

Southbourne Housing Information June 2019

1. Introduction

At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development and an expectation that planning authorities use their evidence base to plan and meet the full objectively assessed needs for market and affordable housing. Establishing future need for housing is not an exact science. As such, no single approach will provide a definitive answer.

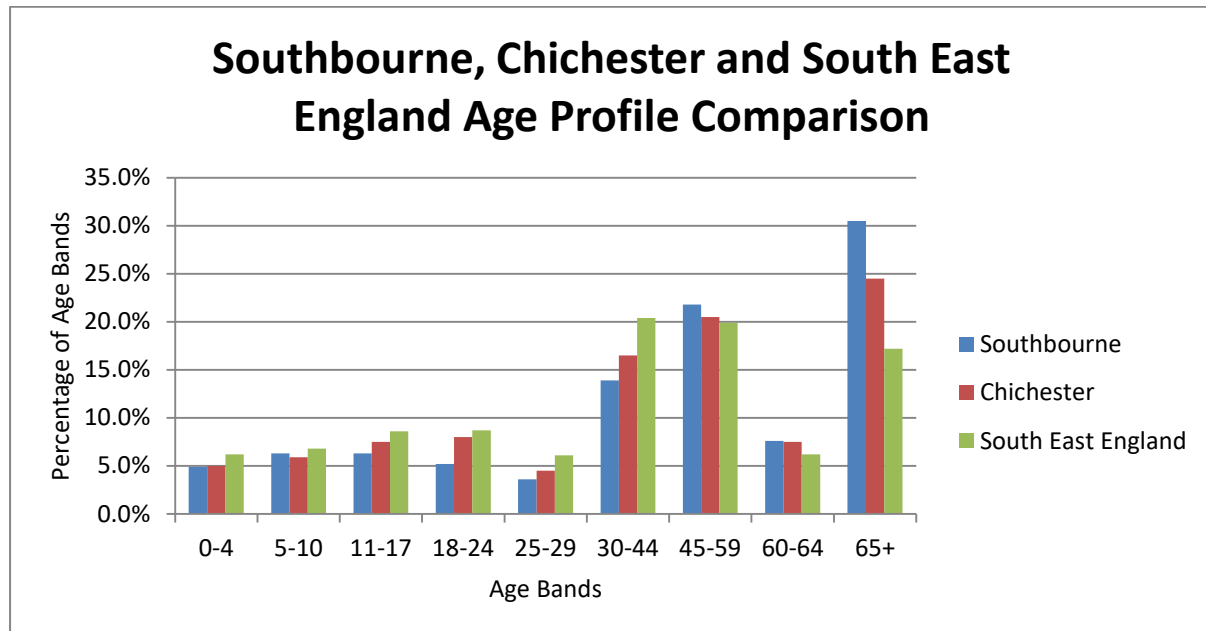
The Government sets out in the National Planning Practice Guidance a housing delivery test which assesses the district need for housing. As part of their emerging local plan, Chichester District Council has conducted a Housing and Economic Development Needs Assessment. This has established the housing need for the larger housing market areas across the Chichester Local Plan area. Quantifying housing need at the parish level is much harder to ascertain from the district level tests and assessments. Southbourne being one of the more densely populated areas of the district with a population greater than 3000 has enough secondary information available to advise that a housing needs survey is not required.

Local Planning Authorities are expected to deliver a wide choice of high quality homes, wider opportunities for home ownership and create sustainable, inclusive and mixed communities and in doing so *“plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)”*. This involves identifying the size, types, tenure and range of housing that is required in particular location and reflects both local need and demand.

The following pages provide information on the current housing position in Southbourne that may not be easily available from publically accessible sources.

2. Census information

Age profile



Source: www.ons.gov.uk/peoplepopulationandcommunity

The above graph illustrates that there is a smaller proportion of people aged 20-44 living within Southbourne compared to the rest of the South East (SE); this is likely to be due to having to move away for work and being unable to afford to live within the parish. It also indicates a significantly high number of people aged 65+ compared to the rest of the district and the SE.

Chichester is an affluent District however, its population is ageing. The CDC HEDNA report and recent neighbourhood plan surveys indicate a very significant need for smaller housing for older people to downsize and starter homes for young couples wishing to set up home for the first time. The District relies heavily on the public sector for jobs and it struggles to retain and attract younger working age households. Its housing stock is biased towards more expensive, detached residences and it has too few well-paid jobs. Despite an overall increase of around 7000 in the districts resident population, the actual number of 20-39 year old residence fell between 2001-2011. Affluent older people do support a wide range of local jobs, but Chichester is becoming increasingly reliant on a dwindling pool of working age residence and a large number of in-comuters to support its economy.

Tenure

The 2011 census information shows that Southbourne has a smaller proportion of social/affordable rented units than in the rest of the district and the South East. Southbourne is identified as a settlement hub within the adopted Chichester Local Plan. As such, in promoting the sustainability of both the parish and Chichester District, housing developments should reinforce the hubs role in providing a range of homes to meet local needs as well as the needs of less sustainable settlements.

Southbourne, Chichester, South East England tenure percentage comparison			
Tenure type	Southbourne	Chichester District	South East
Owned	75.6%	67.2%	67.6%
Shared Ownership	0.5%	0.9%	1.1%
Social Rented	10.5%	14.9%	13.7%
Private Rented	11.7%	14.9%	16.3%
Living Rent Free	1.7%	2.2%	1.3%

Source: www.neighbourhood.statistics.gov.uk

Bedroom stock (all tenures)

The below table illustrates the bedroom percentage composition of properties within Southbourne compared to the Chichester District and the South East;

Census 2011 - Bedroom numbers			
Number of bedrooms	Southbourne	Chichester District	South East
1 Bedroom / studio property	7.7%	9.6%	11.9%
2 Bedroom property	31.8%	28.0%	26.2%
3 Bedroom property	42.3%	38.0%	38.9%
4+ Bedroom property	18.2%	24.4%	23.0%

Source: www.neighbourhood.statistics.gov.uk

The above table shows that there is a good variety of housing stock within the parish compared to the rest of the district.

Southbourne Parish is a strategic development location within the adopted Chichester Local Plan. As such there are a number of developments in the pipeline which have delivered a number of market and affordable homes. The table below identifies the schemes being bought forward between 2019 and 2021 financial years.

Developments coming forward in Southbourne between 2019 and 2021				
Scheme Name	Registered Provider	Developer	Affordable Homes	
			Affordable Rented	Shared Ownership
Garsons Road	Clarion	Miller Homes	24	11
Land North of Main Road	Radian	Seawards	25	16
Breach Avenue	Radian	Beechcroft Land Ltd	8	3

3. The Housing and Economic Development Needs Assessment (HEDNA)

The Strategic Housing Market Assessment (SHMA) was commissioned in 2012 to provide an assessment of both housing need and demand within Chichester District. The findings that were published as part of the SHMA report informed the local plan housing policies and provided the objectively assessed housing need numbers for delivery over the local plan period. As part of the Local Plan review, Chichester District Council commissioned a HEDNA. This was conducted to establish a strategic vision of housing supply and demand in both the social and market housing sectors, as well as need for employment floorspace over the period of 2016-2036. The assessment was undertaken using the governments practice guidance and provides very important evidence for developing the council's planning and housing policies. The outputs of the HEDNA relate to Chichester District and its sub market areas, which include: Chichester City, East West Corridor, Manhood Peninsula, the Plan Area (north) and South Downs National Park.

Southbourne lies within the East West Corridor of the Chichester Local Plan area. The HEDNA has identified a total gross need of 91 affordable homes per annum in the east west corridor, of which 59 households (65%) will be required to meet the need of newly forming households. The HEDNA has identified that smaller properties (i.e. 1 and 2 bedroom) are generally more attractive as they provide an opportunity for households to downsize and suitable accommodation for those accessing the market for the first time.

The HEDNA identifies that there is a greater need for socially rented homes within Chichester District. Currently, there are only 20 small parishes which contain social rented homes. An average annual salary of between £17,500 to £23,300 will be adequate for this type of tenure. However, any income below this may struggle to access this property without the support of housing benefit or universal credit. A large proportion of the existing stock

(25.2%) is occupied by those living with long term health problem or disability. As this need is projected to rise between 2016 and 2036, the need for social rented homes to accommodate those with a long term health problem or disability (LTHPD) as well as those households with an affordability who cannot afford other affordable tenured homes.

Current Affordable Housing Policy

CDCs adopted Local Plan Policy 34 requires a 30% affordable housing contribution on developments providing a net increase of 11 or more dwellings. 70% of the affordable housing should be provided as affordable or social rented homes and that 30% be provided as low cost home ownership.

The Planning Obligations and Affordable Housing Supplementary Planning Document (POAH SPD) sets out the mix requirements for market and affordable dwellings delivered on market schemes. The mixes were informed by the Strategic Housing Market Assessment in 2012. The SHMA's recommendation will be considered together with information on local housing need, including the Council's Housing Register, stock turnover and site specific factors to negotiate the provision of affordable housing on site.

Recommended affordable housing mix by size	
1 bed	10-15%
2 bed	30-35%
3 bed	35-40%
4 bed	15-20%

Recommended Market housing mix by size	
1 bed	35%
2 bed	
3 bed	50%
4+ bed	15%

The district is attractive to wealthier incomers who can afford large houses. Developments with a disproportionate amount of four-plus bedrooms that do not meet local need are often proposed by developers in large quantities and will be resisted by the council, though each individual site is considered in terms of need, existing stock and turnover. The SHMA market mix aims to best meet local needs while still providing an element of larger houses which are

attractive to professional/entrepreneurial households who are important to the district's economy.

4. Emerging Affordable Housing Policies

As part of the Local Plan review, CDC has prepared emerging planning policies. The Local Plan review is at an early stage so no weight is assigned to these policies. Displayed below are the policies which will dictate the delivery of affordable housing in the plan area. Please note that these are emerging policies and subject to change throughout the consultation period and at the examination stage.

Policy S6: Affordable Housing –

Policy S6: Affordable Housing

The provision of affordable housing will be required for at least 30% of all new dwellings as set out in the criteria below: .

1. On all sites of 11 dwellings or more, affordable dwellings should be provided on site. If it can be demonstrated that affordable housing may not be appropriate, development of affordable dwellings on another site may be considered. If this is not achievable, as a last resort and in exceptional circumstances only, the Council will seek a financial contribution to enable provision of affordable homes elsewhere within the plan area;
2. On sites of 6 to 10 dwellings in areas designated as rural areas as shown in Appendix B, the Council will seek a financial contribution for the provision of affordable dwellings as a commuted sum using the calculation set out in the Council's Planning Obligation and Affordable Housing SPD (or replacement document).
3. Where the affordable housing calculation results in fractions of homes, the fraction will be sought as a commuted sum, using the calculation set out in the Council's Planning Obligation and Affordable Housing SPD (or replacement document).
4. A vacant building credit may be applied where it can be demonstrated that qualifying buildings are vacant. Whether a building is genuinely vacant will be determined on a site by site basis.
5. Where a proposal is unable to meet the requirements for the delivery of affordable housing due to it rendering the proposal financially unviable, developers will be expected to assess options in accordance with the following
 - a. Firstly, establish if any public subsidy is available to deliver a policy compliant mix;
 - b. Secondly, reduce the proportion of rented affordable tenure homes in favour of intermediate housing that best reflects local need;
 - c. Thirdly, reduce the overall percentage of housing provided as affordable units; and
 - d. Finally, provide a financial contribution for affordable housing to be delivered off-site.
6. The Council will expect the requirements of criterion 5 to be demonstrated through an 'open book' process. An independent valuer appointed by the Council, at the developer's cost, will provide an independent viability assessment.

The affordable housing element will be in line with Policy DM2 Housing Mix.

Affordable housing should be indistinguishable from market housing in terms of the location, external appearance, design, standards and build quality and should meet all requirements of the design policies.

Neighbourhood Plans can set out higher requirements for affordable housing provision where local evidence of need and viability supports this.

Policy AL13: Southbourne Parish

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Land will be allocated for development in the revised Southbourne Neighbourhood Plan for a mixed use form of development to include a minimum of 1,250 dwellings, along with land to be allocated for employment and community uses subject to further examination of potential sites and including any amendments to the settlement boundary. Development will be expected to address the following requirements:

1. Provision of a high quality form of development to be masterplanned as a sustainable extension(s) of Southbourne and be well integrated with the existing settlement providing good access to facilities and sustainable forms of transport;
2. A range of types, sizes and tenures of residential accommodation to include specific provision to meet specialised housing needs including accommodation for older people;
3. Provision of suitable means of access to the site(s) and securing necessary off-site improvements (including highways) to promote sustainable transport options;
4. Opportunities as they arise to improve the situation relating to the various existing or planned railway crossings;
5. Provision of an up to two form entry primary school;
6. Potential expansion of secondary school subject to further consideration;
7. Expansion and provision of community infrastructure potentially to include early years' childcare provision, community hall/centre and expansion of doctors' surgery plus flexible space for employment/small-scale leisure use;
8. Provision of on-site public open space and play areas in accordance with Policy DM34;
9. Detailed consideration of the impact of development on the surrounding landscape, including views towards the South Downs National Park and Chichester Harbour AONB and their settings, and any potential for coalescence between adjoining or nearby settlements along with a detailed landscape management plan;
10. Opportunities for the expansion and provision of green infrastructure into the wider countryside including between settlements and facilities;
11. Demonstration that development would not have an adverse impact on the nature conservation interest of identified sites and habitats;
12. Provide mitigation to ensure the protection of the SPA, SAC and Ramsar site at Chichester Harbour including contributing to any strategic access management issues, loss of functionally linked supporting habitat and water quality issues relating to runoff into a European designated site;
13. The protection of any other key views;
14. Provision of infrastructure and community facilities in accordance with the most up to date Infrastructure Delivery Plan;
15. Provisions of the West Sussex Minerals Plan, and associated guidance, in relation to the site being within a defined Minerals Safeguarding Area.
16. Ensure sufficient capacity within the relevant Wastewater Treatment Works before the delivery of development as required.

Policy DM2: Housing Mix

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.
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).

Policy DM4: Affordable Housing Exception Sites

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Where there are no available and deliverable sites within a settlement affordable housing may be permitted on exception sites outside of Settlement Boundaries to meet a specific local need where one of the two following criteria is met:

1. In settlements that have a defined Boundary, proposals should be located adjacent to the Boundary and in all circumstances be less than 30 dwellings and well related to the settlement, local services and facilities; or
2. In the rest of the plan area, schemes will only be permitted where it is considered that the proposal is modest in scale and can be integrated to an existing settlement without damage to its character or setting and is well related to local services and facilities.

And all the following criteria are met:

1. The scheme provides 100% affordable housing (unless a robust justification is provided in line with paragraph 7.34);
2. The proposed development would help meet an identified local need of households with a 'local connection' to the parish, and the mix of dwelling sizes, types and tenures is supported by a local housing need assessment;
3. There are insufficient sites available and deliverable within the Settlement Boundary (where applicable) to meet the local need for affordable housing;
4. The proposed scheme is economically viable and deliverable, and is able to be properly managed by a partner Registered Provider, Community Land Trust or other Approved Body in perpetuity; and
5. The site is subject to an appropriate planning obligation to ensure that the affordable housing will be retained in perpetuity as affordable housing for households with a local connection.

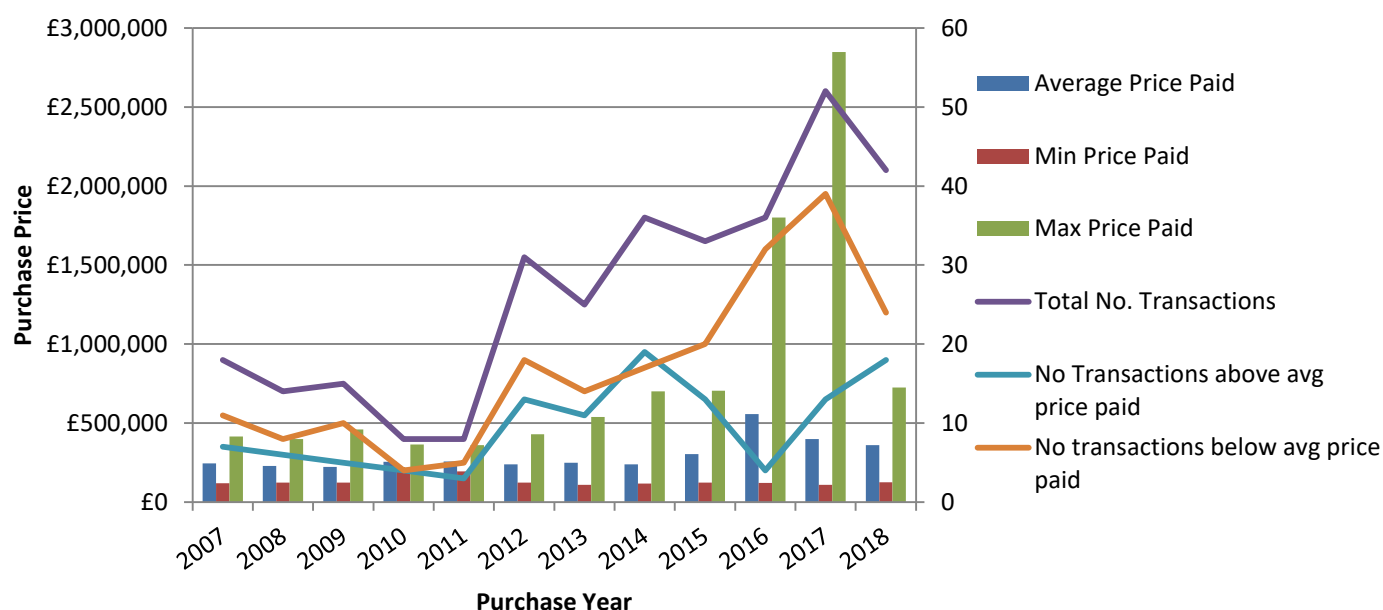
5. Southbourne market housing prices

The below chart illustrates the average prices paid in Southbourne compared to the max and min prices paid and number of transactions that year. The chart shows that since 2012 the market has steadily increased, the average sale price in 2017 has now exceeded the average prices before the recession in 2007. The number of transactions has also steadily increased. Local incomes have not seen the same growth as the property values which has made the affordability gap increase, making it even harder for younger local people to access the market.

The minimum prices' paid each year indicates that there are some properties affordable for younger couples. However, it should be noted that these figures are likely to indicate shared

ownership values or age restricted properties which are not fully reflective of the full market values.

Average, Maximum & Minimum Prices Paid vs Number of Transactions in Southbourne 2007-2018



6. Local housing register information as at 3rd June 2019

Chichester District Council and our registered provider (“housing association”) partners operate a choice based letting scheme whereby applicants must bid for homes and the household with the highest need who has been on the register for the longest time will be successful. Applicants wanting a home, or wishing to transfer, are assessed and their connection to the district verified and placed in bands A-D. Bands A-C has priority. A and B bands are assigned to people with acute housing problems. Most priority households are in band C, for instance those experiencing overcrowding. D bands are given to households considered with no priority housing need and include adult children, those living with a partner/spouse, with their own bedroom in the parental home. The full allocation policy can be found on the council’s: <http://www.chichester.gov.uk/index.cfm?articleid=22367>

Housing register information is used to assess local need, as households may have stated a local connection to a parish, or indeed several parishes, on their application. Need is however greater than these figures suggest as not all applicants state their local connection. New developments encourage people not previously on the register to apply.

Southbourne currently has 44 households who have stated a local connection to the parish, of which 27 (40%) are in bands A-C. 29 households have expressed an interest in shared ownership, but as they have had no financial assessment, this may be an unrealistic aspiration for some.

Housing register members' bands and bedroom needs (June 2019)					
Bands	1 Bed	2 Bed	3 Bed	4 Bed	Total
A	2				2
B	2				2
C	6	4	5	1	16
D	12	7	5	-	24
Total	22	11	10	1	44

It must be noted that these figure are only a current indication of the need now and change is inevitable and it does not take account of the arising need over the period of your plan. The East West corridor, a sub market area of Chichester District has undergone large amounts of development since the adoption of the Chichester Local Plan in 2015. Southbourne was allocated approximately 300 new homes within the local plan and identified as a strategic development location.

The below table illustrates the current members local connection to parish;

Housing register members' local connection				
Band	Resident	Ex-resident	Employed in Southbourne	Next of Kin
A	1	-	-	1
B	2	-	-	-
C	15	-	1	-
D	21	-	3	2
Total	39	-	4	3

Of the 20 households in bands A-C, 18 (90%) already live in Southbourne. 21 out of 44 households in band D (84%) live there.

NB. Households may have more than one local connection to the parish.

7. Current social housing stock and turnover

There are 407 affordable rented homes in Southbourne. The table below gives details of the existing affordable housing stock and turnover.

Southbourne housing stock and turnover as at May 2019			
	Total	reallocated 2007-2019	reallocated 2018-2019
1 Bedroom	89	47	4
2 Bedroom	198	92	7
3 Bedroom	111	33	7
4 Bedroom	8	2	-

The highest demand is for two and three bedroom properties and these properties have a much higher turnover. Since 2007 there have been 92 relets of the 199 two-bedroom properties, an average of over 8 of this stock type, a year. Larger properties become available less frequently; there was only a 3% turnover of three-bedroom stock in the same period. There have only been two four-bedroom houses let in ten years. Households that require larger properties usually have to wait much longer, sometimes in difficult circumstances, before a suitable property becomes available.

8. Housing stock lost to Right to Buy

Due to Right to Buy and Right to Acquire purchases over three decades, considerable numbers of social rented housing have been lost, increasing the demand on existing and for new affordable housing. Often it has been the larger, most attractive properties on larger plots have been sold. It is estimated that Southbourne has lost 232 rented homes through Right to Buy since its introduction in 1980.

9. Low cost home ownership

In the U.K. owner occupation is the tenure to which most people would aspire, providing security of tenure, self-expression and an appreciating asset. For those who cannot achieve this, social and private renting are the usual options and demand is high in both sectors with resulting high rents. Consequently there are many people who could manage monthly mortgage payments instead of rent, but who have difficulty getting a mortgage due to the required large deposits and inadequate mortgage/salary multipliers. Lower quartile house prices in the district have been compared against the lower quartile resident earnings and the lower quartile employment earnings and have given values of 13.59 and 14.51 respectively. Most mortgage suppliers usually provide rates of 3 - 4½ times household income. This shows that there is a large affordability gap. The Government has recognised

this issue and in response are providing grants for social rents in areas with high affordability pressures.

There is limited information on demand, as new development always encourages people who have not previously done so to register. Experience has shown that shared ownership homes usually sell very well in the district. Two bedroom flats and houses are the most popular and affordable, though there is also demand for one bedroom flats and three bedroom houses. Shared ownership values are based on market values. As Southbourne is comparatively less expensive to its surrounding rural parishes, its potential as a location for suitable low cost home ownership can be considered quite high. This will enable local people, who may be otherwise unable to access the open market, to invest in a home of their own.

10. Older persons / Life Time Homes

The ONS sub-national population projections estimate that the population of people aged 65 plus will increase 45% during the period of 2016-2036. Older people are more likely to under-occupy homes and under-occupation is therefore expected to increase. The growing older population will also result in growth in households with specific needs. Many of these needs can be resolved in situ, through adaptations to existing properties and the delivery of new properties that meet “lifetime homes” standards and can be adapted to households changing needs. However some of the growing older population will require specialist housing such as sheltered or extra care provision.

11. Disabled access homes

The HEDNA estimates that the population of Chichester living with a long term health or disability (LTHPD) problem is expected to increase 30.5% between 2016 and 2036 from 21,658 to 28,259 people. Whilst not particularly different to surrounding councils in the South East, the data shows the following:

- 47% increase in the population aged 65+ (accounting for over 90% of total population)
- 15% of household growth identified in the CLG projection to be specialist housing for older persons

- 65% increase in the number of older people with mobility problems (representing around a quarter of all population growth);
- 30% increase in the number of older people with mobility problems (representing over 40% of all population growth);
- Concentrations of long term health and disability problems in the social rented sector;
- A need for around 4.7% of dwellings to be wheelchair adapted (M4(3))

Taking the above into account, there is a clear need to increase the supply of accessible and adaptable dwellings and wheelchair user dwellings. The exact proportion of homes in categories M4(2) and M4(3) will be negotiated on a scheme by scheme basis by the council and are more likely to occur on the larger strategic developments where the financial viability of the development will not be significantly affected.

12. Conclusion

We suggest that the main issues you need to consider are;

- i) Affordable housing** - There is substantial demand for affordable housing in Southbourne, which is an important strategic location for future development for both the parish itself and the larger catchment. The council would encourage local lettings plans whereby people with priority housing need and a connection to the parish would be prioritised over other parishes within the district for first lettings.
- ii) Housing opportunities for older people** -The district population profile is overall an ageing one, Southbourne in particular has a relatively high number of people aged 65+ compared to the rest of the district and SE England. It is suggested that housing for older people should be encouraged. This will help to create a more balanced and mixed community, releasing under-occupied housing for younger families, and possibly providing some local employment opportunities.
- iii) First time buyers** – in making more sustainable mixed and balanced communities, affordable housing (both rented and low cost home ownership) should be provided to encourage younger newly forming households to enter the parish and district. This is supported by findings from the Chichester HEDNA 2018 identifying the need for smaller accommodation to provide for first time buyers and those households wishing to downsize, freeing up larger family accommodation elsewhere.
- iv) Disabled Access Housing** – as mentioned in the Chichester HEDNA 2018, there is expected to be an increased need for homes specifically designed to meet the needs of people with long term health problems or disabilities. As such,

there is expected to be a greater need for homes built to meet the needs of people with a LTHPD. Potential solutions may include specific proportions of homes delivered on developments to be designed to approved document part M4(2) and M4(3) of the building regulations.

Please contact me should you require any further assistance or advice.

Kind Regards,

Bryn Jones – Housing Enabling Officer

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