

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.