

**PLAYDEN PARISH COUNCIL
COMMENTS ON ROTHER DISTRICT COUNCIL DRAFT LOCAL PLAN AND
HELAA.**

Presentation.

Playden Parish Council had a presentation on 11 July 2024 by Rother District Council, which was attended by three Playden parishioners and two from Rye Foreign.

General Comments for sites in Playden Parish:

The council has previously carried out a housing needs assessment where all residents were invited to give their views. This showed a limited additional need for residents downsizing or for small family houses. This could potentially be met by 'windfall' sites (understood from RDC's presentation being 1 to 2 units) which is outside the scope of the HELAA document.

The Parish Council's view is that the area of Playden outside the High Weald National Landscape (formally the Area of Outstanding National Beauty) shares the same landscape characteristics as adjoining protected areas of Playden, Rye Foreign and Iden and should be considered in the same way as the protected area when deciding planning applications. In addition, the bold wooded cliff and rural upland beyond is very visible from Romney Marsh to the east and requires protection from prominent development intruding into this view. This fact was acknowledged by Rother District Council in initial refusal of a garage block at The Mount (RR/2012/225/P) and refusal of an additional house at Rother Cliff, Point Hill (in relation to a well known architect's development) (RR/2015/475).

The Parish Council therefore asks for recognition of the landscape character of this part of Playden Parish as a constraint within your Local Plan.

In addition the Rye Neighborhood Plan (section 4.76) states that 'to further protect the profile of Rye, it is important to retain green areas as gaps between adjacent parishes particularly Playden and Rye Foreign.

Sites over five houses as listed in the HELAA document.

The Parish Council notes constraints have been listed at all the sites identified by Rother District Council. Our comments on the sites listed are as follows:

1. Poppyfield PLA0012

Background

This site or a version of it was the subject of an invited public meeting in 2015 at which time the location outside a Development Framework was the overriding objection.

Current

The Lane approach is narrow and is also affected by car parking, there being a number of houses without vehicular access in the immediate area and parking provision for these residents would need to be taken into account. At the entrance to the Lane the width of the road is constricted by buildings both sides and cannot be widened and we believe access will not meet Highways standards.

The Parish Council is pleased to note that the WI hall car park is shown as excluded from the development area.

2. Saltcote / The Steps PLA0008

Background This field was proposed for development in the 1980s. At that time it was in common ownership with Saltcote and the proposal was to widen New England Lane by taking the front strip of the garden at Saltcote. As the two sites are now in separate ownership, this improvement is not likely to be readily available.

Current

The Council objects to this being a development site both on the general comments detailed above and the unsuitability of the Lane for larger scale development.

The site is also within the setting of the Grade I Listed St Michael's Church and development would have an adverse impact on the perception of the church as well as the landscape character of the area.

The site is opposite the Shellfield site that lost on appeal twice and the reasons for this refusal by both RDC and the Inspectorate should be fully considered by Rother Planning Department.

Please note that both this site and the Shellfield site have very strong opposition from Playden parishioners.

3. Corner House PLA0013

Background

It was proposed as the site of a new village hall many years ago and not pursued due to local opposition and the WI hall was refurbished instead.

Current

The Parish council is opposed to this site. This site shares the same constraint as at the Poppyfield site, as due to access difficulties, the site is not considered suitable for entry onto the A268 due to proximity to the bus stop, layby and visibility.

4. Shellfield PLA0001 (rejected)

This site was the subject of considerable local opposition and opposed by the Parish Council and two appeals were dismissed. It is noted that it has been omitted from the current allocation due to the owner not making the site available within the Local Plan period. If the land becomes available RDC should fully consider the reasons for dismissal in this refusal by both RDC and the Inspectorate for the appeals.

Query.

Can you confirm to the Parish Council if land becomes available by landowners during the process of developing the Local Plan would these sites be included in the

HELAA/Local Plan under a revised status. If so is there another consultation stage where the Parish Council can comment on any site that has changed its status?