

RR/2018/1997/P

Town Hall

From: A MCGRATH [REDACTED]
Sent: 17 September 2018 13:54
To: Town Hall
Subject: PT06 Agenda - 18th October

APPENDIX B

Dear Mr Farhall

I am writing today to advise you that various residents of Belle Vue will be attendance at tomorrow's Planning and Townscape meeting and wish to provide some contributions in the meeting, ahead of the meeting's discussion of the Planning Permission application RR/2018/1997/PP at Belle Vue - land at Udimore Road.

We thought it may be useful for us to summarise these contributions, below, should any members of the Committee wish to review them ahead of the meeting - and please find them outlined below.

1. We believe the Planning Application itself to be misleading – in section 9 (Vehicle Parking) it is stated that there are 2 existing car park spaces – this is MISLEADING since it makes it appear that this new proposed development of a studio flat includes 2 parking spaces which is incorrect, as these spaces belong to Number 5 Belle Vue (the planning application is seeking permission to build above these 2 parking spaces).
2. We believe the proposed development to be contrary to the Rye Neighbourhood Plan in the following areas:
 - a. Policy T2 Car Parking Development states that new dwellings with 1 bedroom will be provided with a minimum of 1 off-street parking space per dwelling, and demonstrate provision for visitor spaces – this proposed dwelling would have NO off-street parking, and in Belle Vue whilst each home as 2 spaces, we have NO provision for visitor spaces.
 - b. States that they will promote traffic management that supports vulnerable road users – pedestrians, children, those with mobility difficulties – at Belle Vue we have NO visitor parking, nor turning circle – we repeatedly have delivery drivers and visitors to the town who've taken the wrong turning, turning into Belle Vue – currently they can turn on the grassed area and then can go out forwards onto the main highway – with the loss of this area these vehicles will be forced to back out on the main-road, causing potential hazard to the many families with young children who walk this road to school, and the elderly and vulnerable from the two supported-housing schemes that are within 50 yards of the turning
3. Will have a negative impact on number 3 and number 4 Belle Vue through loss of privacy – the new dwelling will directly look into the windows of both houses at only 10 metres away
4. We believe that Highways would consider the building of this dwelling to likely cause traffic problems – it's likely that the occupier will be a car driver, and there are no car parking spaces, nor visitor spaces available in Belle Vue, and the nearest parking is at Gibbet Marsh car-park, which itself is under threat of redevelopment.
5. The Planning statement states that this is a Brown Field site – this is not the case – firstly it does not appear on the register of brown-field sites on Rother's website, secondly it does not qualify as brown-field – it's green-field (garden/landscape in an urban location).
6. Will result in loss of a mature tree
7. The building materials, colours and shape do not echo any other design feature of the existing development.
8. Type of housing proposed does not satisfy local housing needs – it's a studio, unlikely to be useful for local people, and more likely to be turned into a holiday let

In summary, we urge the planning committee to review the comments above, which we can share at tomorrow's meeting, and refuse this planning on the basis that it contravenes the aims of the Rye Neighbourhood Plan, provides no parking for the dwelling, will cause additional traffic hazards for vulnerable pedestrians and other highway users, invades the privacy of at least 2 of the existing dwellings in the development, and does not satisfy local housing needs.

We look forward to attending the meeting tomorrow.

Best regards

Residents of Belle Vue houses 1, 3, 4 & 5

PT06
APPENDIX A

Update for Rye P&T Meeting 18 September 2018

Following the endorsement of the work of the RNPSG on V11 by Rye Town Council there have been discussions with Rother DC. Rother about the way forward. Rother underscores that Planners currently have a significant workload with NPPF 2018, DaSA and several other NPs; however the outline plan below has been agreed subject to further progress:

- V11 RNP papers are on the website (Public Domain), with masters shared between Rye, Rother and the Consultant. Rother is screening the latest editions.
- Week beginning 17 Sep: following a draft from Rother, RNPSG (on behalf of Rye TC) will bid for external examination. Rother will try to seek an examiner who is familiar with historic towns, flood risk and viability.
- Mid October: meeting between RNPSG, the Consultant and Rother to finalise papers for Reg 16. Date will be 12 or 16 Oct in Rye.
- Rother led Reg 16 consultation: 16 Nov to 11 Jan 2019.
- End Feb external examination
- Referendum to coincide with local elections in Spring 2019

There are several issues under discussion:

- Impact of the BP appeal: The Rother defence incorporates the considerations of the RNPSG. The V11 Plan makes no allocation for the BP preferred site (off Udimore Rd); RNPSG would have to reflect any changes directed by the examiner, but we see no significant impact for policy in V11 of the Plan
- Flood risk impact on H7 and B3 Freda Gardham: we have reconciled impacts for the existing policy
- Impact of the expected H4 Rock Channel proposal: plan considers current proposals
- Parking policy: the policy in T2 has been tweaked following comments at last Rye TC meeting
- Rother's concerns for affordable dwellings; deliverability and viability: All have been addressed in the Plan which allocates in excess of the set targets

The Greenway proposal remains on the agenda; is part of the Plan but could now be affected by any new Network Rail proposal for crossings of the River Tillingham; the earlier proposal for the latter having been withdrawn. Rother advises that they await an order for map support to conclude that aspect of the work and the Town Clerk and I will deal with that.