>Locates gas infrastructure on the land Abuts railway line.</p> <p>Outside the settlement boundary and within the AONB. Flood Risk Zone 3</p> <p>Grazing marsh and prone to significant surface water The impact on the wider landscape as well as important views would be unacceptable given the character and setting of the town especially the citadel.</p> <p>NOT allocated in RNP because of high flood risk and access issues.</p> <p>NO development</p>
<p>7</p>	<p>Former Tilling Green School</p>	<p>RNP H3 - SHLAA RY18: Former Tilling Green School and grass playfield. (Brownfield and Greenfield)</p> <p>ESCC owned. Leased to Rye Partnership</p>  <p><b><i>RNP H3 - Former Tilling Green School is allocated for a development of at least 20 dwellings and a replacement community centre (up to 500 sq m), with up to 10% being self/custom build subject to the following criteria:</i></b></p> <p><b><i>The community centre is to be retained in-situ or re-provided before the last dwelling is occupied;</i></b></p>

		<p><b>The design of new development shall be sympathetic to the building form and materials used in surrounding buildings and provide appropriate external amenity areas for the dwellings and the community centre;</b></p> <p><b>Car parking should be provided according to appropriate standards; an approved access provided, and</b></p> <p><b>A site specific flood risk assessment demonstrates that the residential development is safe for the lifetime of the development incorporating appropriate flood resilient and resistant measures including safe access and escape routes where required and mitigation by a SUDS for surface water and improved sewerage to cope with the additional flows. This must alleviate historical surface water flows and ponding in Mason Road.</b></p>
<p>8</p>	<p>Former Freda Gardham School</p>	<p>SHLAA RY19a and 19r: Former Freda Gardham School (Brownfield and Greenfield) ESCC owned; leased to Martello Developments.</p>  <p>RNP allocated as H7 with redefined boundary for 30 dwellings and/or a petrol facility with convenience store.</p> <p><b>RNP H7 Former Freda Gardham School site is allocated for residential development of at least 30 dwellings, at least 10% of which will</b></p>

		<p><b>be self/custom build subject to the following criteria:</b></p> <p><b><i>The development shall not commence until the flood mitigation works by the Environment Agency for the eastern bank of the River Rother (Eastern Rother Tidal Walls) have been fully implemented;</i></b></p> <p><b><i>The development shall include appropriate treatment to the south and west boundaries to protect the countryside and habitats beyond;</i></b></p> <p><b><i>A site specific flood risk assessment demonstrates that the residential development is safe for the lifetime of the development incorporating appropriate flood resilient and resistant measures including safe access and escape routes where required;</i></b></p> <p><b><i>The layout of any development shall ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes;</i></b></p> <p><b><i>There should be adequate access to/from the A259 to serve the residential allocation and the petrol station/convenience store allocated by Policy B3.</i></b></p>
9	North of Love Lane	<p>SHLAA RY21 - REJECTED: Land north of Love Lane and south of graveyard Agricultural land; needed as extension to the graveyard?</p> <p>Access and land stability issues.</p> <p>Prominent greenfield site outside the settlement boundary. Any development considered to adversely impact on profile of Rye</p>

		<p>Flood Zone 1.</p> <p>Contrary to Rother DC policies OSS3, OSS4, OSS5, RY1, EN7</p> <p>Not allocated in RNP; NO development</p>
10	Northeast of Tilling Green	<p>Includes SHLAA RY22 - REJECTED:</p> <p>Land Northeast of Tilling Green Estate (pasture and flood plain)</p> <p>Outside the existing settlement boundary and within the AONB</p> <p>Agricultural pasture land and flood plain of the River Tillingham (Flood Risk 3b): river, drainage and surface water flood risk</p> <p>SHLAA considered unsuitable for development.</p> <p>Not allocated in RNP</p> <p>Contrary to Rother DC Policies OSS3, OSS4, OSS5, EN1, RY1, EN7</p> <p>NO development</p>
11	East of Harbour Road South of Rock Channel	<p>SHLAA RY23 – REJECTED : Land south of Rock Channel.</p> <p>Strategic gap endorsed by RNP.</p> <p>Beyond the settlement boundary and within flood plain</p> <p>Contrary to Rother Policy EN7</p> <p>Important visual and protected strategic gap between Rye and Rye</p>

		<p>Harbour Village</p> <p>Inspectors of both the Local Plan Inquiry and the RNP stipulated development at RY23 should be resisted given the negative impact on the setting of the Citadel.</p> <p>RNP enlarged the gap to cover protected land.</p> <p>SHLAA considered unsuitable for development. Not allocated in RNP</p> <p>Conflicts with Rother DC Policies OSS3, OSS4, OSS5, RY1, EN2, EN7</p> <p>NO development</p>
12	Land at Glencose Farm, West Undercliff.	<p>SHLAA RY26 – REJECTED</p> <p>Land at Glencose Farm, West Undercliff. Outside the settlement boundary and within the AONB. Flood Risk Zone 3</p> <p>Grazing marsh prone to significant surface water. The impact on the wider landscape as well as important views would be unacceptable given the character and setting of the town especially the citadel.</p> <p>Considered unsuitable for development in SHLAA; not allocated in RNP</p> <p>Potential for small windfall only.</p>
13	West end of New Winchelsea Road	<p>SHLAA RY27 - REJECTED:</p> <p>Land adjacent 136 New Winchelsea Road. Abuts existing residential development but outside the settlement boundary. Extreme west of Rye Parish.</p> <p>Contrary to Rother Policy OSS3</p>

		<p>Greenfield site within Flood Risk Zone 3.</p> <p>RAMSAR and SSSI</p> <p>Would extend ribbon development and therefore resisted by RNP</p> <p>Not allocated in RNP; NO development</p>
14	Beyond Rye Parish but included because of any impact	<p>SHLAA RY29 (and 25): Land south of Guldeford Road outside Parish; marshland SHLAA RY29 - Land south of Guldeford Road Outside the settlement boundary but development there would have the effect of extending Rye Parish out into the wider marsh green space.</p> <p>Adjacent to SSSI in Flood Risk Zone 3</p> <p>Area identified by UK Biodiversity Action Plan as a Coastal and Floodplain Grazing Marsh</p> <p>Issues with Rother DC Polices OSS3, OSS4, OSS5, RY1, EN5 and EN7</p> <p>NO development</p>
15	Winchelsea Road East	<p>SHLAA RY 36 - RNP H5</p> <p><b><i>RNP H5 Winchelsea Road [East Side] is allocated for a mixed use development with at least 10 dwellings across the broad location, car parking or B1 employment subject to the following criteria:</i></b></p> <p><b><i>The development shall be designed so that if it is developed in phases, the form of the development does</i></b></p>

		<p><b><i>not prejudice the redevelopment of adjacent land;</i></b></p> <p><b><i>The design shall be of high architectural quality and create a strong sense of place to enhance its setting against the Rye Conservation Area and having regard to its riverside location;</i></b></p> <p><b><i>There should be provision for riverside green spaces and access for the England South East Coastal Path;</i></b></p> <p><b><i>Any scheme shall enable views from the South to the cliff face, maximising visual permeability, and with roof heights set not to obstruct longer views from the countryside towards the Citadel;</i></b></p> <p><b><i>A site specific flood risk assessment demonstrates that the residential development is safe for the lifetime of the development incorporating appropriate flood resilient and resistant measures including safe access and escape routes where required.</i></b></p>
16	Rye College Sports Field	<p>SHLAA RY38: Land South of Rye Academy - sports field adjacent to Lower School Site.</p> <p>Greenfield site is on Flood Risk Zone 3; drainage issues.</p> <p>Required for leisure and sport for Rye Academy. Would need SofS agreement for other use.</p> <p>Contrary to Rother DC policies OSS4, OSS5, RY1, EN7</p> <p>NOT allocated by RNP</p> <p>NO development</p>

<p>17</p>	<p>West of Winchelsea Road (West of Martello)</p>	<p>SHLAA RY39 REJECTED: Land south west of Rye (West of Martello behind Winchelsea Rd)</p> <p>Greenfield parcel located outside the settlement boundary and set within the marsh green space. Within the AONB</p> <p>Agricultural use Flood Risk Zone 3 Area identified as Coastal Floodplain and Grazing Marsh under the UK BAP habitat schedule.</p> <p>Site extends out into the wider landscape and provides important visual setting for those entering Rye from the southwest.</p> <p>SHLAA considered unsuitable for development.</p> <p>Contrary to Rother DC policies OSS3, OSS4, OSS5, RY1, TR3, EN1, EN5 and EN7</p> <p>Not allocated in RNP</p> <p>NO development</p>
<p>18</p>	<p>Valley Park Land off Udimore Road</p>	<p>SHLAA RY41: Valley Park, off Udimore Road, 5 phases of development (at least 260 dwellings) completed. Pre RNP allocations.</p> <p>Land includes RY17: (owned by developer Aroncorps. Sits adjacent to AONB on prominent hill crest. In 2017, was subject to failed proposal by BP for a filling station.</p> <p>RNP made no further allocation on this land.</p> <p>NO further development</p>

<p>19</p>	<p>Land off Love Lane</p>	<p>SHLAA RY42 - REJECTED:</p> <p>Land Adjacent to Rye Primary School and (statutory) Allotments</p> <p>Greenfield site Flood Risk Zone 3. Former allotments. Currently long lease community garden managed by Rye CIC</p> <p>Any development contrary to EN7 and RY1.</p> <p>NOT allocated in RNP;</p> <p>NO development.</p>
<p>20</p>	<p>Winchelsea Road West</p>	<p>SHLAA RY53: Winchelsea Road West</p> <p><b><i>RNP H6 Winchelsea Road [West Side] is allocated for a mixed use development of at least 20 dwellings and B1 employment subject to the following criteria:</i></b></p> <p><b><i>The development shall be designed so that if it is developed in phases, the form of the development does not prejudice the redevelopment of adjacent land;</i></b></p> <p><b><i>The design shall create a strong sense of place;</i></b></p> <p><b><i>Buildings shall be orientated to allow views through to the marsh to the south-west;</i></b></p> <p><b><i>A site specific flood risk assessment demonstrates that the residential development is safe for the lifetime of the development incorporating appropriate flood resilient and resistant measures including safe</i></b></p>

		<p><b>access and escape routes where required;</b></p> <p><b>Occupation of the development is phased to align with the delivery of sewerage infrastructure.</b></p>
--	--	---

### Stage 3 – Reconsider any sites unlisted by the RNP

14. Although it is expected that small (under 6 units) windfall development proposals across Rye will come forward separately and be considered for development on their merits, this is a further desk top assessment of Rye Parish covering larger sites that were either rejected as non achievable or unavailable at the time of the RNP.

15. Only those sites with the potential for more than 6 dwellings or for commercial use are included.

Serial	Site	Assessment
RR 1	Cattle Market	<p>Used for part commercial, including Thursday Market and bulk car parking.</p> <p>Rejected at time of RNP because owners had no plans for change.</p> <p>Parking spaces are fundamental to parking provision in Rye.</p> <p>Not considered for development in RNP</p> <p>NO development (except as New 2)</p>
RR 2	Cattle Market Arcade; farm outlet, cafe facility and garages.	<p>Potential for development as improved facility for small business and start-ups.</p> <p>Potential for commercial development on present building footprints.</p>
RR 3	Leisure Centre Car Park	<p>Potential for screened double storey car park to increase car park provision close to station.</p> <p>Would need to encompass through way for Schools and to Leisure Centre</p> <p>Owned by ESCC.</p> <p>Identified in RNP for this purpose.</p> <p>Potential for car park development</p>

RR 4	Ferry Road former store and latterly nightclub  Adjacent to rail crossing	Currently unused. At time of RNP building was used for entertainment purposes.  Potential for 6 plus small dwellings Could be affordable category?
RR 5	Complex off Tower Road	Former garage/stables/coach houses.  Potential for dwellings or commercial with off street parking.  Potential for 6 plus dwellings
RR 6	Land at rear of the Kettle of Fish	Car park. Has been subject to a failed planning proposal. Drainage and flood risk issues.  Gas and Sewerage infrastructure on the land.  Car parking should be retained as it makes up a slice of the 900 spaces in Rye.  NO development
RR7	Land adjacent to Rye Primary School and allotments off Love Lane	Former allotments now a Community Garden.  Not allocated in the RNP  NO development

15. A reconciliation of housing numbers from achievable and available sites (6 plus dwellings) as at October 2020, is below.

Site (6 plus)	Site Reference	Assessment of Numbers	Comments
1	RNP H8 Former Lower School	At least 50 (No affordable)	RNP sets 50; planning permission has been agreed with a number of important constraints. Developer has yet to start work.
4	RNP H4 Rock Channel	At least 30 (No affordable but community arts centre)	Some building: arts centre from converted warehouse and 5 dwellings

5	SHLAA RY7 Cyprus Place	At least 10	Subject to lease arrangements of present buildings Rye TC is championing extension of lease of current buildings to exiting business
7	RNP H3 Former Tilling Green School	At least 20 (Affordable?)	No proposal
8	RNP H7 Former Freda Gardham School	At least 30 (Some affordable?)	No proposal
15	RNP H5 Winchelsea Road East	At least 10	No proposal
20	RNP H6 Winchelsea Road West	At least 20	One unit subject to mixed proposal
Para 14	Serial 4 Serial 5	At least 12	Two sites
Totals		182	Excludes windfall  Reflects additional 32 (plus windfall) over numbers in RNP.