Rother Draft Local Plan 2025-2042

Rother District Council has published the Rother Local Plan 2025-2042: Proposed Submission Version and its supporting documents for consultation. The formal 6-week consultation period is open from Monday 12 October 2026 until 23:59 on Tuesday 24 November 2026.

Draft Representation by Rye Town Council

Rother Local Plan - Regulation 19 Local Plan - Part 2 - Sites

Page	Paragraph	Comment or Representation
Chapter 13 Page 300	13.4	Rye endorses the policies: - not to replicate the Rye site allocations; - the potential for 737 dwellings and 18,480 sqm of employment floorspace; (325 for Rye). Perhaps the employment floorspace target for Rye could be clarifed? - the structure of the Rye cluster which acknowledges the dependence on Rye by surrounding villages, for services and transport links.
Rother Local Plan	**Regulation 19**	**Part 1 - Local Plan - Management Policies**
Page	**Para**	**Comment or Representation**
Chapter 1 Page 13	1.19 and 20	Rye notes the acknowledgement of the Rye Neighbourhood Plan Review.
Page 15	1.26	Rye notes the assessments as part of the evidence base: Strategic Environment Assessment (SEA) and Habitats Regulations Assessment (HRA) and acknowledges that they apply to the Rye Neighbourhood Plan. Further advice is awaited from Rother DC.

Page 19	1.36	Rye notes the deprivation figures and underscores the deprivation, mostly in the west of Rye.
Page 20	1.40	Rye represents the fact that second homes, for which there is little accurate data, should be acknowledged as a factor in affordable housing shortages.
Chapter 2 Page 25	2.3 and 2.4	Rye reflects “Green to the Core” and “Live well Locally” in the Rye Neighbourhood Plan.
Page 27	Figure 2.1	Rye reflects the spatial objectives in the Rye Neighbourhood Plan.
Page 29	2.10	Rye’s site assessment document has fed into the HELAA for Rye Parish.
Page 30	2.11	Rye notes that the Rother figures do not meet the government targets. After rigorous assessment and considering the serious constraints in Rye (Flood risk and protected habitats), the Rye figures are rigorous. Rye completed its own housing needs study in 2023.
Page 34	2.29	There remain significant constraints on development in Rye because of flood risks and protected habitats including the surrounding High Weald National Landscape (HWNL).
Page 38	Policy SS1	Rye agrees the categorisation of Rye and its cluster of villages as a key transport hub.
Page 43	Figure 2.6	Rye notes the summary of growth opportunities as 737 houses and 18,480sqm for Rye and its cluster of villages and in particular notes the disaggregation for Rye (325).
Page 45	Policy INF1	Rye agrees that all development must be accompanied by related infrastructure using S106 and CIL, but as Rye has a

		Neighbourhood Plan would like some influence over the priorities for infrastructure provision.
Page 49	Policy INF2	One of the adverse impacts of transport development is pollution, which is most adverse along the the A259.
Page 53 to Page 55	Policy SS2	Rye supports the principle of development boundaries. A development boundary applies to Rye and is designed to constrain development.
Page 56	Policy SS3	Rye retains the need for a strategic gap between Rye and Rye Harbour, not only to enable a separate identity of the settlements but because there is high flood risk and protected habitats.
Page 60	Figure 2.10	Rye retains the need for the strategic green gap at Rye
Page 61	Policy SS4	Although Rye has easy access to the countryside, the green spaces with planting within the Parish are just as important for recreation and a counter to flood risk.
Page 64/65	Policy SS6	Rye has a made a neighbourhood plan and is reviewing it to sit alongside the Local Plan. It reflects the Rother housing target of 325.
Chapter 3 Page 68 to 72	Policy HOU1 and HOU2	Rye has a lack of affordable housing in particular social units. The Town relies on individuals on minimum wages to support the hospitality and care industries. Indeed workers in the emergency and education sectors also struggle to find affordable housing in the Town. Too often developers avoid the provision of affordable housing on viability grounds. The situation is aggravated by the large number of second homes and short let property.

Page 85	Policy HOU7	Rye supports the need for some housing for older people but not at the expense of affordable homes. In Rye, currently, there is vacant housing for older people but developers are planning to build a lot more.
Page 93	Policy HOU10	Demand for self build homes in Rye is limited and many are unaware of the register system.
Page 102	Policy HOU13	Rye supports this policy for external amentity space.
Page 113	Policy HOU17	Rye supports the policy where it impacts on historic and architectural interest.
Chapter 4 Page 133 - 139	Policy ECO6	Rye supports the policy for improving long term vitality of town centres.
Page 146 - Page 151	Policy ECO7 and ECO8	Rye supports the policy but notes that there should be some limitation on “self catering” (second homes - shorts term let) accommodation.
Page 157	Policy ECO 10	Food security is missing from this policy,
Chapter 5 Page 178	Policy GTC6	Where air heat pumps are proposed, great care must be taken with installation because of the impacts on high density neighbouring properties by noise and vibration. Where equipment is installed on party walls then negotiation must take place.
Chapter 6 Page 183	Policy DEV1	Rye supports the policy. Development also needs to have a “sense of place”.
Page 186	Policy LWL1	Achieving appropriate density (sense of place) is vital. How is the upper number for Rye set so far above “Live well Locally” areas?

Page 197	Policy LWL3	Rye supports active travel, but investment is needed to connect the many Walking, Wheeling and Cycling paths arriving at the Rye boundary to cross the town.
Page 205	Policy LWL5	All design must have a “sense of place”
Page 214	Para 6.94	Rye supports this policy on landscape.
Page 217	Policy LWL7	Rye supports this policy on streets.
Page 225	Policy LWL8	Rye is short of EVCPs because of inadequate electricity supply. For instance there are no EVCPs on Rother DC owned car parks. A solution to this must be found.
Page 234	Policy HWB2	Rye supports this policy on the impact of development on wellbeing and amenity.
Page 237	Policy HWB3	Rye, at the “end of the District” has long GP waiting lists and requires increased support to match developments being planned (737 units in the Cluster = up to 2000 people?).
Chapter 7 Page 240-241	Policy LAN 1	Rye supports the policy on protected landscape and biodiversity.
Page 244	Policy LAN2	Rye supports the policy on the HWNL.
Page 248	Policy LAN3	Rye supports the policy on green resources, particularly where TPOs and ancient woodland is impacted by development. Rye has a planting plan partly to provide Natural Flood Management.
Page 254	Policy LAN4	Rye supports the counter light pollution policy.
Page 258	Policy ENV1	At the confluence of three rivers and impacted by springs, high ground and surface water, all development in Rye must be subject to SFRA

		and take account of the Rother SFRA 2026, Level 2 Assessment. As three sites have recent SFRA, there are six which need further assessment: 1.Tilling Green - TN317BE : Proposal by Amicus Horizon; RR/2015/2581/P - SFRA by Frankham Projects 8 Jan 2015 2.Winchelsea Road East Side TN317EL: Proposal by RX Architects; RR/2024/994/P for the Coal Yard; SFRA by RSPD. 3.Former depot at Cyprus Place - TN31 7DR; proposal by RDC Homes. 4.Rye Boatyard at East Rock Channel - proposal by Rye Partnership; TN31 7HJ ; Rye Partnership proposal. 5.Tower Street 17 to 19 - Conversion of Brownfield; RR/2017/2217/P 6.Rock Channel Site A - proposal by Martello - RR/2103/2039/P and RR/2017/2321/P . SFRA by Quercus Consulting Jul 2013. The earlier Site Specific Flood Risk Assessments for these sites will be reviewed. (Level 2 will be carried out where a Level 1 Assessment shows that all the necessary development cannot be accommodated outside flood risk areas. A Level 2 Assessment will consider the detailed characteristics of flooding in an area, such as probability, flood depth, velocity, rate of onset of flooding, and duration of flood.) Many surface water events are impacted by Southern Water sewage overload resulting in polluted surface water.
Page 263	Para 7.42	Rye experiences sewage spills from its combined water and sewage systems and CSO outfall. Rye supports the “Motion on the Rights of Rivers”

Page 266	Policy ENV3	Rye supports the policy
Page 269	Policy ENV4	Rye supports the policy on SuDS.
Page 274	Policy ENV6	Rye supports the policy on coastal management.
Page 279	Policy ENV7	Rye supports the policy on biodiversity.
Page 282	Policy ENV8	Rye supports the policy on habitats.
Page 287	Policy ENV10	Rye supports the policy on Biodiversity Net Gain (BNG).
Page 289	Policy ENV11	Rye supports the policy on the impact of development on habitats but is interested to know what mitigation is planned?
Page 293	Policy ENV13	Rye is working to improve its blue and green infrastructure.
Page 298	Policy ENV14	Rye supports the policy on open and green spaces.
Page 304	Policy ENV15	Rye supports the policy on ptotection for rights of way. .
Page 310	Policy HER1	Rye supports the conservation policy for heritage areas.
Page 315	Policy HER2	Rye supports the policy on the conservation of historic environment.
Page 320 to 326	Policy HER3 and HER4	Given its heritage environment, Rye has specific policy on this in the Rye Neighbourhood Plan.

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3 Nov 26