

Southbourne Parish Neighbourhood Plan Review

Pre-Submission Modified Plan 2014 – 2029

Policy SB3 Local Housing Needs

Supporting Evidence SB3.EV3

(September 2022)

Housing Need Survey - Key Findings and Themes

1. The survey was well worth commissioning as we now have real data on housing needs and aspirations in Southbourne Parish.
2. Affordable housing need is greater than that identified by the CDC Housing Register: 161 households, as opposed to 49 households actually registered. The Survey recorded three times the need that is recorded by the Housing Register. This is not unusual, as if there is no prospect of housing then why register? ACTION We should encourage those who have not registered and have a need for affordable housing to register, and we could have a drive to do this.
3. The really good thing is that the 31% return rate from 986 households means that the findings are considered to be statistically demonstrative of the local community, and as such should be given consideration. We need to ask our Planning Consultants whether this fact can be included in the new NP.
4. There is a wealth of data on aspirations and local need.
5. Based on the data in this Survey, there might be scope to challenge the housing mix proposed in the new draft LP, which favoured larger homes. A question for our Planning Consultants ?
6. The affordability gap is chronic in Chichester District, and Southbourne shows that too, so anything we can do to alleviate that in meeting housing need will be welcome. CDC has monies from 106 that we might attract to help subsidise our affordable housing further.
7. Though not asking about Extra Care Housing specifically, the age profile and some of the responses about adapted property, bungalows etc do show that there is probably a local need for such accommodation.
8. The data does give weight to the Parish Council seeking Local Lettings Plans on all new development.
9. The need information makes it hard for any developer to say that they cannot deliver on-site affordable housing.

(May 2020)