

**Southbourne Parish Neighbourhood Plan Review**  
**Policy SB4 Meeting Local Housing Needs**  
**Supporting Evidence SB4.EV7**  
**Housing Group meeting 29<sup>th</sup> October 2019**

**Agenda Item 1**

**Draft comments on Local Plan Policy DM2 HOUSING MIX (Draft)**

Introduction

Oneill homer have asked us to review CDC LP Policy DM2 together with its evidence base, and housing stock data for the Parish to identify specific issues for the SPNP. This is to help shape the types and tenures of new homes on specific land identified in the N Plan and any other sites within the Settlement Boundaries that come forward during the life of the Plan.

Local Plan Policy DM2 parts 1 and 2 (CDC LP PA page 139)

**Policy DM2: Housing Mix**

1. All new residential development must provide homes of an appropriate type, size and tenure to address the identified needs and market demand and to support mixed and balanced communities. Proposals should provide a mix of dwelling sizes and tenures broadly in accordance with the table below.

	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
Affordable rented housing delivered as part of a market housing scheme (20% of total requirements)	25-30%	40-45%	20-25%	5-10%
Low cost homeownership as part of a market housing scheme (10% of total requirements)	20%	40%	30%	10%
Market housing (70% of total requirements)	At least 5%	At least 30%	Up to 45%	Up to 20%

2. Planning permission will be granted for an alternative mix provided that:

- a. robust evidence of local housing need demonstrates that a different mix of dwellings is required to meet local needs and demand for specific types, tenures and sizes of housing to contribute to the diversity of housing in the local area and help to redress any housing imbalance that exists; or
- b. it addresses need and demand for affordable, market housing including self-build and custom-build housing, older person and specialised housing.

Issues for SPNP2

1 **Parish information.** The SHMA and HEDNAs have been examined and while giving guidance at District level, with some exceptions, they are not detailed enough at Parish level to help draft Neighbourhood Plan policies. The Housing Information Report provided by the District has been helpful (and is the basis for most of this Group's comments) but it is hoped that the Housing Need Survey commissioned from the District will provide more useful information, especially about incomes in relation to house prices locally.

where local evidence of need and viability supports this"). The Housing Need survey may justify a higher percentage. Housing which truly meets the needs of local residents and their families was one of the most frequently mentioned requirements at the public consultation events in December 2018. It is expected that the Housing Need Survey will reveal greater numbers than those currently registered with the District because some residents may chose not to register because they have low expectations of being offered anything .

**3 Southbourne needs more social rented housing.** The HEDNA identified a greater need for social rented housing in the District generally. Southbourne appears to have a particular need due to it having only some 10.5% social rented compared to 14.9% in the District as a whole (13.7% in the SE). There are some 406 social rented properties in Southbourne (May 2019) but around 232 homes have been lost through right to buy since 1980, the majority being 2 and 3 bedroom houses. The affordable rented (social and market) component of the 1250 new homes currently proposed in the Local Plan is not enough.

**4 Southbourne needs more affordable market rented, but at lower rents.** Southbourne has 11.7% market rented compared with 14.9% in the District and 16.3% in the SE. There would appear to be the need for more but many of those seeking private rents, all of which appear to be the maximum of 80% market rents, cannot afford them. The Housing Need Survey should provide more information on local incomes which might help address this problem.

**5 Local Lettings Plans.** CDC has indicated its willingness to assist with these, which would help people with a priority housing need and a connection to Parish to be prioritised over other parishes within the district for first time lettings.

**6 First time buyers.** The HEDNA 2018 identified the need for smaller accommodation (1 and 2 bed homes) to provide for first time buyers and those households wishing to downsize, freeing up larger family accommodation elsewhere. It was calculated that some 65% of the total affordable housing provided in the east/west area between Emsworth and Chichester (2016 – 2036) would be required for newly forming households. Low cost market housing such as shared ownership needs to be included to ensure affordability.

**7 Market Housing not selling.** There is anecdotal evidence that new properties on some of the new development sites in Southbourne are not selling. It is not known whether this is because prices are too high, and /or whether this is due to three large developments (total 339 properties) coming onto the market simultaneously.

#### Local Plan Policy DM2 parts 3, 4 and 5 (CDC LP PA page 139)

3. Development proposals for residential development will be permitted where it is clearly demonstrated that the proposal responds to the requirements of a changing population and of particular groups in the community, by increasing the supply of accessible and specialist housing (including ground floor flats, flats with lifts and bungalow accommodation) which is able to meet people's needs throughout their lifetimes based on locally derived evidence of need and demand.
4. On strategic development locations (or sites of 200 dwellings or more), additional specialised housing (including extra care housing) should be considered where demand exists, to meet defined specialist needs.
5. Up to 3% of dwellings should be designed to the standards of Building Regulations Part M (4) Category 3: Wheel chair accessible dwellings (or any replacement standards). This will be considered on a site by site basis.
6. All housing should be designed to meet the Nationally Described Space Standards (or any replacement standards).