

September '23 Peasmarsh Periodical



Notices	2
Pippins Development	3 to 5
PNDP Public Hearing	6
What's on in Peasmarsh	7 & 8

The main news is the new proposals for the development of the 'Pippins' site but don't forget the PNDP public hearing!

The public hearing on the Plan is scheduled to take place on **Thursday September 21st in the Memorial Hall, starting at 10:00.** The official notice is on page 6. Please remember that the hearing has nothing to do with the Pippins proposals.

The current developer of the Pippins site has written to the Parish Council setting out its proposals for the site in advance of making a formal planning application 'shortly'. The documents that were sent are on the council website :

<https://www.peasmarsh.org.uk/proposed-development-on-main-street/>

The proposals are now for the whole site [rather than just the northern part as put forward in the 2021 planning application] and involve the building of 41 dwellings. More information, including the proposed layout, is available on pages 3 to 5.

Finally, a reminder about the two 'use it or lose it' items to do with our public transport : the improved bus service and Flexibus.

Not only has the 313 service been improved – including a Sunday service – but Flexibus offers a sort of 'Uber' style bus service in the district which can take you direct from your house to, say, Rye Station or the Conquest at a time of your choosing.

Notices and News

Flexibus is a bit like having a local Uber service – at the price of a bus ticket [which means that it is free after 09:30 if you have a Freedom Pass!].



Our Flexibus operates in an area as far as the A28 and there are significant destinations outside of that including Rye Hospital / Medical Centre, Rye Station, Northiam, the Conquest and various Hastings shopping places [all the black triangles] – all from your front door :

<https://www.peasmarshndp.uk/PP/fleximap.jpg>

The service, which is door to door within the area, operates from 07:00 to 19:00. You can book a ride by calling 01273 078203 or on your smart phone using a service called [Ride Pingo](#). You can book up to 30 minutes before you want to travel or up to 7 days in advance.

We are told this is a trial : **use it or lose it!**

Find out more at :

<https://www.eastsussex.gov.uk/roads-transport/public/flexibus>

Peasmarsh Incident Reporting

The Parish Council has a web page to help you report any non-emergency incident :

<https://www.peasmarshndp.uk/reporting/>

The council is building a fully supported record of what is wrong with the main elements of our infrastructure so you will also see a reporting button for those.

Proposed Pippins Development

[Quantum Homes](#), the new developer of the Pippins site, is proposing a development of 41 dwellings : 10 one bedroom apartments, 5 two bedroom houses, 17 three bedroom houses, 8 four bedroom houses and 1 five bedroom house. The proposed layout is on the next two pages.

What is not mentioned in the documents – with respect to this new proposal – is the extent of ‘affordable’ homes in the mix, nor what affordable means in the context of Peasmarsh.

Not all of the information in a full planning application is yet available but there is enough to get a sense of what is proposed.

There seems to be no change to the previous access arrangements – even though there are 40% more dwellings. The 40 metres or so of narrow road, which will have to be a shared surface so pedestrians and vehicles will be on it together, is still there. Indeed, it seems that there will not be any pavements throughout the estate.

There is, however, some change with respect to the surface water flooding issue. There is still an attenuation pond but Quantum state that it has access rights to a ‘third-party watercourse as the discharge point’. That is presumably the drain which runs under the lane to the east which joins Main Street below Griffin Hall.

The attenuation pond – which must act as a giant holding tank during major rain events – is said to have been designed for a 1-in-100-year rainfall event [plus a 45% allowance to account for climate change]. No information is given as to what that means but as we have experienced 21 mm of rain in an hour in the recent past it will need to cope with at least that. The site must be at least 2 hectares in extent which equates to 400 cubic metres of water in just one hour at 20 mm of rain.

One point of note is that the documents do state that a ‘biodiversity net gain’ [essentially an improvement to the ecology of the site] of 10% will be achieved.

Part of that net gain would be improvements to the traditional orchard plus the green amenity space in the centre of the housing. What is not mentioned is how those will be maintained : not a burden to be placed on the rest of the parish [and hence paid by all of us].



ROTHER DISTRICT COUNCIL

NOTICE OF PUBLIC HEARING

PEASMARSH NEIGHBOURHOOD PLAN

Rother District Council hereby gives notice of a public hearing relating to the Peasmarsch Neighbourhood Plan submitted for examination under Regulation 17 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

A copy of the submitted neighbourhood plan is available via this link :

<https://www.peasmarschndp.uk/pages/vault6.html>

The independent examiner of the Peasmarsch Neighbourhood Development Plan, John Slater BA, DMS, MRTPI, FRGS having read the plan, supporting documents and representations, has considered that it is necessary to call a Hearing under the provisions of Schedule 4B of the Town and Country Planning Act 1990, as amended by the Localism Act 2011.

The Hearing will commence at **10.00 am on 21st September 2023** at :

The Memorial Hall, Main Street, Peasmarsch, TN31 6YA

It should be noted that any member of the public may attend the hearing, however, only specific persons, at the examiners discretion, may make oral representation, in accordance with Paragraph 9(3) of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

Further updates regarding the examination of the Peasmarsch Neighbourhood Plan, including in respect of the hearing, will be available via the following link :

www.rother.gov.uk/PeasmarschNP23

What's On in Peasmarsh

The next two pages will help you find something of interest. Most are **regular events** but there are some **one-off events** returning to the parish as well. All are in the **Memorial Hall** unless noted otherwise :

bookings.peasmarshmh@gmail.com.

Lunch Club – call Sosi on 07798 556 999

Run by Sosi from Hands of Hope on the first Monday of the month from 11am to 2pm – coffee, lunch and entertainment for just £8. Popular with older people, the club supports independence and wellbeing and has a positive impact on nutrition.

Film Club – call Terry on 07533 193 801

The Film Club meets on the second Friday of the month : doors open 7.15pm and the film starts 7.30pm. The film on October 13th will be Il Postino [A heartwarming and unforgettable portrayal of a man's pursuit of love and acceptance].

Why not come along for a trial viewing?

Parish Council Meeting

The Parish Council will meet on the first Wednesday of the month at 7.30pm. The public may attend but not participate but there is a 15 minute slot for public contributions at the start of the meeting : **have your say!**

Your District and County councillors try to attend each meeting which allows your views to be brought to the attention of those councils.

Flower Arranging – call Dierdre on 01797 230208

The Flower Arranging group meets every second Wednesday of the month from 10am to 12 noon.

Pilates – email lizzietuff@gmail.com

The Pilates group meets every Thursday from 11.15am to 12.15pm.

Yoga – call India on 07946 043 919

The Yoga group meets every Tuesday evening from 5.15pm to 6.30pm.

There is more 'What's On' over the page ...

What's On in Peasmarsh [continued]

Parish Church of St Peter and St Paul

Holy Eucharist is celebrated in our parish church on alternate Sundays at 10am. We typically start in Peasmarsh with the first Sunday of the month and alternate with Beckley.

Variety Class – call Julie on 07877 088 318 or email canz2004@yahoo.com

The variety class is cancelled until further notice : please contact Julie for more information.

Healing Angels – call Lindy on 07594 660 950 or email mlindyalton@yahoo.co.uk

Reiki, Massage, complementary therapies and more at the hall, bookable by appointment.

Dress Making Group – call Celia on 07778 181 346 or email celiapollington@aol.com

A regular activity on the 4th Monday of the month from 1.15pm to 3.15pm, starting January 23. Mixed ability classes – all welcome.

Games Club

Company, board games and hot drinks every Thursday from 2 to 4pm. Come along or come and help.

Yoga Classes – email Jojo at jojo@yogacreative.co.uk

Morning Yoga classes three days a week Tuesday, Wednesday and Thursday.

Peasmarsh Periodical is an online communication published by Peasmarsh Parish Council for the benefit of parish residents. Whilst every effort is made to ensure the accuracy of the contents, the Council cannot be held responsible for any misinformation / errors, nor for external content reached through links herein.