

## **Findon Neighbourhood Plan Housing Objectives and Targets (a collection of information and ideas for discussion)**

(a reconciliation of Neighbourhood Plan Questionnaire responses and Findon housing data/future housing projections)

### **SHMA targets and Findon historic housing data**

The West Sussex Coastal Region SHMA does recognise that delivery of new housing in the National Park will be constrained by National Park policies and the SDNPA Options Consultation resulted in a preference for a very limited extension of the built up area boundary in Tier 3 settlements (only if proposed in a Neighbourhood Plan)

Using 10 year historic house completions data from West Sussex County Council the SHMA **maximum** projected housing delivery 2011-2031 in the Arun part of the National Park would be 160 dwellings. However the SHMA includes Arundel and Warbleton wards in the Arun part of the National Park and the Arundel Neighbourhood Plan allows for the delivery of up to 90 dwellings. It may then be argued that the **maximum** projected delivery in the rest of the Arun part of the National Park would be 70 dwellings. The rest of the Arun part of the National Park would then be Findon, Clapham, Patching and Warbleton.

Using 10 year historic housing data from Arun DC and SDNPA planning applications the number of new houses granted planning consent in Findon parish between 2003 and 2013 was 30 dwellings. There are potentially 4 dwellings in the pipeline currently at the planning application stage. **If** new housing continues at that rate the **maximum** projected housing delivery for Findon 2014 – 2031 would be 45 new dwellings. Historic data however is not an indicator of local housing need, market or affordable, it is an indicator of what local property/garden owners and developers have been able to maximise within the constraints of current planning policy. Findon is a favoured location where outside demand for new housing far outstrips supply and will continue to do so in future.

All the new housing in Findon between 2003 and 2013 has been within the development boundary, mainly infilling on large gardens or grouping of smaller gardens, sometime with the demolition of an existing bungalow.

A review of potential similar larger garden sites remaining in Findon has been undertaken(DJH). It that it is likely that infilling within the current built up area boundary will only deliver a **maximum** projected 10 new dwellings during the period of the Neighbourhood Plan.

**In summary** the housing delivery rate over the last ten years (30 new dwellings) in Findon parish will **not** be achievable again simply because there are a very limited number of garden sites and one brownfield site left within the development boundary.

**Findon Neighbourhood Plan Questionnaire responses on housing and development can be summarised as:**



- a) No support for any significant amount of new housing. (*Question 1*)
- b) No support for an extension of the development boundary. (*Question 2 (i)*)
- c) Slight majority support for any limited new housing that might be required for local need to be dispersed rather than on a single site (*Question 2 (vii)*)
- d) Slight support for new housing to be located on the edge of the development boundary if no sites are available within the development boundary or would create a cramped feel within the village. (*Question 2 (viii)*)
- e) Slight majority support for affordable housing for local need. (*Question 2 (ii)*)

- f) No support for affordable on 'rural exception' sites outside the development boundary. (*Question 2(iii)*)  
(*although doubt as to whether the term 'rural exception' was fully understood and that no affordable housing in rural areas came forward in the last 15 years with the Arun DC rural exception sites policy in place*)
- g) No support for market housing in order to facilitate affordable housing. (*Question 2 (v)*)  
(*again doubt as to whether it was appreciated that under government funding restrictions affordable housing in rural areas hardly ever comes forward without an element of market housing to increase the value of the land to induce a landowner to make land available for affordable housing*)
- h) Support for conversion of disused farm buildings for housing, including affordable housing (*Question 2 (x)*)

### **Summary and draft objectives**

A limited amount of new housing, market, low cost and affordable, **for local need** may be acceptable to the community.

There is only one brown field site within the development boundary with limited potential for new housing (former fire station) and an estimated capacity for a maximum of 10 new dwellings as infilling within the village boundary in the period 2014 – 2031, the Neighbourhood Plan period.

Local housing need appears be greater than 10 dwellings over the Neighbourhood Plan period and will only be possible if locations adjacent to the edge of the development boundary can be identified that will not cause any landscape or environmental harm and have the support of the community. (*review Housing Needs Survey Results, Arun Housing Register and the Rural Profile 'overcrowding' household figures*)

A target of 32 new dwellings (2 new dwellings/year, more or less) over the next 15 years (less than half the total for the previous 15 years), the Neighbourhood Plan period, **may** be acceptable to the community if policies are included in the Neighbourhood Plan to ensure the housing addresses local need for smaller market housing, low cost housing and affordable housing, is not all on one site and is on the edge of the built up area boundary, if no sites are available within the built up area boundary.

Although 32 dwellings is likely to be lower than targets from the SHMA and probably the SDNPA target when it is set, it is high enough to resist too much outside developer pressure for more housing in Findon and address local housing need both market and affordable (it is possible SDNPA will accept this level of new housing with a clear objectives, policies and a robust evidence base in the Neighbourhood Plan)

There are potentially 4 consents in the pipeline and with an maximum estimated 10 dwellings from further garden infilling that would only leave a requirement for site(s) on the edge of the development boundary for 18 dwellings.

These targets would be for all types of housing for local people and families in the parish, the proportion, mix and type of market, low cost and affordable housing within the target should perhaps be the subject of further community consultation, detailed analysis of the housing needs survey and the Arun housing register and further discussions with Arun and SDNPA and other stakeholders like land owners and specialist rural housing providers.

### **Some Policy Considerations**

The Neighbourhood Plan Questionnaire results while showing no support for extending the built up area boundary do show a slight majority in favour of locating any new housing that **may** be required to address the needs of **local people** on the edge of the built up area boundary (presumably the outside edge) and on small dispersed sites rather than one site.

If policy is to be formulated to allow a limited number of new houses to be built during the period of the Neighbourhood Plan, let us say 32 for the moment, it will probably have to consider the following approaches, **to reflect the Neighbourhood Plan Questionnaire results:**

- (i) restrict the size of new houses to a maximum of 3 bed with a floor area limit.
- (ii) restrict in some way to meeting the needs of local people and families only, market or affordable (*difficult in policy terms unless an affordable, including shared ownership policy is used or perhaps a community land trust*)
- (iii) assume infilling within the built up area boundary will deliver up to 10 new houses and there are 4 in the pipeline, allocate small sites on the edge of the built up area boundary to deliver a total of 18 new houses but dispersed on smaller sites, perhaps with a maximum of 4/6 houses on each site (*accepting that this approach is the least attractive to house builders and rural housing associations because of the small scale*)
- (iv) **if** it is felt that some form of low cost or affordable housing policy is needed (*referring to housing needs survey*) it should be recognised that rural exceptions policies (*no support in NPQ*) on their own are very unlikely to deliver any low cost or affordable housing without some limited market housing to provide cross subsidy **and** there will be no larger market housing sites available to deliver a percentage of affordable houses (*like in urban areas and possibly other parts of the National Park where policies require up to 40% low cost or affordable housing to be provided*) **so some creative thinking will be required....**
- (v) Conversions and additions to existing dwellings, particular the conversion of bungalows to one and a half storey houses, in appropriate locations where other planning policies can be successfully addressed, should be encouraged as there is only one potential brown field site within the built up boundary and no architectural or vernacular merit in many bungalows (*not really worth having a policy encouraging the use of brown field sites*)

when there are none except perhaps the former fire station) In effect however this could be considered to be a form of brown field policy itself. In the past this approach has been unattractive to house builders (*unlike demolishing a bungalow on a larger garden site and building two new houses or one very large house*) and is more usually associated with householders improving and extending their own homes. However as available infilling sites become harder to find major additions and conversions of bungalows are starting to come forward. It is also more likely there will be a strong local connection if policy preference is given to this approach.

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