

October '23 Peasmarsh Periodical



PNDP Public Hearing	2
Pippins Development	3
Notices	4
What's on in Peasmarsh	5&6

The public hearing on the Peasmarsh Neighbourhood Development Plan took place as scheduled on Thursday September 21st in the Memorial Hall. A short report on the meeting is on page 2 but, basically, we now have to wait for the Examiner's formal report before we know exactly where we stand with the Plan.

Last month we noted that the current developer of the Pippins site had written to the Parish Council setting out its proposals for the site in advance of making a formal planning application 'shortly'. Just to note that, as of Friday October 20, the developer has not yet submitted a planning application.

If you missed the details last month, we have repeated the short summary on page 3 and the documents that were sent are on the council website :

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

The Periodical is an important communication tool for the parish and it needs an editor : someone prepared to write articles and to chase up others who are preparing contributions. Please consider whether you might be that person : helping the community is an important part of living in society.

Neighbourhood Development Plan Public Hearing

The public hearing on the Peasmarsch Neighbourhood Development Plan took place as scheduled on Thursday September 21st in the Memorial Hall.

The day before, the Examiner had visited seven of the possible development sites, all in the village : Tanyard Field, Cornerways, Oaklands, Old Football Ground, Tanhouse, Woodside and Flackley Ash. He also visited the Pippins site.

Peasmarsch was represented by six persons, either from the Council or members of the Steering Group, Rother by two. In addition there was a representative of Lord Devenport and a spokesperson for the group opposed to the development of the Cornerways site. Southern Water declined to attend. About 30 members of the community attended to observe.

The meeting lasted all day during which the Examiner went through in depth all four questions which he had set, with reference to national and local planning policy and in some cases to legal decisions.

We need to now await his formal report but there are some points which seem to be key :

- he is suggesting that we should align the Plan with the current Local Plan [i.e. until 2028/29] and not with the emerging Local Plan; that would mean that no sites need be nominated as the Pippins development satisfies the housing allocation for that period;
- he is challenging Rother as to the validity of applying its 2018 Habitats Regulations Assessment [HRA] to our Plan; Rother have yet to respond but, presumably, the issue falls away if [as above] no sites are nominated;
- he is suggesting that the village development boundary be extended to include the Jempson's site in recognition of its developed state;

It is not clear how long we need to wait in order to see his report.

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].

Notices and News

People do not seem to be reporting incidents with our infrastructure even though everyone is concerned about the infrastructure [or lack of it] and incidents are occurring. Does that include you? Please report anything that concerns you : you can use the online system to do so and it is so easy to use :

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.

Editor Needed!

The Peasmarsh Periodical is an important communication tool for the parish. Would you like to help publish it once a month?

We are looking for a person able to coordinate [and, to be honest, chase up] contributors : an Editor.

What you don't necessarily have to be is tech savvy as the programming side is taken care of. This is a people related role and, you never know, you might want to contribute yourself.

Is this you? If so, please email us at :

peasmarshperiodical@gmail.com

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 November 10th will be *Benediction* about the troubled life of Siegfried Sassoon.

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.

The theme for November is an arrangement using a large candle.

Yoga – call India on 07946 043 919

The Yoga group meets every Tuesday evening from 5.30pm to 6.45pm.

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.

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.