

Rye Neighbourhood Plan – Summary for 2018 Town Meeting

Rye is an ancient town of national historic importance and high architectural value. It is positioned on and around a rocky sandstone outcrop at the eastern end of Sussex close to the Kent border. Many in the community describe Rye as “rising like a jewel” from the surrounding Romney Marsh.



Since 2013, Rye Town Council has led the making of the Rye Neighbourhood Plan, working through an appointed Steering Group, a mix of councillors and nominated citizens. The Plan reflects wide and intensive consultation with those who live, work, or study in Rye and with adjacent Parishes. Once made, the Rye Neighbourhood Plan will sit alongside the Rother District Council Core Strategy (2014); the saved policies of the 2006 Local Plan; and the draft Development and Site Allocations Local Plan (DaSA) (2016). Together they will form the medium term development plan for Rye¹.

The Neighbourhood Plan seeks to achieve ‘**a thriving town for the 21st Century**’ by planning a strategic and coherent development of Rye with the aim of improving the economic and social well-being of the community, considering in particular its vulnerability to flooding and its role as a market town, a centre for tourism, leisure and culture, its enterprise and its commercial and fishing port - all in the context of its historic maritime character, which should be conserved. It does this through planning policies and aspirations that seek to achieve the following:

Housing (policies H1-H8)

- Allocate several larger sites to accommodate about 160 new homes to 2028.
- Support well designed small scale development on windfall sites.

¹ Section 38 (6) of the Planning & Compulsory Purchase Act 2004 (formerly S54A of the Town & Country Planning Act 1990).

- Encourage small (1-2 bedroom) homes for younger people and homes into which older people can downsize.

Quality Design (policy D1)

- Support imaginative, high quality design.
- Protect the unique character of Rye.
- Include a refreshed Rye Character Assessment to inform new development.

Reduce Flood Risk (policy F1)

- Apply the **sequential and Exception Tests** to exhaust the possibilities of moving development away from areas at highest risk of flooding, and then to consider those wider sustainability benefits to the community that outweigh the flood risk and ensure design to achieve safety for the lifetime without increasing flood risk elsewhere.
- Use opportunities provided by new development to reduce the causes of flooding, such as the management of water courses, ditches and sewers.

Business, Enterprise and Employment (policies B1-B3)

- Encourage development in three zones: core business area of the Town; around the Citadel; and in the maritime/fishing industry, considering the potential at Rye Harbour, which is closely linked to the Town.
- Support Rye as a visitor destination.
- Make provision for a second supermarket close to the Town Centre and/or petrol station/convenience store on the A259.

Traffic Management (policies T1-T2)

- Encourage connectivity and sustainable transport including, cycling.
- Tackle traffic flow and parking arrangements to prevent new development exacerbating existing parking issues.

Infrastructure (policy I1)

- Protect valued community facilities.

Environment: Natural and Historic (policies E1-E3)

- Protect strategic and green gaps around Rye.
- Protect green spaces, trees and other important habitats.
- Require new development in historic areas to have regard to the characteristics documented in the Rye Conservation Area Appraisal.
- Support renewable and low carbon energy.

Community Aspirations: To document all those community aspirations raised during the consultation process which fall outside of the planning system but nevertheless are important to the community and will be pursued through individual projects with partners and as funding allows: including Heritage; Enterprise; Town Promotion and Tourism; Green Tourism; Traffic and Parking; Rail Connectivity; Strand Projects; Community Infrastructure and Services; Education; and Health.

Rye Neighbourhood Plan

The Town Council, as the qualifying body, under the Neighbourhood Planning Regulations 2012 has prepared a Pre-Submission Neighbourhood Plan (The Plan) for Rye Parish with the help of the local community. The Plan sets out a vision for the future of the Parish and has policies and aims, which if passed at referendum later in 2018, will be adopted by Rother District Council and used to determine future planning applications locally.

Those who live work and study in Rye are invited to give their views on The Plan before it is submitted to Rother District Council for formal consideration and wider consultation.

In accordance with Town and Country Planning, England: The Neighbourhood Planning (General) Regulations 2012, Regulation 14 Pre-submission Consultation will take place over a six-week period:

Beginning on at9am and Ending onat 5pm.

ONLINE: www.ryeneighbourhoodplan.org.uk to view The Plan and all supporting documents. Download a Comment Form:

(1) for printing; (2) MS Word doc; (3) MS Word docx.

PRINTED COPY and Comment Forms may be found at the following locations:

- The Town Hall Office
- The Rye Library
- The Tilling Green Centre
- Each Parish Councillor will have a printed copy and may be

consulted in the usual way.

Contact details are on the Rye Town Council Website and the Rye Neighbourhood Plan Website

Anyone with difficulty accessing The Plan via the methods mentioned or with questions on the Regulation 14 Consultation, please contact the Rye Town Council Office the Town Clerk during office hours

HOW TO COMMENT: Please download a Comment Form: (1) for printing; (2) MS Word doc; (3) MS Word docx. Or ask for one from the Town Hall. Comments can be E Mailed or posted to the Rye Town Hall for attention of the Town Clerk.

IMPORTANT: Your comments will not be taken into account unless your Name and Postcode are included. If you are commenting on behalf of a body or organisation, please state your interest and who you represent. If you are a voluntary organisation please describe your membership and how you have consulted them.

All comments will be publicly available on the Rye Neighbourhood Plan website after the consultation period. Comments will be identifiable by name, organisation or body. All other personal information provided will be protected according to the Data Protection Act 1998 and will not be made available online or otherwise.

WHAT HAPPENS NEXT?

All comments (representations) will be reviewed by the Steering Group and the Plan amended as necessary. Rye Town Council will be consulted as required. Once reviewed, the Plan with supporting documents will then be submitted to Rother District Council for a further period of consultation, prior to being passed to an Independent (Planning) Examiner.

If found “sound” (satisfactory), the Plan will be presented to those on the Rye electoral register to vote either FOR or AGAINST in a referendum. Arrangements for this will come later.

RNPSG

Rye Neighbourhood Plan - Regulation 14 Consultation

1. Sections 2 and 3 - Comments on the vision, objectives or character of Rye?

2. Section 4 - Comments on the Planning Policies for Housing: H1 to H8?

3. Section 4 - Comments on the Planning Policy for Design, Flooding and Business?: D1, F1, B1 to B3 ?

4. Section 4 - Comments on the Planning Policies for Traffic: T1 and T2?

5. Section 4 - Comments on the Planning Policies for Community Facilities and Green Infrastructure: I1, E1 to E3?

6. Section 5 - Comments on Community Aspirations: C1 to C20?

7. The Summary - Comments on RNP Support Papers 1 and 3 – Evidence and Consultation?

8. The Summary - Comments on RNP Support 2 and 4 - Site Assessments, Sustainability Assessment, Sequential and Exception Tests ?

9. Summary – Please give an indication of whether or not you would vote for this Plan at Referendum: YES/NO?

10. Contact Information - Please see below

Name

Address

Address 2

Town

State/Province

ZIP/Postal Code

Email Address

The Rye Neighbourhood Plan Summary of Process

Rye Neighbourhood Plan

The documents in the table below summarise the stages of the Neighbourhood Planning (General) Regulations 2012 process. Information will be added with the relevant dates as progress is made.

Statutory Sections of the Neighbourhood Planning Regulations

Reg. 5 and 6 – Area designation

The designation of a neighbourhood area is the first formal stage in preparing a Neighbourhood Development Plan (see the Neighbourhood Planning Regulations 2012). The approved designated areas within Arun District Council's Local Planning Authority Area (LPAA) are shown in the

Town Councils are able to continue work on their neighbourhood plan while the proposed geography of the neighbourhood area is being determine

Rother District Council is committed to publishing all applications received in its LPAA (in accordance with The Town and Country Planning Act 1990, The Neighbourhood Planning (General) Regulations 2012 Part 2, Regulation 6). Completed:

NOTICE IS HEREBY GIVEN that Rye Town Council has applied to Rother District Council for designation of Neighbourhood Area under Part 2 of the Neighbourhood Planning (General) Regulations 2012.

These documents indicate those areas where Rother District Council has received an application to designate a Neighbourhood Area in its LPAA.

Consultation Dates (6 weeks):

PLAN PROGRESS

C13

116

Reg. 7 – Publicising a designation of a neighbourhood area etc.

[Designation decision](#)

Decision Published

Reg. 14 – Pre-submission consultation and publicity

A qualifying body must publicise the draft **neighbourhood plan** or Order for at least 6 weeks and **consult** any of the **consultation** bodies whose interests it considers may be affected by the draft **plan** or order proposal (see **regulation 14** and **regulation 21** of the **Neighbourhood Planning (General) Regulations 2012**)

Consultation Dates (6 weeks)

During the consultation period the applications can be viewed: online OR at Rye Library OR at Rye Town Hall, OR at the Tilling Green Centre. Comments on the documents can be made:

Pre-Submission Plan

Rye Neighbourhood Plan Steering Group Website
www.ryeneighbourhoodplan.org.uk

By email to :

[Rye Town Council Website](#)

By survey on the Website www.ryeneighbourhoodplan.org.uk

By letter to Rye Town Hall

Please note that any representations may include a request to be notified of the local planning authority’s decision under regulation 19 in relation to the Neighbourhood Plan.

Reg. 15 – Plan proposals (submission)

Reg 15 Submission Plan

NOTICE IS GIVEN that Rye Town Council to Rother District Council Local Planning Authority Area (LPAA) their Plan Proposal under Part 5 of the Neighbourhood

Basic Conditions Statement

Planning (General) Regulations 2012:

Consultation Statement

During the consultation period the applications can be viewed: online OR at Rye Library OR at Rye Town Hall, OR at the Tilling Green Centre.

Evidence Base

Sustainability Assessment and Sequential/Exception Tests

Reg. 16 – Publicising a plan proposal

Consultation Dates (6 Weeks)

Comments on the documents can be made:

By email to :

By survey on the Website www.ryeneighbourhoodplan.org.uk

By letter to Rye Town Hall

Please note that any representations may include a request to be notified of the local planning authority's decision under regulation 19 in relation to the neighbourhood development plan.

Reg. 17 – Submission of a plan proposal to examination

Reg.16 Summary of representations

The submission documents and the representations received were sent to the Examiner and Rye Town Council

Reg.16 Rother DC comments

Reg. 18 – Publication of the examiner's report and plan proposal decisions

Rye – Examiners Comments

Final Examination Report

Reg.19 Rye Town Council statement

Reg. 19 – Decision on a plan proposal

Reg. 19 Submission Plan with Examiners Changes

Rother District Council notice to voters

Reg.20 statement

Reg. 20 Submission Plan with Examiners Modifications

Reg. 20 – Publicising a Neighbourhood Development Plan (‘made’ plans)

Referendum

Referendum held

More information can be found on the [Neighbourhood Plan Referendums](#) page

Examination of the Rye Neighbourhood Plan

Notice given that the appointed independent examiner into the above draft Neighbourhood Plan decided to hold a public hearing as part of the examination on The purpose of the hearing was to assist the independent examiner to see whether the Neighbourhood Plan met the basic conditions and other relevant legal requirements. A Neighbourhood Plan meets the basic conditions (set out in Schedule 4B, paragraph 8 of the Town and Country Planning Act 1990) if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
- the making of the plan contributes to the achievement of sustainable development;
- the making of the plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area); and
- the making of the plan does not breach, and is otherwise compatible with, EU and Human Rights obligations.