

# November '23 Peasmarsh Periodical



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The Peasmarsh Neighbourhood Development Plan is still on hold, awaiting the Examiner's final report following the public hearing in September. There is therefore no further story inside.

There was a mistake last month in that we noted that the current developer of the Pippins site had not made a formal planning application when, in fact, he had. That was caused by a glitch in the Rother notification system.

The period for commenting on the proposed plans has now passed.

You can view the full application and all the comments received on the Rother planning website :

[RR/2023/1707/P](#)

Inside you will find a precis of the objection document submitted by our parish council together with a link to the full document.

**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.**

# Pippins Development

The overall plot plan submitted for the formal planning application is identical to that submitted to the parish council a few months back so nothing has changed in principle. The application does, however, now provide more details than were available previously.

RDC has received 85 letters and 26 online submissions from members of the public, all of them apparently objecting to the development.

Our parish council [PPC] also submitted an objection document on our behalf. The full text can be seen online :

<https://www.peasmarshndp.uk/PP/PPCObjection.pdf>

A summary of the key objections made by the council is as follows :

## **Road Access**

There are two aspects challenged : the junction with Main Street and the very narrow road through to the development proper.

The Main Street junction requires a 'build-out' which will reduce the width of Main Street. The application is based on data collected during lockdown. In addition, ESCC's estimate of 178 vehicle movements per day seems extraordinarily low given deliveries, tradespeople and so on. There is also no consideration of the effect on the neighbouring properties. PPC also points out that permission was refused for a development over 50 years ago [when traffic was minimal], in part because access '*would cause interruption in the free flow of traffic and increase traffic difficulties and danger*'.

The narrow road issue – which would require a shared surface – was well aired two years ago but the number of properties is now 41, not 29, so over 40% more dwellings. However, this application no longer includes the pedestrian refuges which were a feature of the 2021 application.

## **Pedestrian Access**

The council also addresses what the application calls a stepped connection to the footpath [it is not a public right of way] at the east end of the site : it will not be usable by people with prams or mobility devices.

# Pippins Development

## **Affordable Housing**

As is well known from the work undertaken in preparing our Neighbourhood Development Plan, one of the greatest needs in the parish is for truly affordable housing. The withdrawn 2021 application included 40% affordable housing as required by the Rother policy LHN2 and enshrined in its 2019 decision to develop the Pippins site.

PPC therefore objects to the current proposal having no affordable housing element on the grounds that it would make the scheme 'economically unviable'. If it is that easy to override such fundamental requirements what is the point of having the policy?

## **Surface Water Drainage**

When the current proposals were first brought to the council's attention it was assumed that having access rights to a 'third-party watercourse as the discharge point' meant the drain which runs under the lane to the east which joins Main Street below Griffin Hall.

The application itself no longer does that but claims that there is a water course along the eastern boundary of the site. PPC points out that there is not, as has been demonstrated by the flooding which occurs regularly below the site. Where would such a water course go?

## **Sewage Disposal**

The council again challenges the poor quality of our sewage disposal infrastructure and its ability to cope with another 41 dwellings.

## **Construction Disruption**

PPC is concerned about the disruption and potential damage caused during construction – which will demonstrate how poor the connecting route to the main part of the site really is. It particularly highlights the need to stop parking on Main Street : all parking must be on site.

There are other issues also addressed by the council as can be seen in the original document [see link on the previous page].

## 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](mailto: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](mailto:bookings.peasmarshmh@gmail.com).

The hall will be closed from December 23 to January 1.

**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. **In December the lunch will be at the Flackley Ash!**

**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 December 8<sup>th</sup> will be Elvis, starring Austin Butler [Elvis] and Tom Hanks [Col. Parker].

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 'Christmas Floral Design and Party'.

**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 Peasmarsch [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 Peasmarsch 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](mailto:celiapollington@aol.com)

A regular activity on the 4<sup>th</sup> 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](mailto:jojo@yogacreative.co.uk)

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

## ***Art Exhibition***

There will be another Art Exhibition in the hall on the weekend of November 18/19 : Saturday 10am to 5pm and Sunday 10am to 4pm.

## ***Antiques Valuations***

Clive Attrell, a Hastings antiques dealer, will be in the hall on the afternoon of Wednesday November 29 from 12:30pm to 4:30pm to undertake free valuations of any antiques which you might have.

## ***Attic and Collectors Fair plus Craft Fair***

There will be another attic / collectors fair on Saturday December 9. The timing is from 10am to 5pm and Rye Crafters will also be attending.

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