


Rye Neighbourhood Plan

Schedule of Examiner Modifications & Amendments

Examiner's Report Para Number	Recommendations for Modifications and Amendments	Rye NP Policy and Page Number
	Rename as Rye Neighbourhood Plan Final Amend introductory text to reflect final version Amend Index to reflect post examination changes	Page 1 & 2
	Amend Planning Policy & Community Aspirations Lists to reflect post examination changes	Page 3
	Amend to show Final Version	Page 4
Paras 85 & 86 Para 102	Reword Policy F1 (Exmod) Delete Policy T2 (Exmod)	Page 6
	Para 1.17 (b) reword last sentence ' As we submitted Plan Proposals to Rother DC in November 2018 we noted and applied NPPF 2018 Para 214	Page 13
Paras 106 - 108	Amend Fig 2: Development Boundary (Exmod) Amended Map Amend description to '.....the four sites where boundary change is proposed.....'	Page 15
Paras 106 -108 Paras 67-69 Para 73 Paras 78-79	Amend Fig 5: Development Boundary and Housing Sites (Exmod):Amended Map Add Rye Primary School and land to west of Winchelsea Road H6 revised development boundary and amendments to sites H4,H7 and H8	Page 24

<p>Paras 106 -108 Paras 67-69 Para 73 Paras 78-79</p>	<p>Amend Appendix B Policies (map Exmod): revised development boundary and H6 boundary and amendments to sites H4,H7 and H8</p>	<p>Page 108</p>
<p>Para 56</p>	<p>(Exmod) Text rewordingThe Examiner noted the recommended text changes by Rye Town Council which are all incorporated in his recommendations except</p> <p>ADD the “<i>High Weald AONB</i>” to the list of landscape or biodiversity designations in para 4.72 as reflected in Figure 26.</p>	<p>Page 64</p>
<p>Paras 57 to 61</p>	<p>(Exmod) Rewording Delete “<i>To meet the Rother Core Strategy housing target for Rye</i>” Insert “<i>at least before the housing yield numbers in a. to f. Replace “a total of “with “at least”.</i></p>	<p>Policy H1 Page 24</p>
<p>Paras 63 to 66</p>	<p>(Exmod)Rewording In the first sentence, replace” up to” with “at least” and insert “replacement” before “community centre”</p> <p>In a. replace” dwellings are” with “the last dwelling is” Delete b.</p> <p>In c. replace “private gardens for the dwellings and public open space for the community centre” with “external amenity areas for the dwellings and the community centre”</p> <p>In e. insert at the start “A site specific flood risk assessment demonstrates that the residential development is safe for the lifetime of the development incorporating appropriate flood resilient and resistant measures including safe access and escape routes where required and mitigation by a SUDS”</p> <p>Delete f.</p>	<p>Policy H3 Pages 26</p>


<p>Paras 67 to 69</p>	<p>(Exmod) Rewording & Mapping <i>Insert a (new) plan after the policy box as Figure 7A; showing the extent of Site A only and move Figure 7(to align with para 4.10)</i></p> <p><i>In the first sentence remove “mixed use” and insert “at least” before “30 dwellings” and change the Policies Map which shows the site as a mixed-use allocation to a residential allocation.</i></p> <p><i>In c. replace “The development shall be designed to minimise and mitigate flood risk including” with “A site specific flood risk assessment demonstrates that the residential development is safe for the lifetime of the development incorporating appropriate flood resilient and resistant measures including safe access and escape routes where required and include”</i></p> <p><i>Replace d. with “The development shall be designed so that if it is developed in phases, the form of development does not prejudice the redevelopment of any adjacent land”.</i></p> <p><i>Delete e.</i></p>	<p>Policy H4</p> <p>Pages 27 and 28</p>
<p>Paras 70 to 72</p>	<p>(Exmod) Rewording</p> <p><i>Replace “up to” by “at least”</i></p> <p><i>Replace the second paragraph with “The development shall be designed so that if it is developed in phases, the form of development does not prejudice the redevelopment of any adjacent land”.</i></p> <p><i>Replace the penultimate paragraph with “A site specific flood risk assessment demonstrates that the residential development is safe for the lifetime of the development incorporating appropriate flood resilient and resistant measures including safe access and escape routes where required”</i></p> <p><i>Delete the last paragraph.</i></p>	<p>Policy H5</p> <p>P30</p>

<p>Para 73</p>	<p>(Exmod) Rewording and Mapping <i>Enlarge the allocation site to accord with the following plan</i></p>  <p><i>Replace “up to” by “at least”</i></p> <p><i>Replace a. with “The development shall be designed so that if it is developed in phases, the form of development does not prejudice the redevelopment of any adjacent land”.</i></p> <p><i>Replace d. with “A site specific flood risk assessment demonstrates that the residential development is safe for the lifetime of the development incorporating appropriate flood resilient and resistant measures including safe access and escape routes where required.”</i></p> <p><i>Delete e</i></p>	<p>Policy H6</p> <p>Page 31 and 32</p>

<p>Paras 74 to 77</p>	<p>(Exmod) Rewording and Mapping Amend Figure 10 to remove the housing allocation shading from below the cross hatched allocation shown as Potential Petrol Station.</p> <p>Replace “up to” by “at least”</p> <p>In a. remove “planned for 2022”</p> <p>Replace c. with “A site specific flood risk assessment demonstrates that the residential development is safe for the lifetime of the development incorporating appropriate flood resilient and resistant measures including safe access and escape routes where required”</p> <p>In e. add at the end “to serve the residential allocation and the petrol station/ convenience store allocated by Policy B3”</p> <p>Delete f.</p>	<p>Policy H7</p> <p>Pages 32 to 34</p>
<p>Paras 78 to 79</p>	<p>(Exmod) Rewording and Mapping Amend the extent of the allocation site in Figure 11 to remove the land subject to the Tree Preservation Order; (amend map to show the allocation overprinted with the TPO area)</p> <p>Replace “up to” by “at least”</p> <p>Replace a. with “A site specific flood risk assessment demonstrates that the residential development is safe for the lifetime of the development incorporating appropriate flood resilient and resistant measures including safe access and escape routes where required”</p> <p>In b. replace “Natural England priority woodland” with “belt of trees adjacent to the railway which is protected by a Tree Preservation Order”</p> <p>In d. omit all of test after “standards”</p> <p>Delete e.</p>	<p>Policy H8</p> <p>Page 35</p>
<p>Paras 80 to 84</p>	<p>(Exmod) Rewording and Mapping</p> <p>In a. replace “such principles as” with “the principles of”</p>	<p>Policy D1</p>

	<p><i>At the start of the second sentence of the first paragraph insert, “Where it is appropriate” before “demonstrate”.</i></p> <p><i>Delete d.</i></p> <p><i>In f. replace “Make the best use of the” with “Respond to the”</i></p> <p><i>Delete j.</i></p> <p><i>Amend Fig 12: Development Boundary</i></p>	<p>Page 39</p>
<p>Paras 85 to 86</p>	<p>(Exmod) Rewording and Mapping</p> <p><i>Replace “at current or future risk from flooding” with “within Flood Zones 2 and 3 as shown on Figure 13”</i></p> <p><i>In the final paragraph replace “accompanying the National Planning Policy Framework (Footnote 34)” with “as set out in the Flood Risk and Coastal Change section of the Planning Practice Guidance”</i></p> <p><i>At the end of the policy “The requirement to demonstrate the sequential test does not apply to development on sites that are allocated in the plan”</i></p> <p><i>Amend Fig 13 : Development Boundary</i></p>	<p>Policy F1</p> <p>Pages 40 to 45</p>
<p>Paras 87 to 89</p>	<p>(Exmod) Rewording and Mapping</p> <p><i>At the start of a. insert “new employment premises especially”</i></p> <p><i>In b. replace” micro (low footfall) businesses” with “small scale office and business premises”</i></p> <p><i>At the end of the policy, replace “relocation to more modern facilities in Rye Harbour” with “provision is made for the relocation to more modern facilities, within the locality, including at Rye Harbour”.</i></p> <p><i>Amend Fig 17 : Development Boundary</i></p>	<p>Policy B1</p> <p>Pages 47 to 51</p>
<p>Paras 91 to 95</p>	<p>(Exmod) Rewording and Mapping</p> <p><i>After “petrol station” replace “and” with “and/ or” Delete a.</i></p> <p><i>At the end of b., delete “and</i></p>	<p>Policy B3</p> <p>Page 54</p>

	<p>other vegetation” Delete c.</p> <p>Replace d. with “The development shall be designed with appropriate access arrangements capable of serving both the petrol station/ convenience store and the residential allocation on the land to the rear”</p> <p>Replace f. with “The petrol station shall be designed to incorporate measures to prevent the pollution of groundwater to the satisfaction of the Environment Agency”. Revised Map colours and reword Figure 19 to replace S1 with B3</p>	
Paras 96 to 98	<p>(Exmod) Rewording Delete a.</p> <p>In b. after “new development” with “where practical”</p> <p>At the start of c. insert at the start “In accordance with East Sussex Cycle Standards,”</p>	<p>Policy T1</p> <p>Page 57</p>
Paras 99 to 102	<p>(Exmod) Delete That the policy be deleted.</p> <p>Amend text at 4.60 to reflect the parking situation in Rye; more evidence required as a result work on the issues.</p> <p>Revise all References on 1 to 4</p>	<p>Policy T2</p> <p>Page 60</p>
Paras 103 to 105	<p>(Exmod) Rewording and Mapping Replace “Early Years facilities” with “the Pugwash Nursery, the Rye Children’s Centre and Ferry Road Nursery and”</p> <p>Remove “Salts sport fields and facilities including Rye Bowls Club; and Rye Rugby Club”.</p> <p>Amend Figures 26 and 27 to reflect development boundary</p>	<p>Policy I1</p> <p>Pages 63 to 66</p>

<p>Paras 106 to 108</p>	<p>(Exmod) Mapping and Rewording Amend the development boundary of the Policies Map and the Development Boundary Map on Page 70 to include Rye Primary School as per the following plan and also to incorporate the enlarged site allocation H6.</p>  <p><i>In the first paragraph of the policy replace “contained “with “focused”.</i></p> <p><i>At the end of the final paragraph, include “as shown on the Policies Map.” Add to the Policies Map the Strategic Gap which is shown in the Development and Site Allocations Local Plan as Figure 8</i></p> <p>The Examiner recommended as above that the map as shown in the DaSA is inserted into the polices map.</p> <p>A text note to Policy E1 will explain that the extended strategic gap is in the emerging DaSA and therefore would be subject to DaSA adoption. It will also indicate the extent of the existing adopted Core Strategy Strategic Gap .</p>	<p>Policy E1</p> <p>Pages 68 to 70</p>
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Rye Strategic Gap (hatched) showing DaSA proposed extensions
Amend Para 4.76 to reflect change

Add footnote about strategic gap

Amend Figure 27A on Page 70 (all maps showing the development boundary): Development Boundary.

Therefore, Development Boundary changes include:

- *Extension at Former Freda Gardham School site – Policy H7*
- *Extension at Winchelsea Road West - Policy H6*
- *Inclusion of Rye Primary School*
- *Inclusion of Gibbet Marsh*

Paras 109 to 116

(Exmod) Rewording and Mapping

In a. delete “local”

and insert at the end “by the provisions of Policy CO3 of the Rother District Local Plan (or equivalent policy)”. Delete b.

In c. replace “will” with “should”

In the key to Figure 28 refer to “Statutory Allotments”. The map

Policy E2

Pages 71 to 73

<p>Noteworthy point 13</p>	<p><i>should be amended, if required, to include the riverside and land adjacent to the railway as recommended by Rother DC.</i></p> <p><i>Amend title on Page 71 to just Green Infrastructure and Fig 28: Amend legend and add footnote about Green Space</i></p> <p><i>Remove policy on tree roots in E2b as this is covered in the Rother Local Validation Check List</i></p>	
<p>Paras 117 to 118</p>	<p>(Exmod) Rewording and Mapping <i>In the first sentence, delete “and major repairs by Highway Authorities and Utilities” and after “Rye “insert “Conservation Area”.</i></p> <p><i>Amend Fig 29: Development Boundary</i></p>	<p>Policy E3 Page 77</p>
<p>Paras 119 to 121</p>	<p>(Exmod) Rewording <i>Replace the policy with: “Proposals which include measures to use renewable and low carbon energy will be supported, including</i></p> <p><i>a. The fitting of solar panel systems where this is appropriate to the character of the building and the area</i></p> <p><i>b. Small scale industrial and community energy generation systems including solar photovoltaic panels, biomass anaerobic digestion and communal combined heat and power (CHP) units, and ground and air source heat pumps “</i></p>	<p>Policy E4 Page 80</p>