

# CHICHESTER DISTRICT COUNCIL

**Site: Field North West of Saltings Land West of Crooked Lane, Birdham**

**Proposed Development:** The development of 15 new affordable dwellings and associated external works



## HOUSING NEED EVIDENCE

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**Chichester District Council Ref: BI/16/01809/FUL**

**Updated: 08/03/2023**

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## 1.0 BACKGROUND

- 1.1 On 29 November 2013 planning permission was granted for “the development of 15 new affordable dwellings and associated external works” (“**the 2013 permission**”) under the exception site policy on the land lying to the West of Crooked Lane, Birdham PO20 7BH shown on the plan at **Appendix 1**.
- 1.2 The 2013 Permission was subject to a section 73 planning application which was granted on 14 October 2016 (“**the permission**”) for “the development of 15 new affordable dwellings and associated external works” (“**the Development**”).
- 1.3 Martlet Homes Limited (“**Martlet**”) purchased the land on the 13 January 2014. Martlet is a subsidiary of the Hyde Group (“**Hyde**”) and is the landowner who obtained the permission.
- 1.4 Access to the site is over an unregistered track to the North East of the site leading from Crooked Lane (“**the Access**”). This is shown at **Appendix 2**. The legal transfer of the development site at the time of purchase granted rights of entry and rights of way over the access only so far as the vendor was able to do so.
- 1.5 The Permission has now been lawfully implemented and this evidenced by a certificate of lawful development which was granted on 25 July 2017 (BI/17/01163/PLD).
- 1.6 Following further investigations, it was identified that the access was unregistered as to ownership. Negotiations are on-going and significant offers to settle have been made but not accepted by persons having a purported interest or right over the land.
- 1.7 As such, Hyde has requested to Chichester District Council (“**the Council**”) to assess whether the access site would meet the statutory requirements for a compulsory purchase order (“**CPO**”) in order to enable delivery of the Development.

1.8 The Council and Hyde jointly sought legal advice as to how to proceed. It was advised that the Council would need to provide robust housing needs evidence at the wider and local levels. This would need to be provided in order to promote the CPO in a robust manner. As such this report will critically evaluate the needs on a district, sub market and local basis to provide robust evidence to support the delivery of 15 new affordable homes through the compulsory purchase of the access track.

## 2.0 Chichester District housing needs

2.1 This section will review the supply and demand for affordable housing within Chichester District Local Plan Area (“**the Plan Area**”). For the avoidance of doubt this does not include the parishes that fall within the South Downs National Park planning authority.

2.2 The Council’s adopted Local Plan: Key Policies 2014-2029 (“**the Local Plan**”) makes provision to deliver 7,388 homes over the period 2012-2029. This equates to an average housing delivery of approximately 435 homes per year. A significant element of the Local Plan housing provision is already identified through outstanding planning permissions. In addition, there are allowances for ‘windfall’ housing which is likely to come forward in small developments of less than 6 dwellings. Table 1 below shows the prevailing Local Plan housing provision approach to 2029, derived from the housing supply position at the time of the adoption of the current Local Plan in July 2015.

**Table 1: Local Plan Housing Provision – Sources of Supply to 2029 (Chichester Local Plan Key Policies 2014 – 2029, Table 7.1)**

	East-West Corridor	Manhood Peninsula	North of the Plan Area	Plan Area Total
<b>Local Plan Housing Target</b>				
Total housing provision 2012-2019	6,156	893	339	7,388
Less homes built 2012-2014	372	129	8	509
<b>Remaining Local Plan housing requirement 2014-2029</b>	<b>5,784</b>	<b>764</b>	<b>331</b>	<b>6,879</b>
<b>Housing Land Supply</b>				
<i>Existing housing commitments and windfall allowance</i>				
Planning permissions and identified housing sites	2,396	589	122	3,107
Remaining Local Plan housing requirement 2014-2029	326	171	87	584
<b>Total yield from existing sources</b>	<b>2,722</b>	<b>760</b>	<b>209</b>	<b>3,691</b>

<i>Remaining housing to be provided through the Local Plan</i>				
Large strategic allocations	2,750	0	0	2,750
Allocations at settlement hubs	230	130	0	360
Parish housing sites	376	7	98	481
<b>Total strategic &amp; Parish Housing</b>	<b>3,356</b>	<b>137</b>	<b>98</b>	<b>3,591</b>
<b>Total Housing Supply 2014-2029</b>	<b>6,078</b>	<b>897</b>	<b>307</b>	<b>7,282</b>

<b>Housing Supply 2014-2029 compared to Local Plan requirement</b>	<b>+294</b>	<b>+133</b>	<b>-24</b>	<b>+403</b>
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2.3 The Local Plan requirements were assessed in the Coastal West Sussex Strategic Housing Market Assessment (“SHMA”) 2012. It identified an objectively assessed need

for 560-575 homes per year in the district. An assumption of 70 homes per year was deducted for the parishes within the SDNP to derive an objectively assessed need of 505 homes per year. There are a number of constraints within the plan area, such as Chichester Harbour Area of Outstanding Natural Beauty (AONB), Pagham Harbour, the South Downs National Park and lack of key infrastructure which has meant the Local Plan was not able to meet the full, objectively assessed need (“**OAN**”). The plan therefore provides for 435 dwellings per year, a difference of 70 dwellings, equating to a reduction of 1,190 over the plan period.

- 2.4 On 15th July 2020, the adopted Local Plan became 5 years old, so from that date the Council’s 5 year supply is assessed against the national standard methodology for assessing housing need. This increased the housing requirement from 435 to 628 dwellings per annum.
- 2.5 The Council’s current assessment of five year housing land supply for the Chichester Local Plan area identifies a potential housing supply of 3,174 net dwellings over the period 2022-2027. This compares with an identified housing requirement of 3,350 net dwellings. This results in a shortfall of 176 net dwellings, equivalent to 4.74 years of housing supply. The assessment (Chichester Local Plan Area – Five Year Housing Land Supply 2022-2027) can be viewed on the Council’s website and provides full details of how the housing supply figure is arrived at, as well as referring to how the Council has successfully passed the Housing Delivery Test.
- 2.6 The Government now sets out in the National Planning Practice Guidance (“**the NPPG**”) a new housing delivery test to assess housing need. As part of the Local Plan review, the Council has conducted Housing and Economic Development Needs Assessments (“**HEDNA**”). These indicate that demand is outstripping supply for housing in the district which is evidenced by the growing affordable housing need and increase in market house prices.

2.7 In line with the standard method for calculating housing need as set out currently in national planning practice guidance, the most recent HEDNA (Iceni Projects Limited on behalf of Chichester District Council, April 2022) identifies a minimum local housing need of 763 homes per annum for Chichester District. The housing need for the area covered by the Chichester Local Plan (which excludes parts of the District within the South Downs National Park) is 638.

**Table 2: Overall Housing Need (Chichester HEDNA April 2022, Table EX.1)**

	Chichester
Step 1 - Setting the Baseline:	
<b>Household Growth (p.a.) over next 10 years, 2021-31</b>	<b>545</b>
Step 2 - Affordability Adjustment:	
Median workplace-based affordability ratio, 2020	14.09
Adjustment Factor	163%
<b>Step 2 Housing Need Figure</b>	<b>884</b>
Step 3- Cap:	
Date of plan adoption	14 <sup>th</sup> July 2015
Plan more than 5 years old	Yes
Housing requirement in last adopted plan	435
Cap @ 40% above Higher of Step 1 or Local Plan	763
<b>Minimum Local Housing Need (p.a.) - District</b>	<b>763</b>
<b>Minimum Local Housing Need (p.a.) – Plan Area</b>	<b>638</b>

2.8 The table above is based on an average household growth of 545 per annum over the 2021-2022 period (which is also the case for the 2022-2032 period), taken from the 2014-based Household Projections and applying an affordability uplift of 163% applied to this based on the 2020 affordability ratio. However, the uplift is capped at 40% above the household projections.

2.9 This section will review the need for affordable housing within the Chichester District Local Plan Area (“**the Plan Area**”). This does not include the parishes that fall within the South Downs National Park planning authority administrative area. The SHMA (2012) identified a net housing need for 1,350 affordable homes over the 2011-16 period, equating to an average of 270 per annum across the Local Plan area (excluding the SDNP). In this period, 733 affordable homes were delivered in the plan area, equating to an average of 147 homes per year. This illustrates there has been a shortfall of affordable housing delivery of 617 between 2011-2016, equating to a shortfall of 123 affordable homes per year.

2.10 The HEDNA (2022) suggests that there is a strong need for affordable rented and social rented housing to come forward to offset the large affordability pressures. The table below shows the overall calculation of affordable housing need. The analysis shows that there is a need for 278 dwellings per annum across the area – an affordable need is seen in all sub-areas. The net need is calculated as follows:

Net Need = Current Need (allowance for) + Need from Newly-Forming Households + Existing Households falling into Need – Supply of Affordable Housing

**Table 3: Estimated need for social and affordable rented housing by sub-area per annum**

(Chichester HEDNA April 2022, Table 6.30)

	Current need	Newly forming households	Existing households falling into need	Total Gross Need	Relet Supply	Net Need
Chichester City	17	93	24	134	84	50
EW Corridor	9	71	10	90	34	56
Manhood	15	83	10	108	32	76
Plan Area North	3	30	3	36	9	27
SDNP	14	102	20	136	66	70
All properties	58	380	66	504	226	278

2.11 The HEDNA provides analysis to estimate the need for affordable housing in the



2021-39 period. The analysis is split between a need for social/affordable rented accommodation and is based on households unable to buy or rent in the market and estimates of the supply of social/affordable rented housing as well as resales of low-cost home ownership properties. The HEDNA suggests a need for 278 affordable homes per annum across the whole study area, with a need shown for all individual sub-areas; the Council is therefore justified in seeking to secure additional affordable housing.

**Table 4: Estimated need for affordable housing (social / affordable rented) excluding households already in accommodation (Chichester HEDNA April 2022, Table 6.17)**

	Excluding existing households	Including existing households
Current need	22	58
Newly forming households	380	380
Existing households falling into need	0	66
Total Gross Need	402	504
Re-let Supply	226	226
Net Need	176	278

**Table 5: proportion of households living in Private Rented Sector able to buy and/or rent market housing (Chichester HEDNA April 2022, Table 6.21)**

	Can afford to buy OR rent	Can afford to rent but not buy	Cannot afford to buy OR rent
Chichester City	24%	31%	46%
EW Corridor	25%	31%	44%
Manhood	17%	31%	52%
Plan Area North	14%	32%	54%
SDNP	17%	31%	52%
TOTAL	20%	31%	49%

The table below therefore shows an estimate of the net need for affordable home ownership. This suggests a need for around 301 dwellings per annum, with a need being shown in all areas.

**Table 6: Estimated need for affordable home ownership by sub-area per annum**

(Chichester HEDNA April 2022, Table 6.23)

	Total Gross Need	Low Cost Home Ownership supply	Net need
Chichester City	89	5	84
EW Corridor	64	3	61
Manhood	63	3	60
Plan Area North	20	1	19
SDNP	80	4	76
TOTAL	316	15	301

**Table 7: Suggested mix of housing by size and tenure**

(Chichester HEDNA April 2022, Table EX3)

	1-bedroom	2-bedrooms	3-bedrooms	4+-bedrooms
Market	5-10%	30-40%	35-45%	15-20%
Affordable home ownership	20-25%	45-50%	20-25%	5-10%
Affordable housing (rented)	35-40%	35-40%	15-20%	5-10%

**Table 8: Households on CDC's housing register with a local connection to Chichester District (Source: Council affordable housing waiting list live applicants October 2022)**

Area	Total Live Applicants on Housing Register	Studio/1-Bedroom Need	2-Bedroom Need	3-Bedroom Need	4-Bedroom Need	5-Bedroom Need	6-Bedroom Need
Birdham	18	11	5	1	1	0	0
Chichester District	2265	1273	538	340	102	11	1

2.12 One approach the Council explored was to invite developers to intensify and speed up development on sites already underway such as the development at Crooked Lane. This site benefits from extant planning permission and is in the ownership of a reputable Registered Provider, and is immediately deliverable. The addition of the 15 affordable rented homes to the 5-year housing land supply will make a small but

valuable contribution and assist in reducing the risk of speculative planning applications on sites that are not considered to be appropriate.

**Table 9: Households on CDC housing register with a local connection to Chichester District – bedroom need and priority (03.10.2022)**

Bands	Bedroom need					Total
	1 Bedroom	2 Bedrooms	3 Bedrooms	4 bedrooms	5 bedrooms	
A-C	496	230	160	80	8	974
D	683	262	92	6	3	1046
<b>Total</b>	<b>1179</b>	<b>492</b>	<b>252</b>	<b>86</b>	<b>11</b>	<b>2020</b>

<b>Bedroom</b>	<b>1-Bed</b>	<b>2-Bed</b>	<b>3-Bed</b>	<b>4-Bed</b>	<b>5-Bed+</b>
Band A	29	5	3	4	
Band B	104	42	13	6	4
Band C	363	183	144	70	4
Band D	683	262	92	6	3
<b>TOTAL</b>	<b>1179</b>	<b>492</b>	<b>252</b>	<b>86</b>	<b>11</b>

2.13 There are currently 8203 affordable/social rented homes in the district. Table 5 below illustrates Chichester District's affordable rented housing stock and average yearly turnover.

**Table 10: Chichester District’s affordable/social rented housing stock and turnover.**

Chichester District’s affordable/social rented housing stock and turnover		
No. of Bedrooms	Total no. units (as at March 2019)	Allocations since 2007
1 bedroom	2,185	1,811
2 bedroom	3,519	2,167
3 bedroom	2,313	797
4 bedroom	179	121
5 bedroom	7	0

- 2.14 The highest turnover since 2007 has been 2 bedroom dwellings. 2,167 re-lets of the 3,519 properties have occurred over the last 12 years; an average of 181 a year. It is evident that 4 bedroom rented properties become available less often. As such, households requiring larger properties usually must wait longer before a suitable property becomes available.
- 2.15 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 and pressures on existing and new affordable housing. It is estimated that the 3,922 homes have been lost through the Right to Buy in the district. A further 16 homes have been lost through disposals from housing associations.
- 2.16 Chichester District is an affluent district however, its population is ageing. The HEDNA, recent neighbourhood plan and housing need surveys indicate a very significant need for smaller sized housing for older people to downsize and starter homes for young couples wishing to set up home for the first time.
- 2.17 This section has identified that on a strategic level there is high demand to meet the increasing affordable housing need over the plan period.

### **3.0 Sub-market area and local housing need**

3.1 The Manhood Peninsula is one of five sub market areas identified in the HEDNA. The Manhood Peninsula covers the southernmost part of the Chichester Local Plan area, extending from just south of Chichester City to the coast. A map detailing this area is shown at **Appendix 3**. This section will review the need for affordable housing within the Manhood Peninsula. Regard will be given to the need for affordable rented housing to come forward.

Table 11: Delivery in the Sub Area						
Parish	Name of Development	Planning Reference	Total Units	Tenures of Affordable Housing Delivered		Completed
				Affordable Rent	Low Cost Home Ownership	
Appledram	89 Birdham Road	09/01441/OUT	9	-	1	August 2014
Birdham	Tawny Nursery	BI/12/04147/OUT	30	6	6	November 2013
Birdham	Longmeadow	BI/07/05640/FUL	28	7	3	July 2013
Birdham	Rowan Nursery	BI/17/00316/FUL	27	4	3	March 2020
Donnington	Selsey Tram	D/11/01198/FUL	22	8	-	September 2013
Donnington	Southfields Close	14/00955/FUL	116	33	13	June 2014
East Wittering	Piggery Hall Lane	12/03749/FUL	17	15	2	August 2014
East Wittering	East of Beech Avenue	12/02461/FUL	50	14	6	August 2015
East Wittering	Phase 1 – South of Clappers Lane	14/01806/OUT	110	8	2	January 2019
	Phase 2 – South of Clappers Lane	14/01806/OUT		23	11	February 2020
Hunston	Foxbridge Drive	12/02692/FUL	18	18	-	March 2015
North Mundham	East of Palmers Place	12/04780/FUL	15	15	-	May 2015
North Mundham	South of Stoney Lodge	15/04160/FUL	25	10	15	August 2018

Selsey	Land at Drift Field	SY/15/00490/FUL	110	22	22	March 2017
West Wittering	North of Chaucer Drive	13/03286/FUL	50	14	6	January 2016
West Wittering	Summerfield Road	WW/10/03356/FUL	15	15	-	October 2012
Total			577	159	76	

3.3 The area has a distinctive character and faces specific planning issues relating to the coastal and drainage infrastructure, environmental designations and the local economic dependence on tourism, agriculture and horticulture. The area has an above average older population and is a popular retirement area. Many of the coastal settlements such as the Witterings and Selsey have very high numbers of second homes.

3.4 The HEDNA has identified:

- A total net need of 76 affordable homes per annum in the Manhood Peninsula.
- An average lower quartile dwelling price of £296,000.
- The Manhood Peninsula is also recognised as having the lowest median household income of the 5 sub areas at £32,400, contributing to the need for more affordable housing options such as affordable or social rented homes to come forward.

**Table 12 – Pipeline affordable housing delivery October 2019 – March 2029**

Parish	Name of Development	Planning Reference	Total Units	Tenures of Affordable Housing Delivered		Estimated Completion date
				Affordable Rent	Shared Ownership	
Birdham	Crooked Lane	BI/13/01391/FUL	15	15		TBC
Selsey	Land at Park Farm and Middle/Rush Field	SY/19/00321/FUL	119	26	10	Currently being built out
Total			134	41	10	

3.5 This illustrates that at the current time, for the remaining of the plan period, up to 2029; only 41 new affordable rented properties will be delivered over the next 10 years. When compared to the demand for 76 affordable homes per annum for the next five years (370 in total) it illustrates a significant short fall in affordable housing delivery. However, it should be noted that the council has begun work on reviewing the Local Plan to consider the development of the plan area through to 2039. Consultation on a Preferred Approach Local Plan (Regulation 18) took place between December 2018 and February 2019 and the Regulation 19 consultation on the Proposed Submission Local Plan is being undertaken from the 3 February – 17 March 2023. The Local Plan 2021 – 2039 is at a more advanced stage of preparation and may start to carry some weight in determining planning applications. However, the following parish in the peninsular has been allocated a further 50 homes under draft policy H3.

- North Mundham – 50 units

3.6 When the 30% affordable housing requirement is applied to the above figures it equates to 15 additional affordable homes, equivalent to under 1 per annum (from now to 2039).



- 3.7 Table 13 sets out the current needs of the household on the council housing register (as at 10.10.2022) for parishes in the Manhood Peninsula. Households in bands A-C are considered to be in a high priority housing need.

**Table 13: Households on CDC's housing register with a local connection to a parish in the Manhood Peninsula**

Manhood Peninsula	1-bedroom			2-Bedroom			3-Bedroom			4-Bedroom			5-Bedroom+		
	A-C	D	Total	A-C	D	Total	A-C	D	Total	A-C	D	Total	A-C	D	Total
CDC Appledram		1	1		1	1									
CDC Birdham	1	7	8	4	3	7	1	1	2	1		1			
CDC Donnington	4	12	16	1	3	4	1	2	3	1		1	1	1	2
CDC Earnley		5	5	1	1	2									
CDC East Wittering and Bracklesham Bay	13	26	39	4	18	22	9	9	18	3		3			
CDC Hunston	6	5	11	2	3	5		2	2	1		1			
CDC North Mundham	5	8	13	1	3	4	4	1	5	1		1			
CDC Selsey	33	67	102	21	34	55	13	13	26	7	4	11			
CDC Sidlesham	1	8	9	2	3	5	2	1	3						
CDC West Itchenor	2		2		1	1									
CDC West Thorney		1	1	1	1	2	2	2	4	1		1			
CDC West Wittering	5	7	13	2	4	6	3	1	4						
<b>TOTAL</b>	<b>70</b>	<b>147</b>	<b>220</b>	<b>39</b>	<b>75</b>	<b>114</b>	<b>35</b>	<b>32</b>	<b>67</b>	<b>15</b>	<b>4</b>	<b>19</b>	<b>1</b>	<b>1</b>	<b>2</b>

3.8 There are currently 1,260 affordable rented homes in the Manhood Peninsula. The table below gives details of the existing housing stock and turnover in the parishes.

**Table 14: Manhood Peninsula Parishes affordable/social rented housing stock and lets.**

Manhood Peninsula Parishes affordable/social rented housing stock and lets															
Parish	Total No. Units					Allocations since 2007					Of which allocated 18-19				
	1 Bed	2 Bed	3 Bed	4 Bed	Total	1 Bed	2 Bed	3 Bed	4 Bed	Total	1 Bed	2 Bed	3 Bed	4 Bed	Total
Apuldram	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Birdham	11	40	21	1	73	11	14	9	1	35	1	0	1	0	2
Donnington	14	29	18	7	68	14	17	15	6	52	0	1	1	0	2
Earnley	0	0	6	0	6	0	0	3	0	3	0	0	0	0	0
East Wittering	35	85	78	23	221	53	46	23	10	132	4	8	4	2	18
Hunston	81	66	45	2	194	52	38	16	1	107	3	4	1	0	8
North Mundham	37	55	32	1	125	25	24	14	2	65	6	3	0	0	9
Selsey	148	146	100	17	411	118	57	31	5	211	7	4	1	0	12
Sidlesham	10	22	22	1	55	4	8	9	0	21	0	0	1	0	1
West Itchenor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
West Thorney	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
West Wittering	9	67	29	2	107	15	35	21	3	74	0	2	0	0	2
<b>Total</b>	<b>345</b>	<b>510</b>	<b>351</b>	<b>54</b>	<b>1260</b>	<b>292</b>	<b>239</b>	<b>141</b>	<b>28</b>	<b>700</b>	<b>21</b>	<b>22</b>	<b>9</b>	<b>2</b>	<b>54</b>
<b>Avg P.A</b>						<b>24</b>	<b>20</b>	<b>12</b>	<b>2.3</b>						

3.9 Over the past 12 years there has been an average of 58 lets a year. It should be noted that these figures include lets of new properties. It is evident that 4-bedroom properties become available less often with only 28 lets occurring since 2007. It can therefore be assumed that households requiring larger properties in the Manhood Peninsula usually have to wait much longer, sometimes in difficult circumstances, before a suitable property becomes available. Consequently such households may seek accommodation outside of the Manhood Peninsula, away from their communities and support networks to be adequately housed. In some cases they seek housing outside of the district and move away from their support network and

local community. In doing this they risk losing their local connection eligibility to the housing register.

- 3.10 The Right to Buy and Right to Acquire have resulted in 496 social rented properties being lost in the Manhood Peninsula. Often it has been the larger most attractive properties on larger plots which have been sold.

**Table 15: Affordable homes lost through the Right to Buy and Right to Acquire since 1980.**

Housing stock lost to the Right to Buy, Right to Acquire and Housing Association Disposals since 1980	
Parish	Number of homes lost
Apuldram	0
Birdham	47
Donnington	7
Earnley	3
East Wittering	50
Hunston	86
North Mundham	60
Selsey	143
Sidlesham	33
West Itchenor	0
West Thorney	0
West Wittering	67
Total	496

- 3.11 The Manhood Peninsula Parishes comparatively have a higher proportion of homes that are owner occupied and a lower proportion of social rented properties compared to the overall District and the South East figures. This is shown in table 16 below which utilises data taken from the 2011 census.

**Table 16 - Percentage comparison of tenures in Parishes in the Manhood Peninsula, the district and South East England**

<b>Manhood Peninsula, Chichester District and South East England Tenure Comparison</b>					
<b>Parish</b>	<b>Owned</b>	<b>Shared Ownership</b>	<b>Social Rented</b>	<b>Private Rented</b>	<b>Living Rent Free</b>
Apuldram	78.5%	0%	3.1%	13.8%	4.6%
Birdham	78.9%	1.2%	7.8%	9.3%	2.8%
Donnington	83.4%	0.6%	4.3%	10.9%	0.8%
East Wittering	70.7%	1.5%	9.9%	16.2%	1.6%
Earnley	80.8%	0.6%	4.7%	11.6%	2.3%
Hunston	64.9%	1.3%	24.7%	7.3%	1.9%
North Mundham	69.8%	0.8%	18.1%	9.5%	1.8%
Selsey	78.2%	0.5%	8.2%	11.8%	1.2%
Sidlesham	77.7%	0%	8.4%	11.7%	2.3%
West Itchenor	93.6%	0%	0.7%	3.6%	2.1%
West Wittering	80.9%	0.3%	5.3%	11.2%	2.4%
Chichester District	67.2%	0.9%	14.9%	14.9%	2.2%
South East England	67.6%	1.1%	13.7%	16.3%	1.3%

3.12 The HEDNA has identified the stock in the Manhood Peninsula is weighted towards the larger more expensive detached and semi-detached properties which usually command higher sales prices. These are generally unaffordable for young local people wishing to access market housing for the first time. As such there is an identified need for affordable housing for local people.

3.13 In summary, Table 13 demonstrates that 291 households are currently in need of affordable rented accommodation within the Manhood Peninsula and the HEDNA identifies a net housing need of 124 affordable housing units per annum in the area to meet growing demand. At present, as shown in table 12, there are only 51

affordable homes planned (inclusive of Crooked Lane, Birdham) over the next 10 years. The table below illustrates the net affordable housing deficit across each tenure for the adopted plan period (2012-2029).

**Table 17: Net Affordable Housing Deficit – Manhood Peninsula 2019 - 2024**

Affordable housing deficit in the Manhood Peninsula		
HEDNA recommended affordable housing Need	Less units planned	Net affordable housing deficit
2108 <sup>1</sup> @35.7% = 753 social rented units	0	753
2108 @ 35.7% = 753 affordable rented units	68	685
2108@ 28.6% = 602 shared ownership units	24	578
Total	92	2,016

3.14 It is evident that there is a significant deficit of future supply to meet the growing affordable housing need in the Manhood Peninsula. By providing additional affordable housing, it will help foster the creation of mixed, balanced and sustainable communities.

#### 4.0 Birdham Parish Housing Need

4.1 Birdham Parish is a rural designated parish located on the Manhood Peninsula<sup>2</sup> and is the beneficiary parish of the permitted affordable housing development at the field North West of The Saltings, Crooked Lane, Birdham. A map outlining the parish boundary has been provided at **Appendix 4** of this report. The site was granted

<sup>1</sup> Manhood affordable housing need = 124 p.a (HEDNA) x 17 years (2012-2029) = 2108

<sup>2</sup> under section 157(1) of the Housing Act 1985 and Right to Acquire provisions under the Housing Act 1996 and Shared Ownership restrictions in the Leasehold Reform Act 1967.

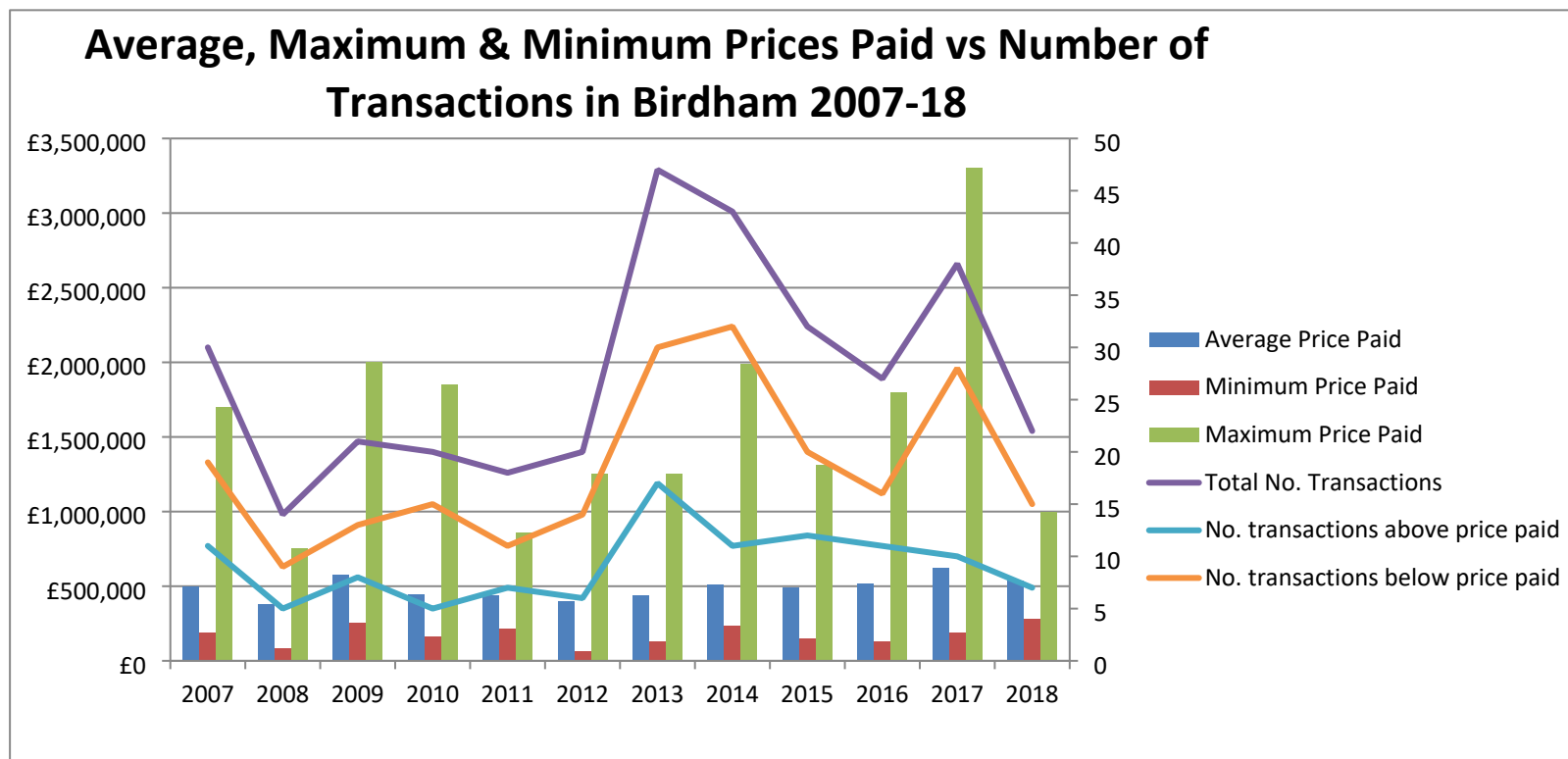
under an exception site policy which requires such scheme to meet the local affordable housing needs (i.e. Birdham Parish and the surrounding rural parishes).

- 4.2 Due to the local connection requirement for the site this section reviews the localised housing need evidence. The HEDNA does not provide information on establishing need at the parish level. It instead focuses on the wider sub area and district level figures to inform the strategic policies included within the Local Plan. Due to the lack of information provided for Birdham within the HEDNA, secondary sources of data have been used, which includes the Council’s Housing Register figures, HM Land Registry data, the 2011 Census and housing data collected annually by the Council’s Housing Delivery Team.
- 4.3 Following its Cabinet meeting on the 7 June 2016 and Full Council meeting on 19 July 2016, CDC resolved to “make” the Birdham Neighbourhood Development Plan (“**the Neighbourhood Plan**”). Section 3.5 of the Neighbourhood Plan provides a brief summary of the housing statistics, brief history and housing developments which have occurred in the parish since the Chichester Local Plan 1999. A copy of section 3.5 is provided in **Appendix 5** of this report. The Neighbourhood Plan identifies the Crooked Lane site towards meeting their 50-unit allocation made by the Local Plan.
- 4.4 The below chart illustrates the average prices paid in Birdham compared to the maximum and minimum prices paid and number of transactions that year. The average sold price in Birdham has seen a lot of fluctuation over the last 12 years. The fluctuation is likely to be attributed to the inconsistency in the volumes of the sales and the prices paid being reflective of the properties sold in that period, rather than changes in the local market itself. Noticeable dips in the local market were seen in 2008. However, the average sold prices in the Manhood Peninsula have consistently exceeded the districts average sold prices. Local incomes have not seen the same growth which has made the affordability gap increase, making it more difficult for local people to access market housing.

- 4.5 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, age restricted properties and mobile and park homes which are not fully reflective of the full market values.



Figure 1 – Birdham Property Market 2007 -2018



	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Average Price Paid	£495,533	£375,750	£575,904	£442,522	£439,762	£399,180	£434,055	£511,973	£491,043	£517,359	£622,921	£536,723
Min Price Paid	£184,000	£80,500	£250,000	£160,000	£215,000	£63,000	£128,000	£230,000	£150,000	£125,000	£190,000	£280,000
Max Price Paid	£1,700,000	£750,000	£2,000,000	£1,850,000	£855,000	£1,250,000	£1,250,000	£1,985,000	£1,310,000	£1,795,000	£3,300,000	£995,000
Total No. Transactions	30	14	21	20	18	20	47	43	32	27	38	22
No. Transactions above price paid	11	5	8	5	7	6	17	11	12	11	10	7
No. Transactions below price paid	19	9	13	15	11	14	30	32	20	16	28	15

Source: H M Land Registry Price Paid data.

4.6 The higher sold prices in Birdham can be attributed to the larger amount of detached properties sold within the Parish. The table below shows the mix of accommodation types in the parish as identified in the 2011 census.

**Table 19: Birdham Parish accommodation type – 2011 census**

Birdham Parish Accommodation Type – 2011 Census	
Category	Number of Homes
Detached House/Bungalow	413 (64.0%)
Semi-detached house/bungalow	98 (15.2%)
Terraced house/bungalow	89 (13.8%)
Flat/maisonette/apartment	19 (2.9%)
Caravan/mobile home or temporary structure	26 (4.0%)
Shared Dwelling	0 (0%)

4.7 The three sites within Birdham Parish were recognised sites within the Birdham Neighbourhood Plan as they already had planning permission, so no further sites were allocated as these exceed the 50 unit allocation of Policy 5 of the Local Plan.

4.8 There are 13 households on the Councils Housing Register (as at 10.10.2022) with a local connection to Birdham Parish. It should be noted that the figures provided are only a snapshot of the current need and does not consider any need arising over the plan period.

4.9 Apart from the Crooked Lane development, no further development is due to come forward within the parish to meet the identified housing need. The table below illustrates that as a result of the lack of development; there will still be an unmet demand of 13 households.

**Table 19: Unmet housing needs within Birdham Parish from permitted developments.**

Housing Needs to be met by permitted developments in Birdham					
Bands	1 bed	2 bed	3 bed	4 bed	Total
A-C	4	-	1	1	6
D	4	2	1	-	7
<b>Total</b>	<b>8</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>13</b>
Needs met by permitted developments	0	0	0	0	0
<b>Unmet needs</b>	<b>8</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>13</b>

4.10 Affordable housing on market sites are generally expected to contribute towards meeting the strategic needs of the district. In the case of Birdham, the Council would expect such market sites to contribute towards the overall needs of the Manhood Peninsula and the South of the district.

4.11 The Crooked Lane development will provide the following mix of units:

**Table 21: Field North West of Saltings size mix of units.**

Permitted size mix of units for the development at Crooked Lane						
	1 Bed Bungalow	2 Bed Bungalow	2 Bed Houses	3 Bed Houses	4 Bed Houses	Total
Crooked Lane	2	1	8	3	1	15

4.12 The scheme will contribute to meeting the needs of a further 9 households on the waiting list with a local connection to Birdham. It will also be able to contribute towards meeting any further arising need.

4.13 There are currently 73 affordable rented homes in Birdham Parish, with; an average of 3 lets a year. The turnover of stock in the last year (2 lets) is indicative of the lack of supply of affordable and social rented properties becoming available within the parish. The lack of 4 bedroom rented homes within the parish means that the households with this or higher bedroom need will have to be housed outside of the parish to which they hold a local connection to. The site at Crooked Lane seeks to provide a 4 bedroom house to assist in meeting this need.

4.14 The Right to Buy and Right to Acquire has resulted in considerable amounts of social rented stock being lost within Birdham Parish with 47 homes being lost within the parish.

- 4.15 Birdham Parish has a larger amount of homes which are owned (78.9%) and lower amounts of social/affordable rented properties (7.8%) compared to the district and the South East.
- 4.16 The development at Crooked Lane seeks to provide mainly smaller 1 and 2 bedroom dwellings which will provide an opportunity for newly forming households to access the market. The provision of 1 and 2 bedroom bungalows will also provide suitable accommodation for households wishing to downsize, thereby freeing up larger family accommodation elsewhere.
- 4.17 The evidence outlined above indicates that Birdham’s existing stock is largely unaffordable to those in need of housing who need or want to move within the parish. The greater affordability pressures are accentuated by the significant weighting of the stock towards larger detached properties which usually command higher sales values and the low turnover of the existing affordable and social rented properties within Birdham.
- 4.18 Minimal development is planned for Birdham Parish and the households on the housing register with a local connection to Birdham are having to wait a long time before a suitable property becomes available, or be housed outside of the parish. The scheme at Crooked Lane will provide 100% affordable housing for those with a local connection to Birdham Parish. As such, the development will contribute to alleviating the pressures on the existing affordable housing stock and provide much needed affordable rented accommodation for local people with a local connection to the parish.

## **5.0 CONCLUSION**

- 5.1 The evidence collated within this report identifies a significant need for affordable rented housing to come forward at the larger district level and more locally at the Manhood Peninsula level. The HEDNA (2022) identifies a net need for 278 affordable homes per year in the plan area. There is an identified deficit in the supply of affordable housing to meet the growing demand identified at all three levels: Chichester District, Manhood Peninsula and Birdham Parish.
- 5.2 Birdham Parish has recognised three sites for development within its adopted neighbourhood plan which will contribute to meeting its indicative housing figure of 50 set out in Policy 5 of the Local Plan. With a low turnover of stock in the parish and typically high property prices in its surrounding areas, the likelihood of newly forming households or first time buyers being able to access a home is slim. As such the need for sites in Birdham to deliver affordable housing is high. The site at Crooked Lane benefits from planning permission and is in the ownership of the Hyde Group; one of the Council’s principal registered provider partners. This site will provide 100% affordable housing for local people in perpetuity which the Council’s Housing Delivery Team supports.

**Appendix 1: Site Plan of the land lying to the West of Crooked Lane, Birdham PO20 7BH.**



**Appendix 2: Map of site access to the Field North West of the Saltings, Crooked Lane, Birdham.**

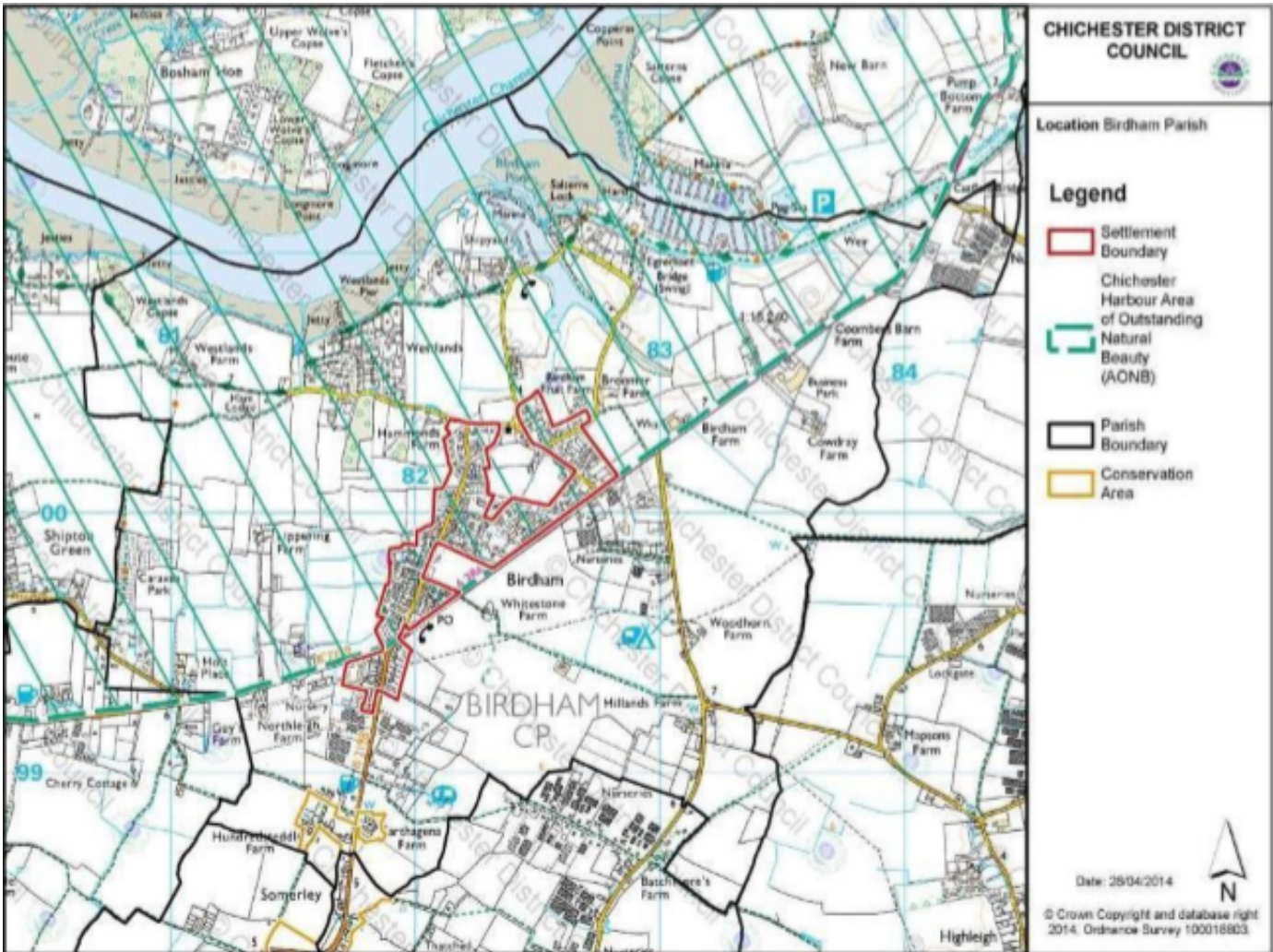




Appendix 3 – Manhood Peninsula Map



Appendix 4: Birdham Parish boundary



## Appendix 5: Section 3.5 (Housing) of the Birdham Parish Neighbourhood Plan

### 3.5 Housing

According to the 2011 Census, the Parish had 730 dwellings and 645 households (the Survey Report 2013 states there are 672 'homes'). About 80% were owner occupied, 9% social rented and 9% private rented with only 1% shared ownership.

Birdham has a wide range of housing but predominantly a mix of detached two-storey houses and bungalows. As the History & Heritage section has already stated, some date back to the 18<sup>th</sup> century. There has been a lot of development post-war and a majority of Birdham has been built since 1945. Much of this has taken place to the north of the A286 and there has been a tendency to build estates, such as Westlands and Greenacres and cul-de-sacs, such as St James', Springfield Close and Cherry Lane, all of which were built before the establishment of the Chichester Harbour Area of Outstanding Natural Beauty in 1964. Social housing is concentrated around the southern end of Crooked Lane and the Playing Field, though some of the recent developments have included social housing. There are also 31 houseboat berths on Chichester Canal leased by Premier Marinas.

More recent developments include Pipers Mead (24 houses 1999), Walwyn Close (43 houses - 11 affordable/rented, 2003), Chaffinch Close (5 houses, 2013) and Old Common Close (28 homes – 9 affordable/rented, 2013).

Planning approval has been given in principle for a further 79 homes (subject to developer contributions) at:

- Rowans Nursery, Bell Lane (25 houses – 10 affordable),
- Tawny Nursery, Bell Lane (30 houses – 12 affordable)
- Site off Crooked Lane (15 affordable homes)
- Chichester Marina (conversion of offices into 9 homes)

This means that the indicative housing numbers of about 50 homes, allocated by CDC's Local Plan, will be met.