

Chichester District Council



Neighbourhood Planning

Housing needs & the evidence base

November 2013

How much housing?



- **Neighbourhood plans cannot be used to block the building of homes considered necessary to meet the District's current and future needs.**
- **The starting point should be the allocations set out in Policy 5 of the emerging Local Plan.**

What type of housing?



Neighbourhood plans can influence the type and mix of new development including:

- The market mix
- The tenure – rented / intermediate
- The size of units

But must have regard to information on local needs and must be supported by robust evidence.

The available evidence



What evidence is already available ?

- Data from the Council's housing register & data base
- Data from the Help to Buy Agent
- The Coastal Strategic Housing Market Assessment 2012
- Chichester District Local Housing Requirements Study 2011
- Any recent local housing needs surveys
- The census

The Housing register



Data available on a parish basis includes:

- The number of households with a local connection to the parish
- The no. of households in each priority band
- The size of properties required
- The no. of people requiring sheltered or adapted housing
- An indication of the no. of households interested in low cost home ownership

Council data



Information is also available on:

- The current stock within the parish
- The turnover of the stock
- The number of units lost within the parish due to the Right to Buy

The Help to Buy agent



Holds data on all those households who have expressed an interest in intermediate housing. This includes:

- Shared ownership
- Equity loans
- Mortgage guarantees

This information is only held on a local authority basis

Coastal West Sussex SHMA



- NPPF requires that the Local Plan meets the full, objectively assessed needs for market and affordable housing
- The SHMA forms part of the objective evidence base
- It considers the scale and mix of housing needed over the longer term, both market and affordable, taking account of population and demographic dynamics and the housing needs of different groups within the community

Coastal West Sussex SHMA



Government Guidance requires that such assessments take account of :

- Existing needs
- Newly arising needs
- The supply of housing
- Affordability

Coastal West Sussex SHMA – The findings



- Both Chichester District summary & SDNP summary are available on our web site.
- Figures are broken down into four areas within the Chichester district:
 - ❖ Chichester City
 - ❖ South of the district
 - ❖ The SDNP area of the district
 - ❖ The North east of the district

Coastal West Sussex SHMA - recommendations



Market Housing / affordable housing

- 40% affordable subject to viability

Intermediate housing / rented housing

- 30% intermediate, 70% rented

Coastal West Sussex SHMA market housing



- The district currently has a disproportionate of larger more expensive properties.
- market housing should be focused to a greater degree on smaller properties to meet the needs of local people including young forming households and older people wishing to downsize. It recommends a market mix of:

1 & 2 bedroom	35%
3 bedroom	20%
4+ bedroom	15-20%

Coastal West Sussex SHMA affordable housing



- Although there is greater demand for smaller properties there is also a greater turnover of these properties
- Those households requiring larger properties generally wait much longer
- Recommended affordable mix by size:
 - ❖ 1 bedroom 10-15%
 - ❖ 2 bedroom 30-35%
 - ❖ 3 bedroom 35-40%
 - ❖ 4+ bedroom 15-20%

Determining the Mix



- The need for affordable housing of different sizes will vary by settlement across the district.
- The SHMA information should be brought together with housing register data, the existing stock and turnover of existing properties, any existing local housing needs surveys.
- Where a parish feels there are gaps or feel there is a need for a different mix they will need to provide robust evidence to support their plan.
- CDC can provide a template housing needs survey

Other issues



- Restrictions on market housing
- Older persons housing
- Affordability

Support & Advise



Rural Housing Enabler – Cathy Hakes / Holly Nicols

hnicols@chichester.gov.uk

01243 534699

Housing Needs & the Evidence



Linda Grange

lgrange@chichester.gov.uk

01243 534582

Any Questions

Workshop / Discussion



- What are the problems you are facing?
- Sharing examples of good practice.
- What support do you feel you need?
- Topics for future sessions.