

Memorandum

To: Birdham Parish Council
cc: Planning Policy Team

From: Housing Investment Team
Date: 04 May 2012

Subject: Affordable Housing Questions

Q1. Allocation Policy – what are the criteria for applicants to be eligible for affordable housing?

The eligibility criterion for affordable housing is available in the Council's Allocation Scheme, which is published on our website via the following link:

http://www.chichester.gov.uk/utilities/action/act_download.cfm?mediaid=7636

Q2. Affordable housing requirement – how many eligible applicants require affordable housing in Birdham?

As of 03 May 2012, there were 47 households listed on the Council's housing register that have a local connection to the parish of Birdham.

Q3. Existing stock – Are there any affordable homes available from existing stock, which are vacant, or where occupants no longer qualify for affordable housing?

The Council does not own any affordable homes, since transferring its stock to Hyde Martlet in 2001. As such, we hold no information on current stock occupancy rates.

However, we are not aware of any homes in Birdham that are due for reallocation, so would assume that all 60 affordable homes in the parish are occupied.

Q4. Planning stock – How many affordable homes are in the pipeline i.e. with planning permission such as the Longmeadow development or other proposed developments (e.g. Church Lane site?)

The Longmeadow development has a planning permission which includes 10 affordable homes (of which 3 are to be delivered as shared ownership). Longmeadow is not an exception site, but we will do our best to prioritise local households when the development is completed. The development adjacent to Tate House on Main Road has planning permission, which includes 2 shared ownership affordable homes. It is also not an exception site.

Preliminary enquiries are confidential. Consequently, we are unable to discuss pipeline development other than on schemes where permission has been granted, or where the information is already public.

Q5. Net Requirement – taking into account Nos. 3&4 what is the net requirement for additional housing for the immediate future?

The Housing Investment Team considers that the net local housing need in Birdham is currently 40 households with a local connection (47 households with a local connection minus 7 rented homes at the Longmeadow site).

Site selection queries

These are addressed in the attached H9 Site Assessment Document.

Further Questions

With reference to the proposed Crooked Lane development have the school been consulted. The proposed access is directly opposite the school entrance and would surely pose a safety issue? Hyde Martlet did not get far enough with the proposals to enter into detailed discussion with other local parties.

With the recent change in planning policy CDC are bound to receive a new flurry of planning applications with the associated affordable housing element. Is it worth waiting for a given period to see what comes forward?

The introduction of the FAD policy has resulted in new applications/enquiries across the district. However, we have no guarantees that any site will get permission. Consequently, we cannot predict whether the affordable housing need in Birdham will be met by market development.

The Homes and Communities Agency funding for Birdham is time limited; undue delay risks deliverability of an exception site.

There has been a significant time since the questions were originally asked of land owners and their willingness to sell their land for affordable housing. Situations have changed and land may have changed ownership. Are CDC going to approach land owners again? Is this information going to be made public?

Undue delay risks deliverability of an exception site in Birdham.

In light of the FAD policy, it is likely that landowners would prefer to hold on to their land in the hope of obtaining market housing planning permission.