

Slaugham NHP

Housing numbers: Evidence at May 2015

How to assess housing need in the Parish over the next 20 years.

1.1 Methodology.

The Planning Practice Guidance gives the following advice for those preparing neighbourhood plans:

Town/parish councils and designated neighbourhood forums (qualifying bodies) preparing neighbourhood plans can use this guidance to identify specific local needs that may be relevant to a neighbourhood but any assessment at such a local level should be proportionate. Designated neighbourhood forums and parish/town councils can also refer to existing needs assessments prepared by the local planning authority as a starting point.

The neighbourhood plan should support the strategic development needs set out in Local Plans, including policies on housing and economic development. The level of housing and economic development is likely to be a strategic policy.¹

In looking at the Parish's housing need, the Housing and Economic Development Needs Assessment carried out by Mid Sussex District Council was used as a starting point.

The Planning Practice Guidance also states:

Establishing future need for housing is not an exact science. No single approach will provide a definitive answer. Plan makers should avoid expending significant resources on primary research (information that is collected through surveys, focus groups or interviews etc. and analysed to produce a new set of findings) as this will in many cases be a disproportionate way of establishing an evidence base. They should instead look to rely predominantly on secondary data (e.g. Census, national surveys) to inform their assessment which are identified within the guidance.²

We therefore also considered local needs by way of available local data.

2.1 Information from Mid Sussex District Council:

The MSDC updated housing figures for the District Plan (to 2031) show: 11,050 new homes in the District, of which **1,800** are to be provided through "natural growth from our villages and towns through the neighbourhood planning process"³

¹ Planning Practice Guidance; HEDNA 'The Approach to Assessing Need'. Para 006 Reference ID: 2a-006-20140306

² Planning Practice Guidance; HEDNA 'Methodology: Assessing Housing Need'. Para 014 reference ID: 2a-014-20140306

³ Letter to Parishes from Norman Webster, Cabinet Member for Planning MSDC 23 February 2015.

As part of their work on the District Plan, MSDC published their evidence on the numbers of houses that each parish might be expected to provide over the next 20 years: For Slaugham this amounts to **211**⁴ additional homes.

The Neighbourhood Plan needs to be in conformity with the MSDC Plan:

“Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan.”⁵ “Neighbourhood Plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies”⁴

3.1 Local information:

Parish Statistics:

3.2 Number of households: **1,130**⁶ [2001: 95⁷]. Over the 10 years to 2011 this is an increase of 18.3%.

Approximate distribution between the four villages: Handcross: 650; Pease Pottage: 400; Warninglid: 100; Slaugham: 50⁸.

Housing completions in the 20 years 1991 – 2011 **257** dwellings built, **12** demolished.⁹

<u>3.3 Type of housing:</u>	<u>2011</u> ⁵	<u>2001</u> ⁶	
Detached	370	315	+17.5%
Semi-detached	384	330	+16.3%
Terraced houses	205	155	+ 32.3%
Flats (purpose built)	166	130	+ 27.7%
Flats (other)	46	55	- 16.4%
Caravan / other temp	6	10	- 40%

(Data rounded to nearest 5 (2001) and refers to all housing in Parish, not occupied, so will differ from total).

⁴ Draft Housing and Economic Needs Assessment, MSDC p 111.

⁵ Para.184 National Planning Policy Framework, DCLG March 2012

⁶ OCSI Community profile for Slaugham Parish 2013 (census 2011 figures)

⁷ OCSI Community profile for Slaugham Parish 2012 (census 2001 figures)

⁸ Estimate by Slaugham PC from the Electoral Roll.

⁹ SPC State of the Parish of Slaugham report October 2012.

3.4 Home ownership:

Owner occupied:	750	655	+ 14.5%
Social rented	157	115	+ 36.5%
Private rented	165	100	+ 65%
Other rented	61	75	- 18.6%

3.5 How affordable is housing in the Parish?

Number of houses in the lowest Council Tax bands (A, B & C): **Parish 43.4%**⁵. **England: 66.2%**⁵. Council tax bands are set nationally and so can be used to illustrate cost of all local property (not just those sold recently).

Housing affordability ratio: **Parish: 20.4**⁵; **England 15.4**⁵. This ratio is based on house prices to earnings. This figure based on the lowest quartile (lowest 25%) of those prices to lowest quartile of household incomes, being more representative of groups trying to get on housing ladder. The affordability index of 20 means that lowest quartile house prices are 20 times as high as lowest quartile incomes.

3.6 Local affordable housing need:

Number of people with a local connection on the MSDC Common Housing Register:
March 2015 53¹⁰ (July 2013 131¹⁰).

If developers are required to provide 30% affordable housing as part of any major development, then in order to meet the 53 affordable units, the total number of units needing to be built would be **177**.

3.7 Residents' survey:

The responses to the survey carried out by Action in Rural Sussex on behalf of SPC in September 2012 indicated that the majority of residents wanted housing needs met by small increments (72.41%) rather than a few large projects (27.59%).¹¹ In terms of numbers, the greatest proportion of residents identified that if new homes are to be built in the parish over the next 20 years, that 0-10 units should be built in Slaugham and Warninglid (51.46%), and 10 – 20 units should be built in Handcross (28.91%) and Pease Pottage (24.37%). With regards to the provision of housing for older people over the next 20 years a majority of residents indicated that the number in each village should be between 0-10.¹¹

3.8 Availability of suitable sites:

The exercise undertaken by the NHP Committee in May 2015 identified that based on the SHLAA sites assessed by MSDC, there are sufficient sites within the Parish

¹⁰ Figures from Mid Sussex District Council: see emails 2 March 2015 explaining why numbers significantly lower than those provided earlier.

¹¹ AiRS Slaugham Neighbourhood Plan Survey Report October 2012

which have been put forward under the SHLAA process to more than meet the needs of the parish over the next 20 years.

3.9 Permissions already granted.

MSDC's Commitments Schedule as at 1st September 2015 (large sites) shows for Slaugham Parish:¹²

Full Planning Permission

Land North of Black Swan Close, Pease Pottage	51
Land at Caburn and St George's House, Brighton Rd Handcross	7
Seaspace House, Brighton Road Handcross	7
TOTAL	65

Outline permissions granted:

Land at Hyde Estate (north of Handcross)	75 or 90
Golf Club Driving Range, Pease Pottage	95
TOTAL	165 or 185

Total full and outline permissions granted either 235 or 255, depending on which Hyde Estate plan is delivered. In addition, Hyde Estate development includes a 60 bed care home.

¹² <http://www.midsussex.gov.uk/8312.htm>