EVIDENCE FOR HOUSING NEED

Analysis of Housing Need for HO2 Policy

Factors considered:

- Strategic Housing Market Analysis (SHMA) from Chichester District Council.
  Available by bedroom size for both Affordable Housing (AH) and Market Housing (MH)
- Baseline survey responses
- Existing housing stock
  Total stock 601
- Neighbourhood Plan (NP) target 68 dwellings, proportion AH is 30% overall
  Land opposite Meadowbank and Greenways Nursery capacities have already been determined

Evidence from the baseline survey confirms that significantly more residents are looking to move to smaller properties than those looking to move to larger family properties. This net potential migration will require additional smaller housing and release larger housing. At a conservative level this net change could affect 20% of the existing Market Housing stock. To model this influence a correction is applied to the Market Housing requirements determined by the SHMA figures.

	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
Existing housing mix	9%	18%	33%	40%
Existing dwellings (total 601)	54	108	198	241
Existing dwellings AH (total 70)	32	22	16	0
Existing dwellings MH (total 531)	22	86	182	241
SHMA requirement AH	25%	39%	32%	2.7%
SHMA requirement MH	4.4%	17.7%	45.9%	32%
NP total 68 = 20 AH (30%) + 48 MH (70%)				
SHMA requirement AH (% of 20) No correction applied as existing already biased to smaller dwellings.	5	8	6	1
SHMA requirement MH (% of 48) Correction applied to compensate for net migration to smaller dwellings. 20% of 3 and 4 bedrooms moved to 1 and 2 bedrooms	2 +3 =5	9 +4 =13	22 -4 =18	15 -3 = 12
Check total AH + MH = 68	10	21	24	13
Already allowed in Meadowbank AH (10)	1	4	4	1
Already allowed in Meadowbank MH (15)	1	4	6	4
Already allowed in Meadowbank Total	2	8	10	5
Already allowed in Greenways MH			10	
Remainder of NP allocation AH	5-1 =4	8-4 =4	6-4 =2	1-1 =0
Remainder of AP allocation MH	5-1 =4	13-4 =9	18-6-10 =2	12-4 =8
Check MB total + GW+ AH +MH Total 10+21+24+13=68	2+0+4+4 =10	8+0+4+9 =21	10+10+2+2 =24	5+0+0+8 =13

Notes

Allocation of Meadowbank AH numbers based on SHMA profile and overall split AH/MH.

Greenways dwellings all 20m x6.8m equating to 3 bedroom capacity, all MH.

Conclusion

Requirements for NP from Winterfold and Clarks Yard sites.

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Remainder of NP allocation AH (10)	4	4	2	0
Remainder of AP allocation MH (23)	4	9	2	8
Winterfold AH (6)	2	2	2	0
Winterfold MH (16)	3	6	2	5
Clarks Yard AH (4)	2	2	0	0
Clarks Yard MH (7)	1	3	0	3