

# CHICHESTER DISTRICT COUNCIL

## Housing Need Survey Report for the Parish of Earnley

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7th February 2014

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## 1.0 Introduction

There have been active discussions since 2010, between Earnley Parish Council (EPC) and Chichester District Council (CDC) on the topic of rural affordable housing need in the Parish. On the 23<sup>rd</sup> September 2013, CDC's Rural Housing Enabler Officer was invited to EPC meeting to discuss the current and hidden housing need. EPC wanted to comprehensively assess the local housing need and establish the level of support from the communities for providing a new development of affordable housing to meet a local need.

Consequently, EPC commissioned CDC to undertake a Housing Need Survey (HNS) of the area, giving local people the chance to inform the Council if they were in need of housing; whether they supported the principle of new development; and, suggestions for the potential location of any new development.

The survey was duly carried out by the Council's Housing Delivery Team in accordance with the Data Protection Act, 1998. This report summarises the key findings from the survey to help further the communities' understanding of the local need.

## 2.0 Earnley's Geographic and Housing Profile

Earnley is set on the Western side of the Manhood Peninsula, on flat coastal plain, about 1km inland from the sea at Bracklesham Bay. The Earnley Rife flows through the village from the North. A caravan park lies to the West of the village, along with some ribbon development along Clappers Lane and isolated development to the North on Bookers Lane. The larger village of East Wittering and Bracklesham lies close by to the West and South. The Almodington Horticultural Development Area and associated glasshouses lies about 1km to the North-East of the village.

The small village is centred on the medieval church which sits on a small green at the junction between three roads. The listed buildings, Earnley Manor and Earnley Place are set to the North and South of the green respectively. A group of small flint or brick cottages are situated on the North side of the green. The spacious layout of the surrounding buildings, irregularly positioned, provides an informal plan form. Wide grass verges add to the rural character, with a number of tree groups providing a green backdrop. Despite the more modern development, which tends to surround the conservation area to the North, West and partially to the South, the flat topography provides strong visual links to the surrounding countryside and there are long views towards the beach. *Source: Earnley Conservation Character Appraisal & Management Proposals (September 2006, updated May 2013), Historic and Modern Mapping.*

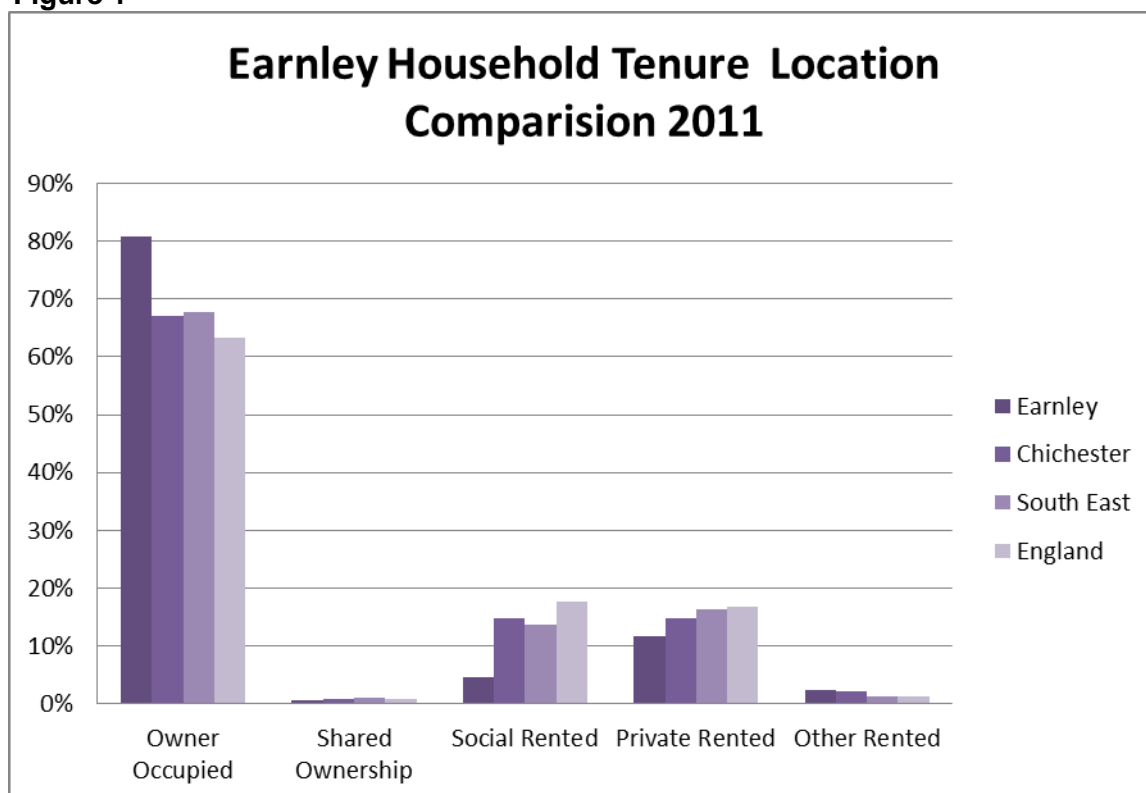
Table 1 illustrates that from 2001 to 2011 there was an increase in Earnley’s total population by 3%. The census information also shows that the number of dwellings increased by 23%. Census 2011 was taken on the 27<sup>th</sup> March 2011, it must be noted that this information is a snap shot of the day the surveys were conducted. Dwellings include caravans and temporary structures.

**Table 1**

Key Census Statistics - Earnley			
	2011 Census	2001 Census	Change 2001-2011
Current population (usual residents)	459	447	12
Number of households	172	163	9
Average household size	2.67	2.74	0.07
Number of dwellings	214	174	40

Figure 1 highlights that 81% (139 properties) are owner occupied in the Parish, compared to just 67% across the Chichester district. 5% of the stock is social rented compared to 15% across the district.

**Figure 1**



**Table 2**

Household Composition in Earnley - 2011		
All households	Single persons households	Other households
172	41 (24%)	131 (76%)

**Table 3**

Economically Active Residents in Earnley - 2011		
Residents aged 16-74	Economically active	Economically inactive
352	238 (68%)	114 (32%)

### 2.1 Earnley's affordable housing profile

Table 4 exemplifies that there is currently 15 households on the housing register with a local connection to Earnley, of which 93% are in band 'D'. Households placed in bands 'A-C' are considered having a high priority need for housing.

**Table 4**

Housing register member local connection and bedroom need as at 31.01.2014				
Band	1 Bedroom need	2 Bedroom need	3 Bedroom need	Total
C	1	-	-	1
D	9	4	1	14
Total	10	4	1	15

Table 5 demonstrates that the 15 households currently on the register make up a total of 29 people. 12 of the 15 households (80%) are currently resident in Earnley. 14 people (48%) are below 30 years of age and 5 (17%) are aged 60 or over.

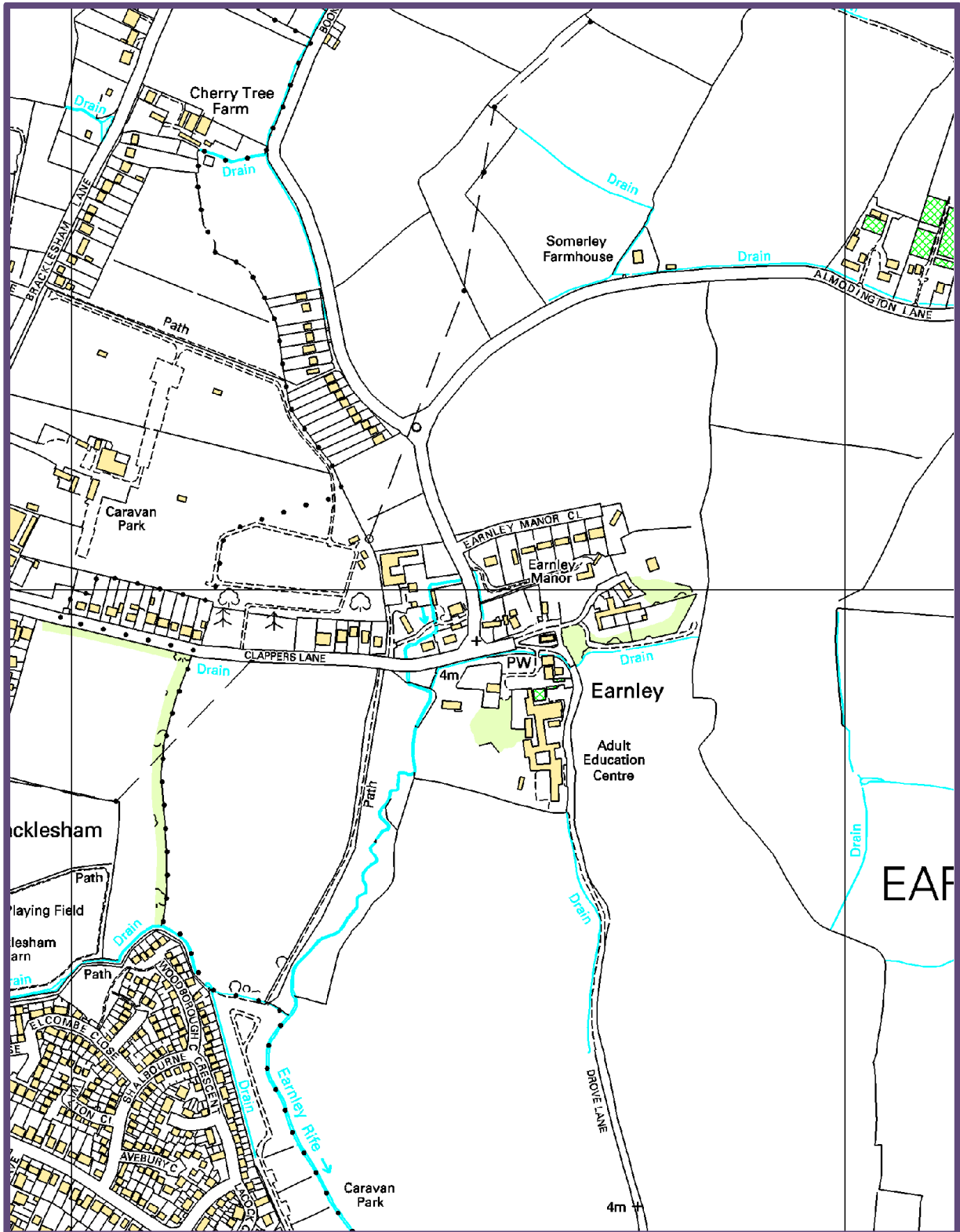
**Table 5**

Breakdown of ages of Housing Register Member with a local connection to Earnley as at 31.01.2014						
Local Connection	Age Band					
	18 & below	19 - 24	25 - 29	30 - 34	35 - 39	40 - 44
Resident	7	3	1	2	2	1
Other LC	2	-	1	2	1	-
Total	9	3	2	4	3	1

Breakdown of ages of Housing Register Member with a local connection to Earnley as at 31.01.2014						
Local Connection	Age Band					
	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 - 74
Resident	1	-	1	1	1	3
Other LC	-	-	-	-	-	-
Total	1	-	1	1	1	3

- As at March 2013 Earnley's affordable housing stock consisted of 7 x 3 bed houses, which none have been released for reallocation since before 2007.
- In total 3 houses have been lost in Earnley as a result of "the right to buy".

## 2.2 Location map of Earnley



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 Chichester, West Sussex. PO19 1TY.  
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### 3.0 Methodology and Structure

The purpose of this survey was to gain a greater understanding of the area's 'hidden' local housing need (households that have a need for affordable housing, but that weren't listed on the Council's housing register). Therefore, the survey asked respondents to identify whether they were, or were likely to be in the near future, in need of affordable housing. Respondents were asked to return their completed forms in the supplied pre marked envelope to one of their local Parish Councillors letter boxes. Respondents also had the option to call one of their Parish Councillors to collect it, if they were unable to return it.

On 6<sup>th</sup> / 7<sup>th</sup> December 2013, a total of 203 (this figure was derived from the most recent electoral roll information, this figure differs from the census information as some households do not choose to vote) survey forms and cover letter were hand delivered to every residential address in Earnley. Responses were requested by Saturday 21<sup>st</sup> December 2013; a total of 58 forms were returned within the time limit. A tolerance of 14 days was permitted for the return of additional responses (4<sup>th</sup> January 2014). During this period, one further form was returned and the data has been included within this analysis. However one form returned provided no information only comments; which have been included in the comment analysis.

Consequently, this analysis has been based on a total of **58** valid returns, equivalent to a **33.7% response rate of the households of the surveyed area** in relation to the 2011 Census information. It represents a total of 143 people (household members), which is equivalent to **31.4% of the total population** of the area as defined by the 2011 Census. The gender split of respondents comprised 52.4% male and 47.6% female.

On this basis, the Housing Delivery Team recommends that the survey be considered statistically significant and illustrative of a significant proportion of the local community.

Whilst all valid data has been included in this analysis, not all questions have been individually evaluated in this report. This is because some questions (such as 9c and 9d) were included purely to support information in other questions.

*Please note: references throughout this report to 'DNA' denotes 'Did Not Answer'.*

## 4.0 Survey Response and Analysis

### 4.1 Question 1

*Please indicate the age, gender and occupation of each person in your household.*

This question was devised to ascertain the demographic breakdown of respondents, as well as providing some key statistics about the employment of local residents. The ages of household members identified within this question has been grouped into age ranges, and a breakdown of gender has also been supplied.

The survey identified a variety of occupations held by local people. To make this information more useful, occupation types have been grouped together under similar themes to give more useful information on employment within the three parishes. These include:

- Accounts
- Airline Pilot
- Business and management;
- Creative arts and culture;
- Engineering / manufacturing / mechanics
- Environment / agriculture / animal care
- Health and social care
- Hospitality
- Housewife
- Marketing, advertising and PR
- Property / Construction / Maintenance
- Retired
- Science and pharmaceuticals
- Self-employed
- Student / child <18
- Transport and logistics
- Unemployed

Table 6 summarises the occupations, gender and age of the respondents;

**Table 6**

Respondents Occupation Type		
Occupation Type	Frequency	% of respondents
DNT	4	3%
Accounts *	3	2%
Airline Pilot *	1	1%
Business and management *	24	17%
Creative arts and culture *	1	1%
Engineering / manufacturing / mechanics *	5	3%
Environment / agriculture / animal care *	4	3%
Health and social care *	7	5%
Hospitality *	1	1%
Housewife	10	7%
Marketing, advertising and PR *	1	1%
Property / construction / maintenance *	7	5%



Retired	44	31%
Science and pharmaceuticals *	1	1%
Self-employed *	5	3%
Student / child < 18	23	16%
Transport and logistics *	1	1%
Unemployed	1	1%
Total	143	100%

Respondents Gender		
Gender	Frequency	% of respondents
Male	75	52.4%
Female	63	47.6%

Respondents Age Range		
Age bracket	Frequency	% of respondents
DNA	11	8%
0-19	23	16%
20-29	4	3%
30-39	11	8%
40-49	17	12%
50-59	25	17%
60-69	28	20%
70+	24	17%

This demonstrates that:

- That there is near enough an even gender balance;
- There is a broad mix of age ranges. There is a high proportion of household members aged 50 or above (54%). There is a very low proportion in the 20-29 age range, which may be indicative of the general unaffordability and lack of employment in the area.
- Of those that responded, a vast majority of Earnley residents consider themselves retired (31%), which links with the age range data indicated above. Similarly, there are a number of students/children younger than 18 (16%), which indicates that the area is also considered a good location to bring up children. The local occupation market figures contain a very low proportion of unemployment, but do feature high instances of people in business/ management.
- Of the respondents, **43%** considered themselves to be employment (\*).

## 4.2 Question 2

*How many years have you/your household lived in the parish?*

Respondents were asked to indicate how long they had lived in the Parish. This question received a 98% response rate. The average length of residency in Earnley of 98% respondents is 20.7 years. A breakdown of the residency of the respondents is listed below;

**Table 7**

Respondents residency period	
Duration	Frequency
5 Years or less	11
Between 6-10 years	11
Between 11-19 years	11
Between 20-29 years	8
Between 30-39 years	7
Between 40-49 years	7
Between 50-59 years	1
Between 60-69 years	2
Total	58

- This demonstrates that the greatest frequency of responses was from residents that have lived there; 5 years or less (19%), between 6-10 years (19%) and between 11-19 years (19%).

From this information, we can see that in the last 10 years, 38% of respondents have moved to the Parish. This is a relatively high turnover in the existing housing stock. This is interesting; as mentioned in 2.1 zero affordable units have been re-let prior to 2007. Therefore, we can reasonably assume that the turnover within this period has been in the market (private) housing sector. When we compare this to the peak of the housing market in the UK, our data implies that a significant amount of the turnover took place at (or around) the peak of the market in 2006-07.

## 4.3 Question 3

*Do you support the principle of a small affordable housing development for local people in Earnley, if there was a proven need?*

From the survey data, there is a near on equal split in opinions for supporting and not supporting affordable housing; 47% of the 58 households support the principle of providing additional affordable housing as illustrated in table 8;

**Table 8**

Respondent support of local restricted affordable housing		
Support	Frequency	% of respondents
YES	27	47%
NO	30	52%
DNA	1	2%

#### 4.4 Question 3 a & b

*If 'Yes' [Question 3], how many homes would you find acceptable, and on how many sites?*

From the 47% respondents that would support the an affordable development if there was a proven need shows that the preferred amount of units would be between 6-10 (**78%**, see Table 9), distributed preferably over two sites (**63%**, see Table 10);

**Table 9**

Preferred amount of units		
Unit number	Frequency	% of respondents
DNA	1	4%
6 units	13	48%
10 units	8	30%
12 units	4	15%
15 units	1	4%

**Table 10**

Preferred total number of sites for units to be distributed		
Site number	Frequency	% of respondents
DNA	2	7%
1 site	6	22%
2 sites	17	63%
More than 2 sites	1	4%
No preference	1	4%

#### 4.5 Question 3 c

*What type of affordable homes do you feel are needed in the Parish?*

From the 27 respondents a total of 23 answered this question; each type could have potentially scored a maximum of 23. Table 11 illustrates that the respondents felt the greatest need was for young couples (74%) followed by small families (65%). It must be noted that 43% felt there was a need for affordable housing for elderly within the Parish;

**Table 11**

Respondents perception of the affordable housing need type in Earnley		
Household types	Frequency	% of respondents
For young couples	17	74%
For single people	7	30%
For elderly people	10	43%
For people with disabilities	9	39%
For large families	4	17%
For small families	15	65%
Other	Don't know	9%
	Self-build	
	A mixed balance	

#### 4.6 Question 4

*If you have any suggestions for locations within Earnley Parish, where this type of housing could possibly be built, you are welcome to share with us;*

This section of the report lists those specific sites that were identified within survey responses;

**Table 12**

Sites suggested for potential affordable housing development	
Site	Frequency
Gap in the ribbon development North of Clappers Lane	3
Areas of Easton Farm	1
North of the Village	1
Ex LSA small holding land	1
Earnley Concourse Area	2

Some responses included additional remarks regarding a site's suitability, or general observations about the development. The following (edited) comments to this question have been included. All personal information and identifiable comments have been removed to preserve anonymity;

- *Any brownfield site e.g. redundant horticultural land – not farmland or greenbelt*
- *None – the Parish has a lack of required infrastructure and needs to be addressed before any development is proposed.*

#### 4.7 Question 5a

*Do you need to move to another home in the Parish within the next 5 years?*

The below table demonstrates that 91.4% of the respondents **do not** need to move to another property within the Parish.

**Table 13**

Respondent need to move in the next 5 years		
Response	Frequency	% of respondents
No	53	91.4%
Possibly	2	3.4%
Yes	2	3.4%
DNA	1	1.7%

#### 4.8 Question 5b & Question 6

- **Q5b** - *Is anyone currently living with you likely to want to set up home separately now or within 5 years?*
- **Q6** - *Please tell us the make-up of the household that need to move.*

The responses to the above questions have been combined to produce a clearer picture of how many current residents will need to move.

5 households (9%) have indicated in Q5b that they have members in their household who need to set up home in the next 5 years (either in or outside the parish). However 8 households (14%) have completed Q6, which suggest that question Q5b was incorrectly completed by some households; as they have named the members and what type of housing they need in the next 5 years.

For the purpose of this report it will be assumed that **8 households** have members who wish to **move either in or outside the Parish**. The results from Q6 indicate that a total of 14 people (10% of total respondents) will need to move in the next 5 years. Table 14 shows that 42.8% are aged between 18 and 39. Of these 6 are female (43%) and 8 are male (57%).

**Table 14**

Age of people who need to move in the next 5 years		
Age	Frequency	% of respondents
DNA	4	28.80%
18-29	3	21.40%
30-39	3	21.40%
40-49	-	-
50-59	-	-
60-69	2	14.30%
70+	2	14.40%
Total	14	100.00%

#### 4.9 Question 5c

*How many former members of your household have left the Parish in the last 5 years*

Table 15 shows that 18 (31%) households have had members leave in the past 5 years, which equates to 33 people. Table 16 illustrates the reasons as to why they had to leave.

**Table 15**

Total number of respondents household members who have left in the past 5 years		
Number of members	Frequency	% of respondents
None	35	60.3%
1 member	9	15.5%
2 members	5	8.6%
3 members	2	3.4%
4 members	2	3.4%
DNA	5	8.6%

**Table 16**

Reasons for households members leaving			
Reasons for leaving	Frequency	% of respondents	
Lack of public transport	1	5.6%	
Job elsewhere	6	33.3%	
Further education	1	5.6%	
Marriage	9	50.0%	
Lack of affordable housing	5	27.8%	
Other	Care Home	2	11.1%
	Divorce	1	5.6%
	Access off the peninsular	1	5.6%
	Death	1	5.6%

This illustrates that of the 18 household who have lost members in the past 5 years was; 50% to marriage, 33.3% to work and **27.8%** to lack of affordable housing.

#### 4.10 Questions 7, 8, 9a, 9b & 10

With supporting financial information from Questions Q9c & Q9d

- **Q7** – *When are you/they in need of another home **in the parish**?*
- **Q8** – *What is the main reason for needing to move?*
- **Q9a** – *What type of home do you require?*
- **Q9b** – *What type of tenure would best suit your housing need?*
- **Q10** – *Are you ((or relevant household member(s)) on CDC housing register?*

The responses to the above questions have been combined to produce more helpful information from the survey data. The results have been broken down to identify which respondents are most likely to need to move from their current accommodation.

**Only those respondents who indicated in Question 7 that they would wish to move to another home in the Parish in the next 5 years will be included in this analysis.**

**Please note:** respondents were able to select **all** tenure options that they would consider (i.e. renting a home from a private landlord or housing association). Consequently, many responses indicated both affordable and market housing options.

In analysing this section, we have combined respondent's preferred tenure options in Question 9b, with supporting affordability information from Questions 9c & 9d and local house price data. For example, responses that indicated that the household would only consider renting a home from a private landlord (Question 9b), but whose financial information suggests that this is unlikely to be viable (Question 9d) based on local rental prices (from sources such as Rightmove), have been included with the statistics for needing an affordable home. This allows us to get a more accurate picture of the local housing need, and indicates the likely demand on any new housing, should it be made available.

**Please note:** at time of publication, the only local properties available to rent on the Rightmove website include a 3-bedroom house for £2,000pcm, or a 2-bedroom house at £800pcm.

The results from Q7 show that a total of 13 people (9%) from 7 different households may need to move within the Parish in the next 5 years. Of these 5 are female (38.5%) and 8 Male (61.5%). A breakdown of when they will need to move in the next 5 years is listed below;

- 4 people (31%) will need to move in the next 12 months
- 3 people (8%) will need to move within the next 3 years
- 4 people (31%) will need to move in the next 5 years

The main findings from the results of Q8, Q9a, Q9b & Q10 are:

- A total of 5 people (39%) from 3 households are home owners all over the age of 65 who are **retired**. They have all indicated a need to move to more suitable accommodation; preferably 2/3 bedroom **market** bungalows within the next 5 years;
  - 1 person is looking to downsize
  - 1 household looking to reduce their housing cost
  - 1 has indicated the possibility of sheltered accommodation
- 6 people from 4 households between the ages of 18 – 31 will be looking to set up home for the first time within the next 5 years. The respondents have indicated they could afford from £220,000 to £250,000 mortgage or rent for £850 pcm on

the open market. However it must be noted; it is unlikely for anything to become available in these price ranges within the Parish. The preferable type of housing indicated from there results included 1/2/3 bedroom flat/house within the next 5 years;

- 1 person would consider low-cost shared ownership housing
- 1 person would consider renting from a housing association

*At present Earnley has an overall average sold house price of £566,500. It is more expensive than the neighbouring villages of Birdham (£449,173) and Sidlesham (£442,500). In the past year house prices in Earnley were 30% down on the year before and 11% down on 2007 when they averaged at £634,119.*

- Of the 13 people 10 people (77%) indicated that they are not on Chichester District’s Housing Register, the remaining 3 DNA (23%).

#### 4.11 Question 11

*Please provide any further comments*

A summary of some of the further comments have been included below. Not all responses have been included. A column indicating whether the respondent was supportive of affordable housing from Question 3 has also been included. Many responses included personal information; consequently comments have been edited so that no respondent is identifiable from this report. Regardless of whether they support the provision of new affordable housing or not, the context of all comments has been retained;

**Table 17**

Respondents Comments	
Response	In favour of AH
This area has been developed in the past 10 years sufficiently to provide enough housing for local needs. Any further development would change this area from rural to a developed suburb of Chichester.	No
It is very important that we maintain the rural character of Earnley AND the Somerly Conservation Area. Any further encroachment from the Bracklesham/East Wittering sub-urban sprawl could spell the end of the manhood peninsular.	No
This is a small rural hamlet where a car is vital, lanes too narrow for cyclists to ride safely. Low cost housing would bring nothing but trouble to the community especially with the medmerry realignment scheme opening up the area between Selsy and Bracklesham.	DNA
I feel the infrastructure on roads, drainage, schools is already stretched. Building more houses will only exacerbate the issues. We already see big traffic jams in rush hour around the peninsular and in summer, year on year flooding with few remediation plans.	No
Narrow lanes and holiday traffic. This area is not suitable for any housing development. Look at Hurst Park Midhurst, planning disaster.	No



Respondents Comments	
Response	In favour of AH
A small group of affordable homes would be welcomed in this parish, maybe to the North of the village where residents can get public transport. The houses to remain in the possession of the housing association and not sold off which creates non affordable housing.	Yes
I would support an affordable housing development in the Parish on brownfield sites providing the infrastructure was in place to support it. It would be good to establish more of a community in Earnley, with its own post office / shop.	Yes
No new houses should be built in Earnley, or anywhere else on the manhood peninsula, until proper and adequate access is available onto and over the A27 at Stockbridge or Whyke.	Yes
Do we need more housing developments in Earnley when East Wittering and Bracklesham Bay are growing so rapidly?	No
The area is being over developed and housing needs should be considered closer to the main routes, such as Chichester; there is no or little employment further South	No
A new transport system - bus services from Chichester to East Wittering	Yes
We moved to Earnley Parish for a better life for our family with open space and countryside. If development takes place it will no longer be Earnley Parish, just an extension of Bracklesham - There are far more suitable sites closer to Chichester and North of the A27.	No
Earnley is a green belt area whose industry lies in farming and to date we have neither the facilities nor infrastructure to support more housing. In 2012 there were 5 separate occasions when the roads were impassable due to flooding and more homes in the area could make matters worse.	No
The roads are bad now, no path lighting etc. Too much heavy travel on back roads, sewage system needs updating already. Chance of flooding in area.	No
No big developments	Yes
Don't really feel that housing is necessary within Earnley. Infrastructure would not support the increased housing. Transport problem, traffic increases. Are we in Earnley on the flood plain?	Yes
When my children are older I would not expect them to live on the peninsula. There are not many jobs here and I expect they will have to go further afield for education and work. The fact that there is only one main road in and out of the peninsular and also the flooding issues make me think we should not build too many houses.	Yes
This peninsular is now overbuilt. I believe that Earnley should stay as an area of beauty and not be overbuilt. I know that builders are registered with estate agents locally and they are first to buy small dwellings which they then enlarge and sell at higher prices, thus removing the affordable housing which already exists from the market.	No

Respondents Comments	
Response	In favour of AH
Until the infrastructure on the peninsula is improved (i.e. traffic problems "getting off" in the morning) I don't consider any more houses should be built in the area. Coupled with drainage and flooding issues and lack of employment I don't believe that extra housing should be built.	No
There must be a "proven need". The parish lacks main drainage and main gas supply. Without attention to this any increase in housing should be strongly reserved and attention to feasibility studies around each heading with determined number and type of accommodation.	Yes
In view of all the housing developments in the neighbouring villages of Bracklesham and Birdham I cannot see any need to add any further housing here.	No
It is important to control the provision if possible. Trying to avoid objections and disputes with existing parish residents	Yes
NPPF Paragraph 13 - " LPAs should plan for a mix of housing .... (such as .... and people wishing to build their own homes)" Self-build or community self-build create visually and socially richer places. More self-build will promote localism, help boost the wider economy, safeguard and create new jobs locally for builders and builder merchants, help reduce carbon emissions and create a vibrant community spirit.	Yes
Young families are the future life blood of the manhood peninsula. If the Medmerry scheme works the present shopping centres could be developed more for the disabled.	Yes
I very much doubt if there is a need for "affordable housing" in Earnley which does not have a suitable infrastructure to support "affordable housing". I think that sort of development would be totally out of keeping in Earnley and would conflict with its character which is essentially rural	No
We do not see any need for affordable housing in the parish of Earnley as A) It is a tiny Parish and B) It borders Bracklesham / East Wittering; which has a large stock of affordable housing. There are no employment opportunities in Earnley which may require the provision of affordable housing.	No
Surely requirement for affordable housing is linked to available employment and there are few jobs vacant in the locality or likely to be created. Residents in affordable housing are thus likely to seek employment in Chichester, or more probably further afield in Portsmouth or Southampton thus simply exacerbating the traffic congestion on the manhood peninsula roads.	No
East Wittering and Bracklesham offer more than sufficient affordable housing and more is being planned and recently approved. There are insufficient jobs in Earnley to justify building houses let alone affordable houses without the jobs.	No
I feel strongly that no house building should take place until the drainage and sewage system is significantly upgraded. It is unacceptable that we should continue to have raw sewage spill out of our drains into our gardens after heavy rain and any new housing will only make the situation worse.	No
I am not in favour of any further development as the peninsula without addressing the infrastructure problems of traffic, flooding and sewage.	No

## 5.0 Conclusion

33.7% of the total households in Earnley responded to the Housing Need Survey. Of all respondents, 47% indicated that they would support the principle of providing additional affordable housing to meet a local need.

The Council's housing register indicates a need for affordable housing within the Parish. A total of 80% of households on the register with a local connection to the Parish are currently resident within the Parish. However the survey has not demonstrated a further need for affordable rented housing above and beyond the households on the housing register. It has however indicated a need for affordable low cost home-ownership. The survey reveals a need for accommodation suitable for older persons wishing to down size within the home ownership sector and starter homes for young couples. These findings are in accordance with the Strategic Housing Market Assessment (2012) findings.

The Housing Delivery Team would support a small development of 6-10 affordable units which could include both affordable rented homes and some low cost home ownership units; to meet the needs of those able to afford more than affordable rented housing but unable to raise a mortgage to the full market value of a property within the neighbourhood. We would recommend a mix of unit types, mainly 1 and 2 bedroom to meet the needs of those households on the housing register and to create a balanced affordable housing offer in the Parish. The survey has identified a couple of sites which could be considered.

This survey has been undertaken by the Housing Delivery Team at Chichester District Council on behalf of the Earnley Parish Council. All conclusions and recommendations are based on the information provided by local people in response to the survey of December 2013, with additional supporting information from the Council's housing register, local stock information and housing market data.

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