

# PT04 APPENDIX B

## RNPSG - Update on RNP Issues 15 June 2017

### Headlines

1. Work continues on revision of papers to reflect Rother DC's comments. David Marlow (Rother DC Planner) advises that second key planning officer has moved on (he was handling our SEA comments) not clear yet what impact this will have on RNP handling but certainly delays. Represented Rye at Rother Local Strategic Partnership (RLSP) meeting convened to consider housing issues: housing needs and state of private rented sector including impact on health and wellbeing. Other developments are below. All revised papers remain on the website.

### Detailed Progress

2. From regular contact with Rother DC officers, it is reported that Roger Comerford who was handling the SEA aspects of the RNP has moved on. Until he is replaced this will mean delays in further handling.

3. RLSP: Valuable half day with 50 others from across Rother considering housing issues within Rother. Sessions broke into two: one on housing needs and condition of the private rented sector; one on impact on health and well being. Survey evidence suggests that Rother is low on wages; high on housing costs. (Charts below) On the former three main points emerged.

1. What local initiatives would help with improved supply of affordable housing : need twin track approach to kick start supply and improve impacts on health and wellbeing. A series of measures were considered including:
  - a. (From Kimber) Make use of brownfield and encourage the not for profits (such as new Optivo Homes [former Amicus])
  - b. (From AIRS) Exploit measures such as Community Land Trusts (type of self build)
  - c. Address "stalled builds" and land banks.
  - d. (From Kimber) Encourage local NPs.
2. How to improve quality (design) of new builds : maximise existing regulation
3. How to help vulnerable people : more local intervention; improved communication.

4. AIRS: Having completed the package of work to improve the SEA and related documents using the support provided by the AIRS consultant , intention is to bid for a further Locality grant to support Reg 14 circulation.

### Contacts and Developments

5. Gibbet Marsh: Met with Rother Regeneration in the margins of the RotherLSP. Written advice from Rother DC on Gibbet Marsh is below.

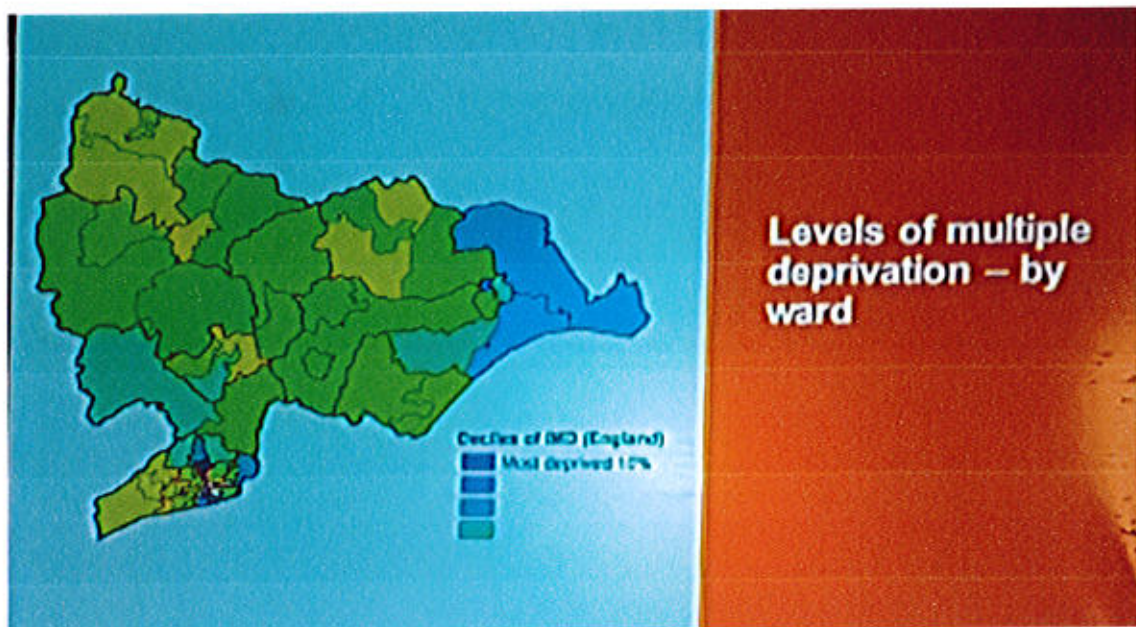
"Thank you for your email addressed to my colleague, Neo Georghiou; David Marlow had alerted me that Gibbets Marsh was under consideration as a possible foodstore site. My provisional view is that this raises no major concerns purely from a landowner perspective; although I should add that this issue requires a corporate response as it has ramifications for other areas of RDC activity, including for example car parking and waste collection.  
Economic Development Manager Rother District Council"

6. Greenway Proposal: ESCC has now advised that it has an independent feasibility report which is being considered. More next month.

7. Eastern Rother Tidal Walls Scheme: Following the latest consultative event (by invitation) we await details of the next public event, but the plan remains as briefed in earlier notes.

Anthony Kimber PhD  
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#### RLSP Meeting : Extract of Speakers' Slides



Rother - Parts of Rye in top 10% of deprivation in England

UK Average salary is £28.7 ; Rother in bottom half of SE Region

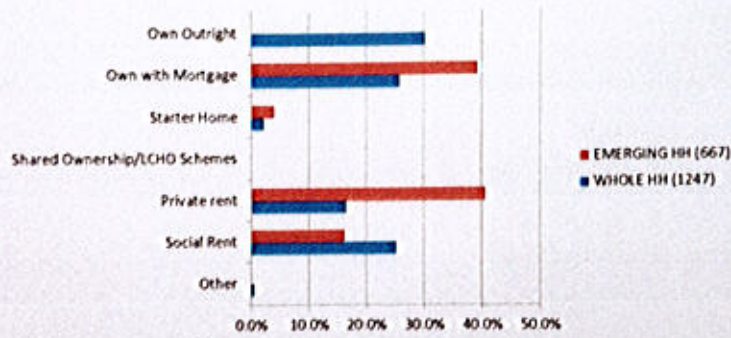
Since 2011 house prices have risen by around 16%

50% private rented homes are pre 1919

Housing costs can be 50% of income; homelessness is rising

Around 50% of affordable housing needs are being met (232 of 554)

### Tenure preferences of those wanting to move within Rother



- » Of the 667 emerging households in Rother:
- » 62% are single person households
- » 31% are families
- » 7% other

### Modelled Housing Mix for Rother



ROTHER		Market	Affordable	TOTAL
Flat	1 bedroom	220	361	582
	2+ bedrooms	467	241	708
House	2 bedrooms	258	354	612
	3 bedrooms	1914	293	2208
	4 bedrooms	503	61	564
	5+ bedrooms	134	38	172
<b>TOTAL</b>		<b>3496</b>	<b>1349</b>	<b>4,845</b>

Housing Mix in any Future Build (Rother): Rye is “mostly average” and around 8% of Rother



## What is a Community Land Trust?

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A non profit community based organisation that develops housing or other assets at permanently affordable levels for long term community benefit

- ✓ Legal definition in the Housing and Regeneration Act 2008
- ✓ 175 in UK currently, 4 enabling organisations

13 June, 2017

lide no. 15

CLT – An option for self build in the RNP? But, needs 2/3 “drivers”, and site and money.

## Community Land Trust self build

St Minver, Cornwall



All shared ownership

No Housing Grant

£85,000 build cost (simple design)

Modest subsidy North Cornwall DC

Managed self build - On time & on budget

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CLT – An Exemplar