

To: Rye Town Council

From: RNPSG

**Consultation on Main Modifications to the Rother Local Plan Core Strategy - Draft comments by the RNPSG for Rye Town Council**

“Rye Town Council notes that Rother District Council (RDC) presumes in favour of sustainable development as outlined in the National Planning Policy Framework (NPPF). In anticipation of approval of the designated area for Rye to carry out Neighbourhood Planning (NP), the Council intends to plan sustainably and in a way which conforms to both the NPPF and the Core Strategy. Because of the developments being planned within the Rye Harbour Ward of Icklesham Parish, which is seen as likely to impact on Rye Town infrastructure, the Council sees the retention of Rye with Rye Harbour in one grouping as a complication for the Rye NP, but will work with Icklesham Council in accordance with the liaison protocol.

The Council notes the increase of development targets for dwellings in Rye and Rye Harbour, from 250 -350 to 355-400. It agrees that windfall has provided a reliable source of supply in the area, but considers that it should not include residential gardens. While noting the increased targets and the way that they have been calculated, Rye Town Council will need, as part of the NP process, to further consider the increases against the statement in the strategy, that “opportunities for further development in Rye are very limited by its historic form and topographic setting, as well as the virtual enveloping presence of international nature conservation designations, the AONB and flood risk areas”. It also notes that the Strategic Housing Land Availability Assessment (SHLAA) Review 2013 indicates potential for further housing development within commercial and residential areas, although the prospects for this requires further assessment, to which Rye Town Council will seek to contribute as part of the Rye NP process.

The Council notes the policy to support Rye Town Centre in maintaining and increasing the proportion of retail spend available within the local catchment. To chime with this, Rye Town Council views as important the need to adopt policies to maintain the Town as an ancient market town to increase visitor numbers and footfall. Importantly, it will continue to encourage all types of retail and micro business within the Town centre as well as at suitable sites at the edge of centre and out-of-centre locations, while considering how best to improve the impact of traffic on the ancient Town.

The Council notes that the Rye Harbour Road provides some 10% of the total jobs in Rye and the surrounding areas. With 10,000 sq m of additional business floorspace considered appropriate for Rye and the Harbour Road area, Rye Town Council will work to ensure that any future consideration of suitable development sites is considered in close consultation with Rye Councillors so that the strategic gap between Rock Channel and the industrial estate at Rye Harbour road (so important for the preservation of the unique profile of Rye) can be maintained. Importantly, as part of the NP process, Rye Town Council intends to consider the impacts of Rye Harbour’s business development on Rye’s infrastructure, its services and connectivity with other areas of the South East.”

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Vice Chair RNPSG

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