

97 Rye Neighbourhood Plan (RNP) – The Review – Brief for Rye Town Council on 16 Sep 2024

1. Rye has had a working Neighbourhood (Development) Plan since mid 2019. This is a statutory planning document, approved by local Referendum, which enables Rye Town Council to influence planning and development across Rye.

<https://rdcpublic.blob.core.windows.net/website-uploads/2020/01/1. Rye Neighbourhood Plan 2016-2028 - Referendum Version 10 May 2019.pdf>

2. After five years, the regulations state that any plan has to be reviewed. Locality which provides the national membership network supporting local community planning organisations, sets out the process for the review.

<https://neighbourhoodplanning.org/toolkits-and-guidance/how-to-implement-monitor-and-review-your-made-neighbourhood-plan/>

3. In mid 2023, Rye Town Council reformed its Steering Group, which has been working on the review to meet Locality's process. Minutes of meetings and other papers have been recorded on the Rye Town Council website.

4. A key part of this work has involved keeping up to date with changes to national and District planning policy. Last year the then Government's Levelling Up and Regeneration Act received Royal Assent and set out a framework for the revision of national planning policy. This year, after a change of Government, further change ensued and we now have a revised and draft National Planning Policy Framework (NPPF).

<https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system>

5. Concurrently, Rother District has been working to revise its 2006 Local Plan. This sets detailed policy for the whole District, but for areas like Rye, with its own plan, Rother does not allocate development sites, as Rye has already done that. However, Rother does set all the other detailed planning policy, such as for climate change, (called "Green to the Core") and necessary social services (called "Live Well Locally").

<https://www.rother.gov.uk/planning-and-building-control/planning-policy/emerging-local-plan/local-plan-review/>

6. As the Rye Plan has to conform to all higher policy, the Rye Neighbourhood Plan Steering Group has remained engaged to assess all the changes necessary to ensure that Rye Plan remains in conformity. Rye has studied and commented on both the emerging Rother Local Plan and the draft and revised NPPF. Discussions of this have been recorded on the Rye Town Council Planning and Townscape website

7. Rye planners have also completed one significant piece of related work, a strategic review of all the sites around Rye considered by owners and developers to have potential for development. This work, completed in late 2022, has fed into Rother's work and has been reflected in the early stage of the revision of the Local Plan, known as the "Call for Sites" and the Housing and Employment Land Availability Assessment (HELAA).

<https://www.rother.gov.uk/planning-and-building-control/planning-policy/emerging-local-plan/helaa/>

8. Periodically there have been pieces written for Rye News to explain the work and related issues such as flood risk, the strategic gap (between Rye and Rye Harbour) and land instability. Throughout, Rye Town Council has underscored its determination to preserve the unique character of Rye, while delivering some social and open market housing and by improving policy to protect surrounding biodiversity and landscapes, mitigate flood risk and implement climate change policy.

9. Over the summer, considering all the work to date, we have produced a draft and revised Rye Neighbourhood Plan to enable Rother Planners to assess the scope of any revision. In early September this was shared with Rother and we now have the advice. *Link to Rye Neighbourhood Plan (Reviewed)*

10. Because the revised plan has little amendment to the 2019 policies but significant edits to the text, Rother considers that Rye has to go through the public consultation as advised by Locality and the regulations.

<https://www.legislation.gov.uk/ukxi/2012/637/contents>

11. This would involve:

- a. Regulation 14: (Autumn 24) 6 week consultation arranged by Rye, using the version with red ink indicating changes. All the key documents would be hosted on the Rye Town Council website. There would be publicity and comments sought by E Mail by the public and the statutory consultees.
- b. Regulation 15: (January 25) submission of the results to Rother Planners.
- c. Regulation 16: Rother consider the revisions and then arranges further 6 week public consultation (early 25).
- d. Regulation 17: after agreement between Rye and Rother, an examiner arranged by Rother to consider the revised plan.
- e. Regulation 18: (Spring 25) the Examiner might recommend changes and then either acceptance or that a further Referendum would be required.
- f. By late Spring 25, the revised Rye Neighbourhood Plan "is made".

12. It is recommended that Rye Town Council accepts this advice and agrees that work to meet the timelines in Para 11, can continue.

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