

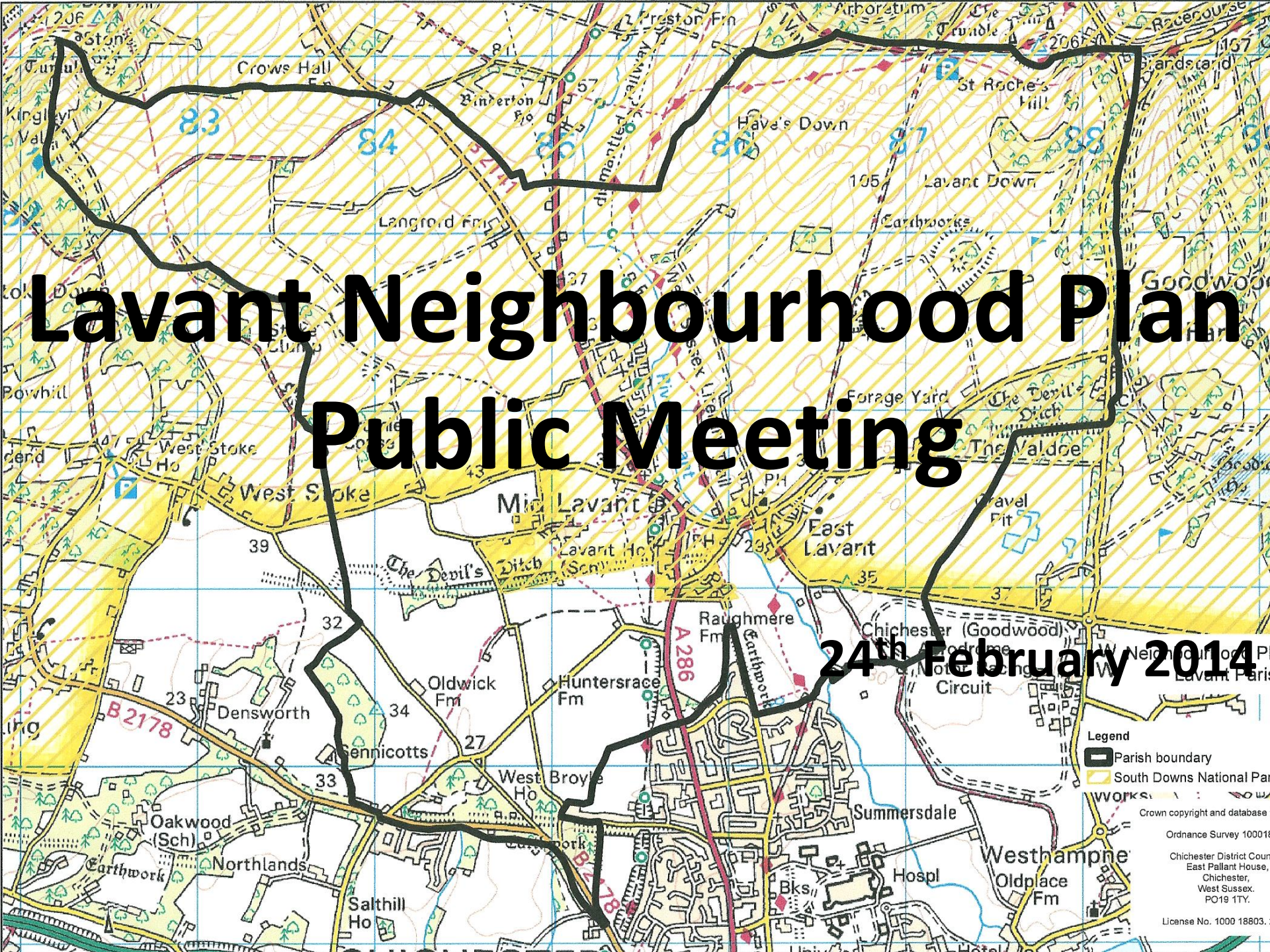
## **Appendix 4a**

**24 Feb 2014 Presentation**



# Lavant Neighbourhood Plan Public Meeting

24th February 2014



**Legend**  
Parish boundary  
South Downs National Park  
Works  
Crown copyright and database  
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Chichester,  
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The map shows the parish boundary of Lavant Parish, West Sussex, outlined in a thick black line. The parish includes areas such as West Stoke, Mid Lavant, East Lavant, and parts of the South Downs National Park, which is shaded in yellow. Surrounding areas include Crowe Hall, Binberton, Langford, Have's Down, St Roche's Hill, Lavant Down, Earthworks, Goodwood, Park, Forage Yard, The Devil's Ditch, Gravel Pit, Chichester (Goodwood) Airodrome, Motor Racing Circuit, W Neighbourhood P, W Lavant Pari, Summersdale, Westhampne, Oldplace Fm, Hospl, Bks, Univ, Salthill Ho, Northlands, Oakwood (Sch), Earthwork, Densworth, Sennicotts, West Broyle Ho, Huntersrace Fm, Oldwick Fm, and Raughmere Fm. The map also shows various roads, including A286 and B2178, and landmarks like the Devil's Ditch and the Goodwood Motor Racing Circuit. The map is overlaid with a grid of blue lines.

# Ian Hutton

## Chairman Lavant Parish Council

### Legend

Parish boundary

South Downs National Park

Earthworks

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# Alan Taylor

## Chairman Lavant Neighbourhood Plan Steering Group

### Legend

Parish boundary

South Downs National Park

Works

Crown copyright and database

Ordnance Survey 100018

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# Lavant Neighbourhood Plan

- **SDNPA Purpose 1:** To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
- **SDNPA Purpose 2:** To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.
- **SDNPA Duty:** To seek to foster the social and economic well being of the local communities within the National Park in pursuit of our purposes.

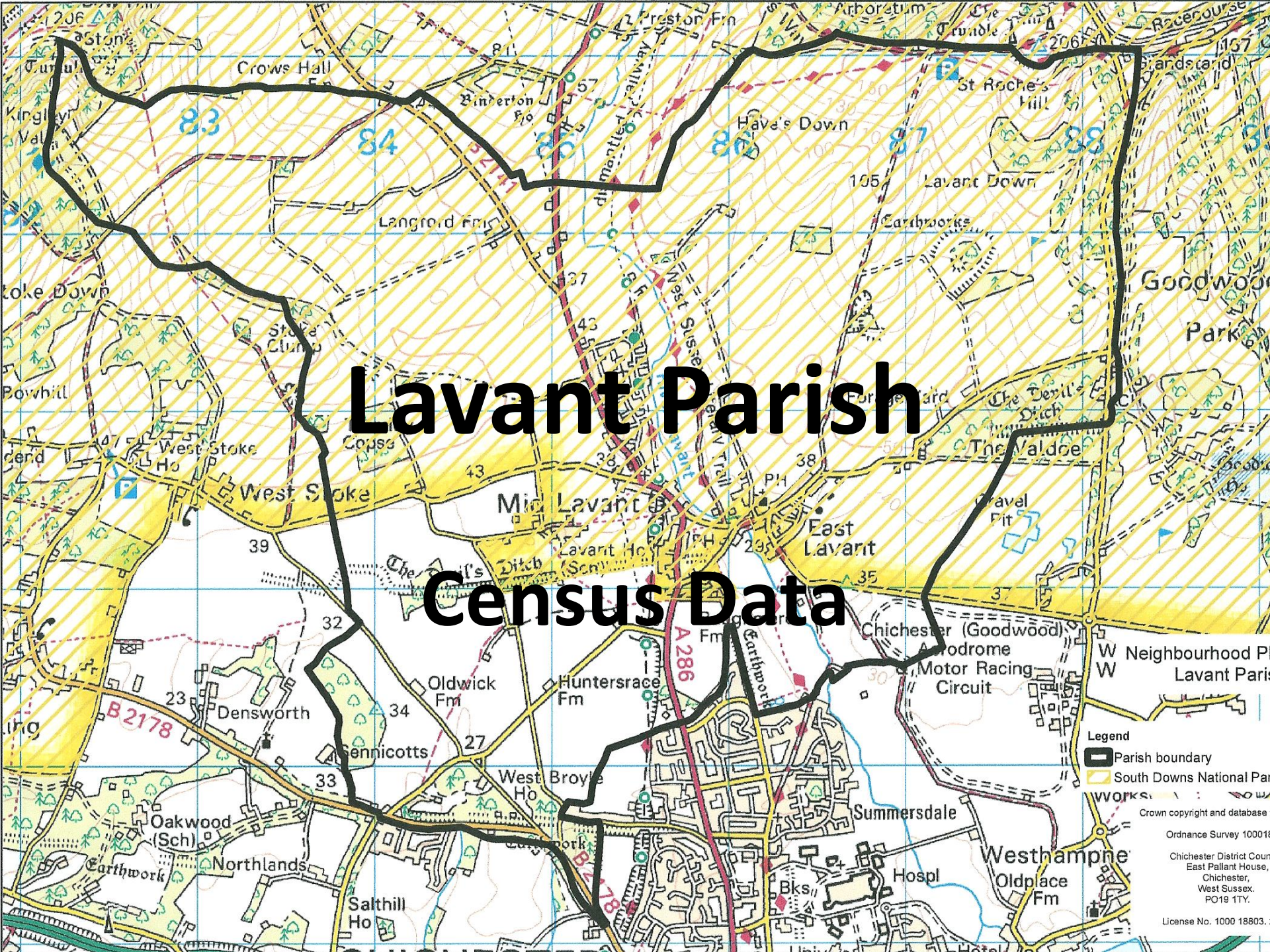
# Lavant NP Vision (2015 – 2030)

- To better understand the special and distinctive characteristics of the local landscape with a view to defining guidelines that both retain and improve the economic, social and environmental value of landscape and the sensitivities to development and change.
- As a core part of the Lavant NP this should add value to local planning policies and become part of the Local Development Framework.



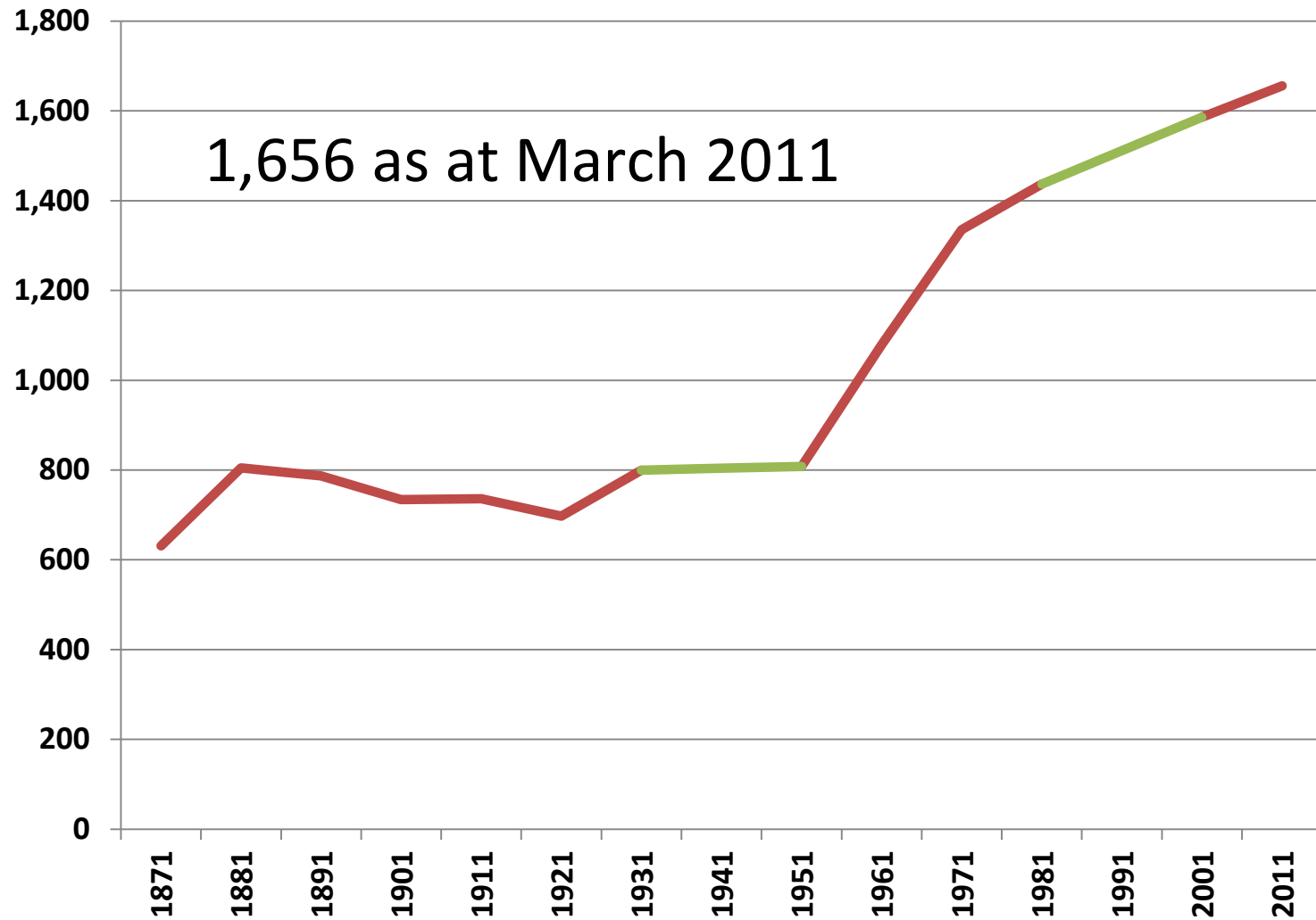
# Lavant Parish

## Census Data



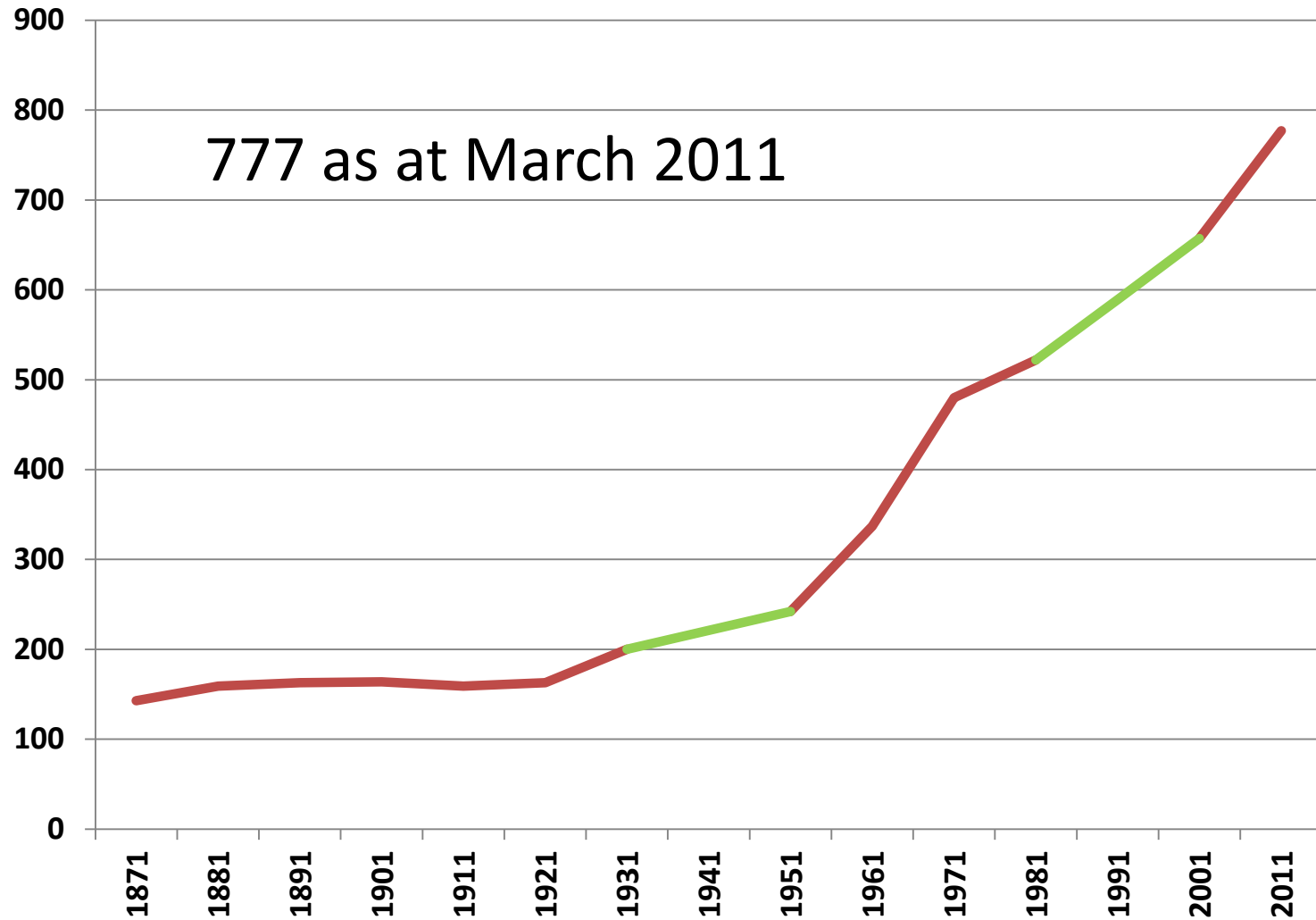


# POPULATION





# HOUSEHOLDS

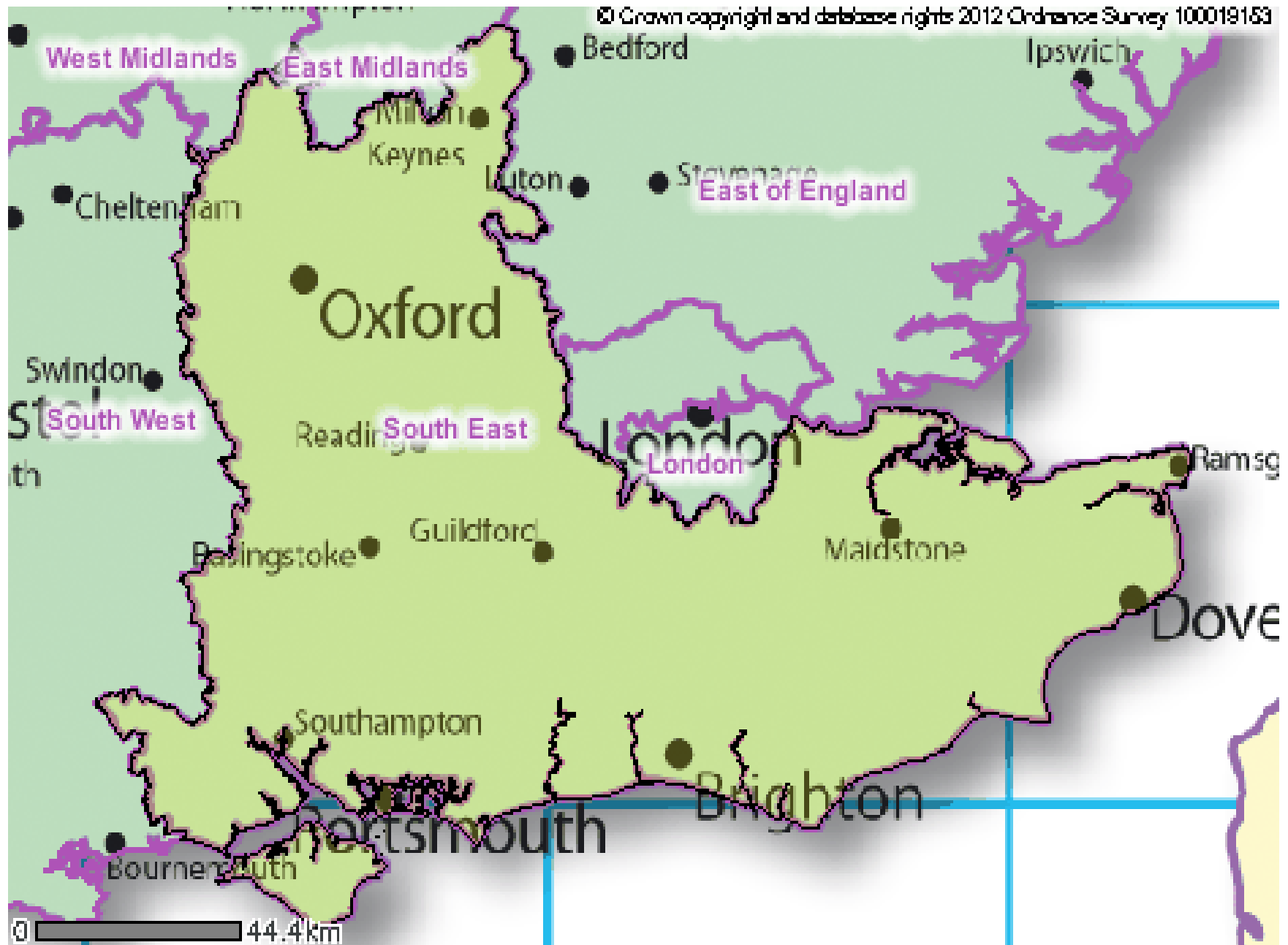




# AGE PROFILE

	Lavant Parish	Indexed on South East
<b>Total</b>	1,656	
<b>0 - 4</b>	6%	92
<b>5 - 18</b>	15%	92
<b>19 - 22</b>	4%	70
<b>23 - 39</b>	16%	76
<b>40 - 59</b>	30%	111
<b>60 - 79</b>	24%	133
<b>80 +</b>	5%	91







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<b>60 - 79</b>	24%	133
<b>80 +</b>	5%	91

# AGE IMBALANCE

0 TO 44 YEAR OLDS

- 150

45 PLUS

+150





# HOUSEHOLD SIZE

	Lavant Parish	Indexed on South East
All occupied households	734	
1 Person	28%	97
2 People	41%	116
3 People	16%	106
4 People	11%	79
5 or More People	4%	59

# Lavant v's SDNP

Accommodation		
	Lavant	SDNP
Detached	21%	51
Semi-Detached	48%	178
Terraced	23%	126
Flats	9%	73

Tenure		
	Lavant	SDNP
Owned	63%	83
Social Rented	25%	212
Private Rented	9%	63
Rent Free	3%	



# Census Summary

- Population doubled
  - Households trebled
- } 1951 to 2011
- Occupancy 2.25 per household
  - Short of family formation age group
  - Household ownership below Regional & National levels
  - More semi than detached!



**Legend**

- Parish boundary
- South Downs National Park

WVORKS : SOW  
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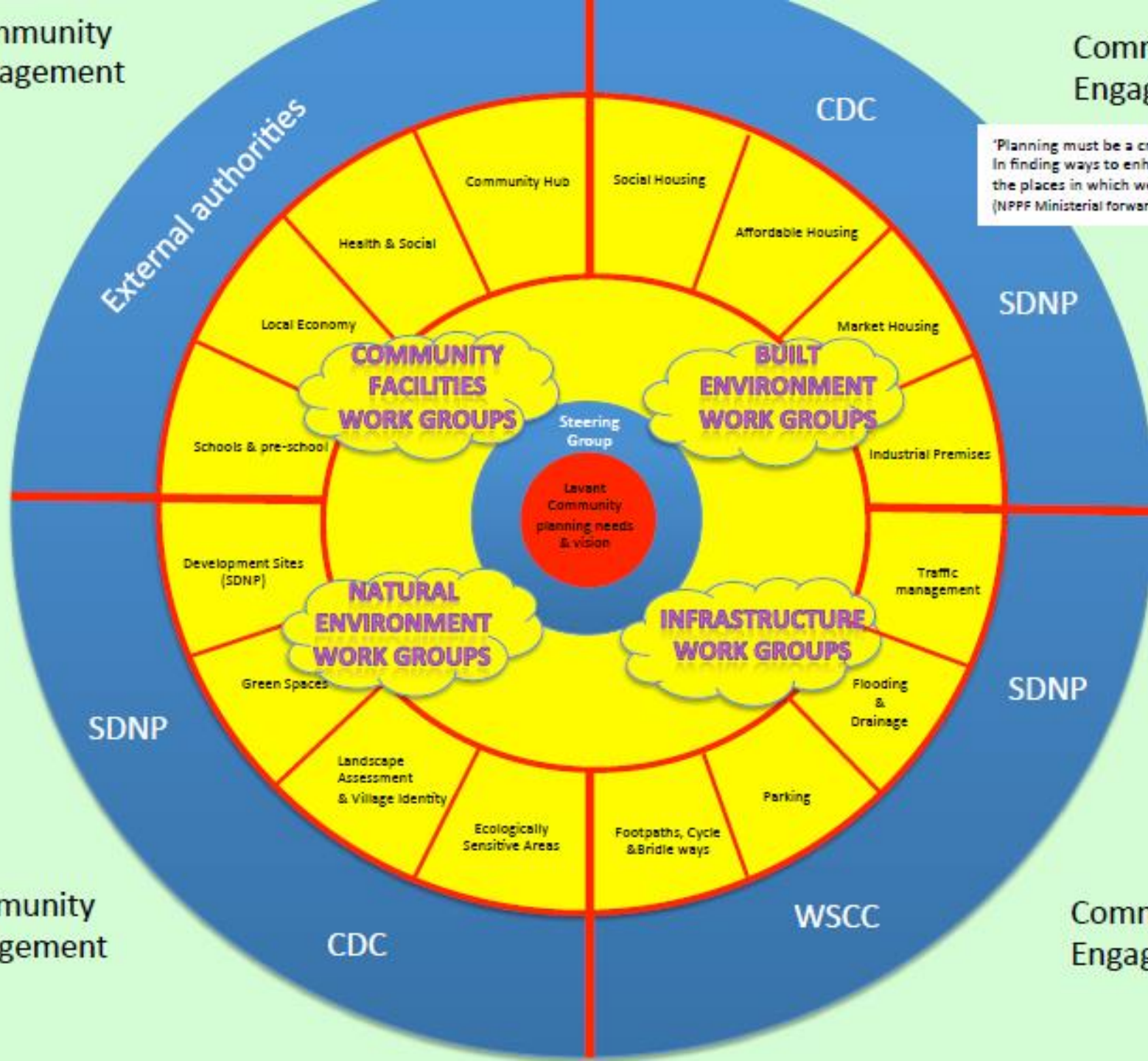
Community  
Engagement

Community  
Engagement

'Planning must be a creative exercise  
In finding ways to enhance and improve  
the places in which we live our lives'  
(NPPF Ministerial forward)

Community  
Engagement

Community  
Engagement



# Built Environment WG

1. How many households?
2. What type?
3. How big?
4. Phasing?



# Built Environment WG

## **Social**

Council owned or controlled  
Rent controlled

## **Market**

Rent, leasehold or freehold  
Cost determined by the market  
place

## **Affordable**

Housing association owned  
Rent or part ownership  
Schemes

## **Industrial / Community**

Industrial - for profit, driven  
by market and owners' needs

Community - charitably owned  
with social not financial  
benefit

## **Appendix 4b**

### **Open Meeting Running Order**



## Community Engagement Event – 24<sup>th</sup> February 2014, 7pm at LMH

Time start	Time finish	What	Who	Resources	Comments	Actions Required
6.00	6.45	Preparation of Green Room (pending access to main hall) Signage to direct public to the Green Room initially (Tony Bleach providing)	All	Display materials: <ul style="list-style-type: none"> <li>• Old Lavant maps</li> <li>• Current Lavant maps showing: <ul style="list-style-type: none"> <li>○ Designated areas</li> </ul> </li> <li>• Outputs from Oct mtg</li> <li>• Kirdford NP on laptop</li> </ul> Badges for all NP group members		<ul style="list-style-type: none"> <li>• Obtain laptop and load up K'ford NP – <b>need a second laptop</b></li> <li>• Maps rec'd. Robert arranging printing etc</li> <li>• Name badges made</li> </ul>
6.45	7.00	Public access to Green Room	All	<ul style="list-style-type: none"> <li>• Circulate and engage with public</li> <li>• Public to sign attendance sheet</li> </ul>		<ul style="list-style-type: none"> <li>• Attendance sheet ready</li> </ul>
7.00	7.10	Access to main hall – set up of: <ul style="list-style-type: none"> <li>• tables and chairs to suit no of attendees</li> <li>• projector/screen</li> </ul>	CE wkg gp	Projector/stand/cable/ext lead) Screen (drop down above stage) PA system Laptop Flipchart stands/pads/pens Chairs to suit numbers 3 tables/chairs in different corners, each with flipchart/pens	Other members of Stg Gp to remain in Green Room with public	<ul style="list-style-type: none"> <li>• James P asked to provide projector/stand</li> <li>• Flipcharts &amp; pens – Adrian to get stands from St Nick's. Ian to bring flipchart pads.</li> <li>• <b>Need a 2<sup>nd</sup> laptop</b></li> </ul>
7.10	7.15	Welcome on behalf of LPC	IH	Verbal only		
7.15	7.20	Welcome on behalf of NP Stg Gp: Outline of activities to date Summary of event agenda	AT	Powerpoint slides		Feed prepared slides into template – <b>AT to send to EM when ready</b>
7.20	7.25	Intro to Built Environment	RN	Powerpoint slides		
7.25	7.30	Intro to Natural Environment	NR	Powerpoint slides		
7.30	7.35	Intro to Community Engagement	EM	Powerpoint slides		

Time start	Time finish	What	Who	Resources	Comments	Actions Required
		and lead in to break out group work				
7.35	8.05	Break Out Groups x 1  (5 mins to get to group and 25 mins work time)	ALL	<u>Comm Eng</u> Flipchart & pens Copies of other Vision Statements  <u>Built Env</u> Flipchart & pens  <u>Natural Env</u> Flipchart & pens	CE group to facilitate and monitor timings	
8.05	8.35	Break Out Groups x 2 (25 mins)  (5 mins to get to group and 25 mins work time)	ALL	As above	CE group to facilitate and monitor timings	
8.35	8.40	Reconvene – AT to call time  Identify next steps	AT	Powerpoint slides		
8.40	8.45	Thanks for attending  Ask public to pass the information on to others who couldn't attend  Encourage public to leave contact details and indicate willingness to get involved  Comments to Suggestion Box  <b>GOODBYE</b>	IH	Information to take away: <ul style="list-style-type: none"> <li>• Stg Gp contact list</li> <li>• LNP web-link, email and phone number</li> <li>• Timescales</li> <li>• Useful contact points (CDC/SDNP/WSCC)</li> </ul>		Info sheet prepared  Cards for suggestion box ready
8.45	9.00	Final opportunity for public to ask questions informally  <b>TIDY UP – return keys in LMH letterbox</b>	ALL			





## **Appendix 4c**

### **Working Group Discussion Notes – Built Environment**



# LPC Neighbourhood Plan WORKING GROUP – Built Environment

## Discussion Notes

These Discussion Notes have been prepared for the sole benefit, use and information of the Lavant NP Steering Group and its Working Groups. Liability in respect of the information contained will not extend to any third party.

<b>Purpose</b>	<b>NP Public Meeting – Build Environment Break Out Group</b>
<b>Venue/ Date/Time</b>	Lavant Memorial Hall, 24 <sup>th</sup> February 2014, 19:00 to 21:00
<b>Attendees</b>	<b>NPSG</b> AT Alan Taylor (SG Chair) AB Adrian Blades RN Robert Newman EM Elaine Mallett CRe Caroline Reynolds NR Nick Reynolds JP James Pickford <b>Guest</b> IH Ian Hutton (LPC Chair) <b>Public</b> 70 members of the public
<b>Apologies:</b>	
<b>Distribution</b>	NPSG

**Note that the following is not a detailed record of the discussions that occurred but only the key points that were raised and discussed by the two breakout groups**

ITEM	NOTE	ACTION
<b>Housing Numbers</b>	<p>Unsurprisingly given the fact that attendees had at most an hour to think about it, no consensus emerged regarding the number or even approach that should be followed to establish what should be the correct build target. Listed are some of the approaches suggested</p> <ul style="list-style-type: none"> <li>Find out what other same size communities have been asked to build</li> <li>What is capacity of available “building Land” set that as target</li> <li>“What would be effect if we doubled the size of the village?”</li> <li>Only use brown field sites, so limit target to capacity of “brown field sites”</li> <li>Find out what criteria SDNP are working to and apply them</li> </ul> <p>Some confusion about role of CDC &amp; SDNP in housing numbers. Limited scepticism about the power of the implemented NP to hold off central government imposed targets.</p> <p>At best flat reaction to undertaking a Housing Needs Survey.</p>	<p><b>NR?</b></p> <p><b>NR</b> Do we have any Brown Field sites?</p>
<b>Social Housing</b>	<p>Some clear themes emerged.</p> <ul style="list-style-type: none"> <li>Recognition that further development is required to meet “local” housing needs, short and medium term</li> <li>Concern expressed that social housing is for locals (Lavant residents or people with strong connections to Lavant). It was stated that the Social Houses in Meadow Close were rejected by people on the housing waiting list and went to outsiders.</li> <li>Would the social need be better met by building for older</li> </ul>	<p><b>BEWG</b> will investigate this report, may be location was a factor</p>

ITEM	NOTE	ACTION
	<p>people who would downsize thus freeing up family homes?</p> <ul style="list-style-type: none"> <li>Information supplied by CDC is not adequate as it does not show a trend, is only a one of number as at January 2014. Need to get historical information to develop a trend</li> <li>Allow building 25 - 1 &amp; 2 bedroom houses urgently to satisfy 2/3<sup>rd</sup> of reported demand, whilst a medium to long term proposal can be developed for social housing</li> </ul>	<b>BEWG</b>
<b>Phasing</b>	<p>The point about phasing appears to have been well picked up, two suggestions</p> <ul style="list-style-type: none"> <li>5 households a year (50 households in 10 years)</li> <li>30 household every 5 years i.e. Meadow Close size</li> </ul>	
<b>Industrial</b>	<p>The future of East Mead Industrial Estate was raised. As at previous open meetings concern for the future of local employment, and the widely held belief that the owner plans to apply for permission to convert to housing within the next 3 to 5 years. Some present speculated that the level of "local" employment at East Mead is in fact an urban myth, <i>"in total no more than 2 or 3 residents of Lavant are employed at the Industrial Estate"</i></p>	<b>SG</b> need for this to be bottomed out.
<b>Infrastructure</b>	<p>Concern about the local school and its ability to deal with increased demand if Lavant grows further was raised. Will the school be allowed to grow to meet local demand?</p> <p>One participant proposed that development was not possible because the infrastructure (water/sewage etc) was not capable of coping.</p> <p>Roads/capacity was not mentioned.</p>	<b>SG</b> need to find resource to do the work on this issue

<b>Offers of Help</b>	<ol style="list-style-type: none"> <li>David Williams, 6 Meadow Close, 01243 699713</li> <li>Michael Matterface, 9 Meadow Close, 01243 792345, <a href="mailto:michaelmatterface@btinternet.com">michaelmatterface@btinternet.com</a></li> <li>A lady who did not leave any details as she claimed to have already supplied them. (European accent?)</li> </ol>	<p><b>RN</b></p> <p><b>CRe</b> can you help?</p>
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<b>Next Meeting</b>	<ul style="list-style-type: none"> <li>BEWG first meeting by mid March</li> <li>Next open meeting proposed to be in late May, weekend?</li> </ul>	<p><b>RN</b></p> <p><b>EM</b></p>
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## **Appendix 4d**

### **Working Group Discussion Notes – Natural Environment**

# LPC Neighbourhood Plan WORKING GROUP – Natural Environment

NP.24Feb.WGnotes

## Discussion Notes

These Discussion Notes have been prepared for the sole benefit, use and information of the Lavant NP Steering Group and its Working Groups. Liability in respect of the information contained will not extend to any third party.

<b>Purpose</b>	<b>NP Public Meeting – Natural Environment Break Out Group</b>
<b>Venue/ Date/Time</b>	Lavant Memorial Hall, 24 <sup>th</sup> February 2014, 19:00 to 21:00
<b>Attendees</b>	<b>NPSG</b> AT Alan Taylor (SG Chair) AB Adrian Blades RN Robert Newman EM Elaine Mallett CRe Caroline Reynolds NR Nick Reynolds JP James Pickford <b>Guest</b> IH Ian Hutton (LPC Chair) <b>Public</b> 70 members of the public
<b>Apologies:</b>	
<b>Distribution</b>	NPSG

Note that the following is not a detailed record of the discussions that occurred but only the key points that were raised and discussed by the two breakout groups

ITEM	NOTE	ACTION
<b>GENERAL</b>	<p>Participants were given topics on which to focus (some of which arose from Oct/13 meeting) as opposed to a free discussion.</p> <p><b>Summary of key areas:</b></p> <ul style="list-style-type: none"> <li>▪ <u>Redevelop East Mead industrial estate to provide mixed use facilities –housing for Lavant residents, community hub, shop, recreational green space.</u></li> <li>▪ <u>Improve, enhance and better utilise Centurion Way as a spine to connect various parts of village</u></li> <li>▪ <u>New development in centre of village link to school west of A286 with only infill N-S</u></li> <li>▪ <u>Increase Allotments provision</u></li> <li>▪ <u>Better community recreational facilities</u></li> </ul> <p><i>(Traffic calming on A286 was referred to as important but scope of infrastructure WG)</i></p>	

ITEM	NOTE	ACTION
<b>LAND USE/DENSITY</b>	<ul style="list-style-type: none"> <li>▪ Larger private gardens – more attractive appropriate to size of house.</li> <li>▪ Adequate parking allowance to be provided</li> <li>▪ Gardens important for drainage – limit hardscape areas</li> <li>▪ Community allotments important</li> <li>▪ Green space size important consistent with type of housing</li> <li>▪ Min size gardens suggested but Sufficient gardens for children</li> </ul>	
<b>LOCATION OF DEVELOPMENTS</b>	<ul style="list-style-type: none"> <li>▪ Keep development to a minimum</li> <li>▪ Could develop to the north – not too much in the centre</li> <li>▪ Use the Industrial Estate for housing + a shop</li> <li>▪ redevelop Industrial Estate with shop and sheltered housing for elderly</li> <li>▪ Small pockets in East Lavant possible but low density with parking and gardens</li> <li>▪ Build East/West and not North/south</li> <li>▪ Infill development to create more of a village feel rather than spread out</li> <li>▪ No building on flood plain – allow river to run natural course.</li> <li>▪ Settlement Policy Area boundary may need to change on west side of Centurion Way</li> <li>▪ Document geographical features to determine shape of development</li> <li>▪ Development cannot be extended east (flood plain) so west of Centurion Way as flat land</li> </ul>	
<b>GATEWAY TO SDNP</b>	<ul style="list-style-type: none"> <li>▪ Install a sign at boundary of village saying <i>Lavant Gateway to SDNP</i></li> <li>▪ Work with SDNP and maintain good relationship</li> <li>▪ Flagpoles and white gates to mark entrance to SDNP</li> <li>▪ Information centre and coffee shop</li> <li>▪ Park + Ride/ enhancement of Centurion Way</li> </ul>	
<b>VILLAGE IDENTITY</b>	<ul style="list-style-type: none"> <li>▪ Retain separate identity - retain strategic gap with Chichester</li> <li>▪ Beware of creeping development</li> <li>▪ Keep East Lavant as separate from Chichester</li> <li>▪ Review Daffodil field inspector's report for other key issues</li> </ul>	
<b>GREEN SPACES AND THEIR USE</b>	<ul style="list-style-type: none"> <li>▪ Improve existing limited facilities for families</li> <li>▪ "Plant more roses like on A286 by allotments"</li> <li>▪ Preserve village green and character of the river</li> <li>▪ Retain existing spaces.... important for play</li> <li>▪ Optimise Centurion Way</li> <li>▪ 'Lavant amphitheatre'</li> <li>▪ Play/ Picnic area by a community hall – area to sit and relax</li> </ul>	



ITEM	NOTE	ACTION
	<ul style="list-style-type: none"> <li>Community orchard</li> <li>Retain allotments as they provide food for owners and provide strong sense of community – research to establish demand</li> <li>Use / develop / improve Centurion Way as a safe thoroughfare/ connection for bikes and pedestrians.</li> <li>retain/ increase allotments – current waiting list is 13 – in or near centre of village</li> <li>Develop cycle track without going on to A286</li> <li>More integrated use of Centurion Way – more access points to maximise use</li> </ul>	
<b>OTHER ISSUES</b>	<ul style="list-style-type: none"> <li>Shop would be good</li> <li>Improve school</li> <li>Bridge or zebra crossing over A286 to access Centurion Way and across road from church</li> <li>Retain views from EoM to North and East</li> <li>One way anticlockwise system on roads around the village green</li> <li>Protect views of Trundle</li> <li>increase footpaths</li> <li>Invite SDNP to talk their “vision”</li> <li>Develop community centre in central place – hall, café, PO etc</li> </ul>	
<b>ECOLOGICAL SENSITIVE AREAS</b>	<ul style="list-style-type: none"> <li>Retain flood plain and river valley</li> <li>Re-instate the ponds + pond life eg in Sheepwash la opposite river</li> <li>Preserve habitats and provide more information</li> <li>Maintain hedgerows around fields</li> <li>Protect the Dyke</li> </ul>	

<b>OFFERS OF HELP</b>	<ul style="list-style-type: none"> <li>John Slipper – Landscape appraisal – evidence gathering</li> <li>Mark Beardmore <a href="mailto:mark@mbeardmore.com">mark@mbeardmore.com</a> – would lead Local Landscape character Assessment.</li> <li>Emma + Russell Thompson – evidence gathering <a href="mailto:emmathompson1@hotmail.co.uk">emmathompson1@hotmail.co.uk</a></li> <li>John Mulhall 01243 781303 – left tel nr</li> </ul> <p><b>COMMUNITY ENGAGEMENT</b></p> <ul style="list-style-type: none"> <li>Suggest possible sites for development and then have meeting on site (or village picnic!) to discuss.</li> <li>WG to speak to residents to test ideas</li> <li>Walk the boundaries and provide mapping information</li> </ul>	
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<b>NEXT MEETING</b>	<ul style="list-style-type: none"> <li>NEWG first meeting by mid March</li> <li>Next open meeting proposed to be in late May, weekend?</li> </ul>	
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## **Appendix 4e**

### **Working Group Discussion Notes – Community Engagement**

# LPC Neighbourhood Plan WORKING GROUP – Community Engagement

## Discussion Notes

These Discussion Notes have been prepared for the sole benefit, use and information of the Lavant NP Steering Group and its Working Groups. Liability in respect of the information contained will not extend to any third party.

<b>Purpose</b>	<b>NP Public Meeting – Community Engagement Break Out Group</b>
<b>Venue/ Date/Time</b>	Lavant Memorial Hall, 24 <sup>th</sup> February 2014, 19:00 to 21:00
<b>Attendees</b>	<b>NPSG</b> AT Alan Taylor (SG Chair) AB Adrian Blades RN Robert Newman EM Elaine Mallett CRe Caroline Reynolds NR Nick Reynolds JP James Pickford CRo Claire Rose <b>CEWG</b> LC Lindsay Campbell <b>Guest</b> IH Ian Hutton (LPC Chair) <b>Public</b> 70 members of the public
<b>Apologies:</b>	
<b>Distribution</b>	NPSG

**Note that the following is not a detailed record of the discussions that occurred but only the key points that were raised and discussed by the two breakout groups**

ITEM	NOTE	ACTION
<b>REVIEW OF PUBLICITY METHODS USED FOR THIS MEETING</b>	Participants in the two breakout groups were first asked to review the success (or otherwise) of the publicity methods for the Public Meeting. Under a variety of headings reflecting all the routes used, a show of hands revealed the following: <ul style="list-style-type: none"> <li>• The leaflet delivery was the most successful (almost everyone had come to the meeting as a result of this)</li> <li>• Lavant News was the next most successful</li> <li>• The banner and posters were seen, but not by as many as had been expected</li> <li>• The only methods that were not seen at all were CDC/SDNP websites</li> </ul>	
<b>WHAT TYPE OF PUBLICITY WORKS BEST FOR YOU &amp; YOURS</b>	Participants were then asked to consider ALL of the publicity / communication routes that would work best for them and their immediate household. Understanding that attendees did not reflect the complete demographics of the village, the following responses were received: <ul style="list-style-type: none"> <li>• Leaflet drops to each house, Lavant News and email were the most popular</li> <li>• Open meetings and local press were next most popular</li> <li>• A dedicated website was well supported, but identifying that LPC website was the likely first port of call for some. Whatever is used – it must be up to date at all times.</li> </ul>	



ITEM	NOTE	ACTION
	<ul style="list-style-type: none"> <li>Focus groups, pop-up groups and a permanent information exhibition were very popular ideas</li> <li>Posters, banners, suggestion box and talks at local groups or associations were all identified as useful</li> <li>Text, Twitter and Facebook were not at all popular (but see previous comment about demographics represented – a younger audience might have been more supportive)</li> </ul> <p>Other suggestions from the groups included:</p> <ul style="list-style-type: none"> <li>Use of ambassadors to target their immediate neighbours, groups, roads</li> <li>Regular progress update meetings – quarterly</li> <li>Next mailshot could include the wkg grps piechart – very useful</li> </ul>	
<b>DEVELOPING THE VISION STATEMENT</b>	<p>Having been made aware earlier in the introduction to the meeting of the importance of a Vision Statement as a guiding force within a NP, participants were given examples of other NP vision statements to give them an idea of what might be drawn up. They then brainstormed words, phrases, themes that reflected how they wished Lavant to look/feel in 15 years' time. The following outputs were received (items in <b>bold</b> were mentioned repeatedly):</p> <p><b>Words:</b></p> <ul style="list-style-type: none"> <li>Neighbourly</li> <li><b>Community identity (focused)</b></li> <li>Liveable</li> <li>Lively</li> <li>Populous</li> <li>Working</li> <li>Pleasant</li> <li>Friendly</li> <li>Traditional</li> <li>Unifying</li> </ul> <p><b>Phrases:</b></p> <ul style="list-style-type: none"> <li><b>A great place to live</b> (like a Mars' Bar – place to work, rest and play!)</li> <li>Be proud of Lavant – visible signs</li> <li>Make a feature of Centurion Way (publicity)</li> <li>Make a feature of the gateway to the South Downs Way (publicity and information)</li> <li><b>Retain "green" feel (open village green; green spaces)</b></li> <li><b>Maintain but enhance current rural character</b></li> <li>Attractive built environment satisfying needs of residents</li> <li><b>Maintain separate village identity (ie no coalescence with other villages/Chi)</b></li> <li>Quality, integrated village community (all ages; groups; individuals)</li> <li>One village – not 2/3 (East, West, Mid)</li> <li>Don't make Lavant a museum</li> </ul> <p><b>Themes:</b></p> <ul style="list-style-type: none"> <li><b>Safety (issues with roads; traffic flow and speed; pavements; footpath links around village - Infrastructure)</b></li> </ul> <p><b>Other comments:</b></p> <p><u>Built Environment:</u></p> <ul style="list-style-type: none"> <li>Limit housing increases</li> <li><b>Have a sustainable shop; Post Office; community hub; daily meeting</b></li> </ul>	

ITEM	NOTE	ACTION
	<p><b>place (Infrastructure)</b></p> <ul style="list-style-type: none"> <li>One good pub (affordable)</li> </ul> <p><u>Natural Environment:</u></p> <ul style="list-style-type: none"> <li>Maintain views</li> </ul> <p><u>Community Facilities</u></p> <ul style="list-style-type: none"> <li>Ability to exercise (walk, run, cycle)Enable community clubs; organisations; hobbies</li> </ul> <p><u>Infrastructure:</u></p> <ul style="list-style-type: none"> <li>Develop resident only parking</li> </ul>	
	Time did not permit the statement to be finalised, but the above excellent input should enable the Steering/CE Working Group to draft a vision statement. One resident suggested, via their survey return, that an invited focus group finalise this prior to village approval.	<b>CE Wkg Gp</b>
<b>SUGGESTION BOX</b>	No cards left???	
<b>SURVEY RESPONSE</b>	A total of 86 responses to the leaflet survey have been received so far (not including box at LMH - yet to be collected)	<b>CE Wkg Gp</b>

<b>OFFERS OF HELP</b>	<p><b>COMMUNITY ENGAGEMENT</b></p> <ul style="list-style-type: none"> <li>Helen Spiegelberg, The Old Granary, Manor Farm, Pook Lane, East Lavant, tel 01243 251301</li> <li>Suely Paterson via email <a href="mailto:sserpa2002@aol.com">sserpa2002@aol.com</a></li> <li>Marilyn Hart, Greens Barn, 67 Midhurst Road, tel 01243 527284</li> <li>Diane Kelly, Woodmans, Lower Road, Lavant</li> </ul> <p><b>INFRASTRUCTURE</b></p> <ul style="list-style-type: none"> <li>Sarah Newman, Mulberry House, Lavant Road, tel 01243 775059</li> </ul> <p><b>GENERAL</b></p> <ul style="list-style-type: none"> <li>Jeremy Thomas, East Manor Farm, Pook Lane, East Lavant, tel 01243 531661</li> </ul>	
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<b>NEXT MEETING</b>	<ul style="list-style-type: none"> <li>CEWG next meeting by mid March</li> <li>Next open meeting proposed to be in late May, weekend?</li> </ul>	<b>CE Wkg Gp</b>
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## **Appendix 4f**

**Article in Chichester Observer on 27 Feb 2014**





## **Appendix 5a**

### **Outcomes of Vision Statement Workshop (March 2014)**

## Outcomes of Vision Statement Workshop (March 2014)

### Lavant's Vision Statement

The vision statement evolved over the course of the workshop.

It started as follows:

#### **Lavant will:**

- celebrate the heritage and distinctive rural character of its **unique** downland location.
- ensure its **future** development results in a built environment which **is** attractive, sustainable, environmentally sensitive and proportionate to the needs and wishes of its community.
- enjoy inclusive facilities and **take advantage of** safe and **integrated** connections throughout the village.
- benefit from recreational opportunities which support and enhance the lives of **all** its residents and visitors.

The following changes were made:

#### **Lavant will:**

- celebrate **its** heritage and distinctive rural character **and** **unique** downland location.
- ensure **that all** development results in a built **and natural** environment which **is** attractive, sustainable, environmentally sensitive and proportionate to the needs and wishes of its community.
- enjoy inclusive **community** facilities and **take advantage of** safe and **integrated** connections throughout the village.
- benefit from recreational **spaces and** opportunities which support and enhance the lives of **all** its residents and visitors.

And the final statement was as follows:

#### **Lavant will:**

- Celebrate its heritage, distinctive rural character and unique downland location.
- Ensure that all development results in a built and natural environment which is attractive, sustainable, environmentally sensitive and proportionate to the needs and wishes of its community.
- Enjoy inclusive community facilities and take advantage of safe and integrated connections throughout the village.
- Benefit from recreational spaces and opportunities which support and enhance the lives of all its residents and visitors.

### **Lavant Neighbourhood Plan Logo**

The following logo was adopted for use on all Neighbourhood Plan documentation.





## **Appendix 6a**

### **Lavant Parish Housing Needs Survey Questionnaire**



LAVANT PARISH COUNCIL



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# Lavant Parish Housing Needs Survey

In progressing the Lavant Neighbourhood Plan, it is vitally important to build an accurate picture of the need for new affordable and/or private housing in Lavant. This will be done through this survey, so please make every effort to fill the survey in, as your views matter. The survey will also provide an understanding of the views of local residents and form the basis of the recommendations for housing in Lavant in the future. This survey has been produced with the support of Lavant Parish Council (LPC), Chichester District Council (CDC) and the South Downs National Park Authority (SDNPA).

## Confidentiality

Please use the envelope provided to ensure that your answers to the following questions remain absolutely confidential. The envelopes will be forwarded, unopened, to CDC so that they may collate all the responses for the Neighbourhood Plan Steering Group. The survey forms will be retained by CDC in accordance with the Data Protection Act 1998.

If you have any queries about this survey please contact the Neighbourhood Plan team on **07503 637472**.

---

## 1. How many years have you/your household lived in Lavant Parish?

(Please write in)

---

Please turn over for the rest of the survey

2. Please indicate in the table below, the age & gender of every person living at this address:

Household member	Age	Gender (delete as appropriate)
You - member 1		Male / Female
Other - member 2		Male / Female
Other - member 3		Male / Female
Other - member 4		Male / Female
Other - member 5		Male / Female
Other - member 6		Male / Female

---

3. Is there anyone living in your household now who will need to move to alternative accommodation in the next ten years?

Yes.....☐1

No.....☐2

If YES, the household or persons needing to move should complete questions 4 to 11

If NO, please go to question 12a on page 5

---

4. When will you need to move from this home? (Tick one box only✓)

Within the next 2 years.....☐1

In 2 to 5 years from now.....☐2

In 5 to 10 years from now.....☐3

In 10 or more years from now.....☐4

5. Would you like to stay in Lavant?

Yes.....☐1

No.....☐2

6. What are your reasons for needing to move?

	<b>MAIN</b> (Tick <u>one</u> box ✓)	<b>OTHER</b> (Tick <u>all</u> that apply✓)
Need larger accommodation	<input type="checkbox"/> 1	<input type="checkbox"/> 12
Need smaller accommodation	<input type="checkbox"/> 2	<input type="checkbox"/> 13
Need specially adapted housing (i.e. physical disability) or sheltered accommodation	<input type="checkbox"/> 3	<input type="checkbox"/> 14
Need to be closer to family or other support	<input type="checkbox"/> 4	<input type="checkbox"/> 15
Need to leave family home	<input type="checkbox"/> 5	<input type="checkbox"/> 16
Moving to University/College etc	<input type="checkbox"/> 6	<input type="checkbox"/> 17
Unable to afford current accommodation	<input type="checkbox"/> 7	<input type="checkbox"/> 18
Need to be closer to employment	<input type="checkbox"/> 8	<input type="checkbox"/> 19
Need to avoid harassment (i.e. anti-social behaviour)	<input type="checkbox"/> 9	<input type="checkbox"/> 20
Sub-standard accommodation (i.e. safety hazards, damp)	<input type="checkbox"/> 10	<input type="checkbox"/> 21
Other (please specify):	<input type="checkbox"/> 11	<input type="checkbox"/> 22



**7a. What is the minimum number of bedrooms that would be needed?**  
(Tick one box only✓)

- One bedroom.....☐1
- Two bedrooms.....☐2
- Three bedrooms.....☐3
- Four or more bedrooms....☐4

---

**7b. Which type of accommodation would you prefer?** (Tick one box only✓)

- Flat/Bedsit.....☐1
- House.....☐2
- Bungalow.....☐3
- Annexe.....☐4
- Adapted/Sheltered accommodation.....☐5

---

**8. Which type of accommodation would you consider?** (Tick all that apply✓)

- Buying on the open market.....☐1
- Buying on the open market with financial assistance  
(i.e. Help to Buy Government scheme).....☐2
- Renting from a private landlord.....☐3
- Renting from housing association.....☐4
- Shared ownership\*.....☐5

\*Shared ownership: allowing you to buy a share in a home (from 30% initial stake), whilst renting the remaining un-owned share from a Housing Association, thus reducing the level of mortgage required. For the purposes of this survey, references to shared ownership may also include other forms of affordable home ownership.

---

**9. If you selected buying on the open market or shared ownership in Q8, what is the maximum house price you could afford?**

£ (Please write in).....

---

**10. If you selected renting in Q8, what is the maximum rent you could afford (per month), including any services charges?**

£ (Please write in).....

---

**11. Are you (or relevant household member) on the housing register held by Chichester District Council?**

Yes.....☐1

No.....☐2

If this survey demonstrates an affordable housing need, you may wish to apply to Chichester District Council for a **housing register application form** so you have the opportunity to bid for a property, in accordance with the Council's Allocation Scheme.

---

**12a. Do you support the principle of building good quality affordable rental properties somewhere within Lavant to meet its local housing need?**

Yes.....☐1

No.....☐2

**12b. Do you support the principle of building good quality affordable shared ownership properties somewhere within Lavant to meet its local housing need?**

Yes.....☐1

No.....☐2

**12c. Do you support the principle of building a small number of new private houses somewhere in Lavant within the next 10 years?**

Yes.....☐1

No.....☐2

**If you have answered Yes to Q12c, please state the maximum number of new private houses you would wish to see built within the next 10 years:**

(Please write in).....

**13. If you have answered Yes to any part of Q12, would you prefer a single development in one location, two locations, or a few smaller developments in separate locations? (Tick one box only✓)**

One ..... ☐1      Two..... ☐2      Few..... ☐3

---

**14. If you have any suggestions for location(s) within Lavant where housing could possibly be built, please mention them here:**

---

**15. Please use the space below to provide any further comments:**

---

**Thank you for taking the time to complete this questionnaire.**  
**Please place your completed questionnaire in the envelope provided**

**Returning your completed questionnaire:**

1. We will be going round the parish from **15th to 17th of May** to collect completed surveys
2. Collecting boxes are located at Lavant Memorial Hall, St Mary's Church, St Nicholas' Church from **7th to 18th of May**

This survey has been produced with the support of Lavant Parish Council, Chichester District Council and the South Downs National Park Authority.

## **Appendix 6b**

### **Lavant Parish Housing Needs Survey Results**





LAVANT PARISH COUNCIL



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# Lavant Parish Housing Needs Survey

## Draft Results Q1 to 13

Target Distribution      **765 Households**  
Envelopes returned      **337 (44%)**  
Spoilt      **6**  
Surveys returned      **331 (43%)**  
Resident responding      **743 (45% of 2011 census population)**

**N.B. Where appropriate numbers have been grossed up to 100% response**

---

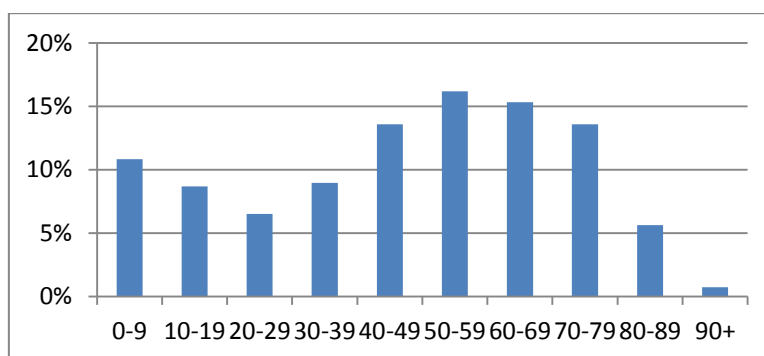
1. How many years have you/your household lived in Lavant Parish?

**Average 23 years**

---

2. Please indicate in the table below, the age & gender of every person living at this address:

**Average Age 47      Male 47% Female 53%**



---

3. Is there anyone living in your household now who will need to move to alternative accommodation in the next ten years?

Yes.....**193**

No.....**537**

---

4. When will you need to move from this home? (Tick one box only✓)

Within the next 2 years.....**60**

In 2 to 5 years from now.....**60**

In 5 to 10 years from now.....**51**

In 10 or more years from now.....12

---

**5. Would you like to stay in Lavant?**

Yes.....119

No.....60

---

**6. What are your reasons for needing to move?**

	MAIN	OTHER
Need larger accommodation	33	7
Need smaller accommodation	33	5
Need specially adapted housing (i.e. physical disability) or sheltered accommodation	35	12
Need to be closer to family or other support	16	14
Need to leave family home	30	7
Moving to University/College etc	35	5
Unable to afford current accommodation	5	9
Need to be closer to employment	7	2
Need to avoid harassment (i.e. anti-social behaviour)	2	2
Sub-standard accommodation (i.e. safety hazards, damp)	0	2
Other (please specify):	19	16

---

**7a. What is the minimum number of bedrooms that would be needed?**

(Tick one box only✓)

One bedroom.....51

Two bedrooms.....102

Three bedrooms.....35

Four or more bedrooms....28

---

**7b. Which type of accommodation would you prefer? (Tick one box only✓)**

Flat/Bedsit.....44

House.....95

Bungalow.....44

Annexe..... 5

Adapted/Sheltered accommodation..... 14

---

**8. Which type of accommodation would you consider? (Tick all that apply✓)**

Buying on the open market.....153

Buying on the open market with financial assistance (i.e. Help to Buy Government scheme).....	<b>44</b>
Renting from a private landlord.....	<b>49</b>
Renting from housing association.....	<b>51</b>
Shared ownership .....	<b>30</b>

**9. If you selected buying on the open market or shared ownership in Q8, what is the maximum house price you could afford? ('000)**

Up to £100	<b>16</b>	£400	<b>14</b>
£100-£200	<b>30</b>	£500	<b>9</b>
£200-£300	<b>23</b>	£700-£750	<b>5</b>
£350	<b>14</b>	£800+	<b>14</b>

**10. If you selected renting in Q8, what is the maximum rent you could afford (per month), including any services charges?**

£50	<b>2</b>	£500	<b>9</b>
£250	<b>2</b>	£550	<b>2</b>
£300	<b>2</b>	£600	<b>7</b>
£400	<b>5</b>	£650	<b>5</b>
£450	<b>7</b>	£800+	<b>9</b>

**11. Are you (or relevant household member) on the housing register held by Chichester District Council?**

Yes.....**42** No.....**181**

**12a. Do you support the principle of building good quality affordable rental properties somewhere within Lavant to meet its local housing need?**

Yes.....**458** No.....**270**

**12b. Do you support the principle of building good quality affordable shared ownership properties somewhere within Lavant to meet its local housing need?**

Yes.....**451** No.....**263**

**12c. Do you support the principle of building a small number of new private houses somewhere in Lavant within the next 10 years?**

Yes.....**465** No.....**274**

**If you have answered Yes to Q12c, please state the maximum number of new private houses you would wish to see built within the next 10 years:**

Average **41**

Note, wide spread of numbers, range from 5 to 500

---

**13. If you have answered Yes to any part of Q12, would you prefer a single development in one location, two locations, or a few smaller developments in separate locations? (Tick one box only✓)**

One .....**81**      Two.....**77**      Few.....**384**



## **Appendix 6c**

### **Lavant SG 2015 to 2024 Housing Needs Analysis**



## **Lavant 2015 to 2024 Housing Needs Analysis**

**Author Robert Newman**

September 2014

Final revision November 2014

Adopted by LNP Steering group 15<sup>th</sup> December 2014

## Lavant 2015 to 2024 Housing Needs Analysis

### Executive Summary

#### LNP Core Principles

- Within Lavant housing development should be for local need (mainly 1&2 bedroom), irrespective of national housing targets. (Consist with SPNPA Policy)
- Future planned development will ensure that new dwellings will remain in perpetuity for local people.
- Affordability for both rental and ownership (shared or full) will be at the centre of our development philosophy.

#### Note

- Planned open market development falls outside LNP core principles, as such is not part of Lavant's Neighbourhood Plan
- Windfall open market developments (proposals to build 4 or less dwellings) will be subject to the normal planning scrutiny, but as windfall developments they fall outside the scope of LNP.

#### Key Recommendations

1. No planned open Market development
2. Planed development should concentrate on one and two bedroom dwellings.
3. Plan to build affordable housing for both rent and shared ownership.
4. Through for example "exception" sites and or Community Land Trust make dwellings available for sale, but retain control over future ownership.
5. The "exception" site and or Community Land Trust approach will reduce the land cost and allow a more affordable selling price.
6. Proposed 75 dwellings as per table below

		2015-16	2017-19	2020-24	Totals
1 bed	Rent	8	4	5	
	Shared ownership	2	2	4	
	Restricted Market				
		10	6	9	25
2 bed	Rent	4	4	5	
	Shared ownership	1	1	3	
	Restricted Market		10	12	
		5	15	20	40
3 bed	Rent				
	Shared ownership	2			
	Restricted Market	2	3	3	
		4	3	3	10
	TOTAL	19	24	32	
				Plan Total	75



## **How many Dwellings should be built in Lavant 2015 to 2024?**

### **Purpose**

To provide best estimate based on evidence supplied by the people of Lavant for the number and type of dwellings that meets the needs of local people for the next ten years. This document does not extend beyond 2024, but local housing needs will.

This report is based on the Housing Needs Survey conducted by the Neighbourhood Plan Steering Group in the spring of 2014, the most recent (August 2014) CDC housing register numbers for Lavant. From these two sources this document models the local need for dwellings over the next 10 years, in terms of size (bedrooms), and period of time when they should become available. It will also propose the type of, in terms of ownership (rent, part ownership or full ownership) that will best meet the needs of the local community.

This document does not make any attempt to identify the potential locations for the proposed dwellings, as that aspect of the plan at the time of writing is an ongoing part of the Lavant Neighbourhood Plan project.

### **The Evidence**

#### **1. Need**

##### **(A) CDC Housing Register (August 2014)**

The numbers below are for those with a local connection to Lavant who have been accepted onto CDC housing register.

<b>High Priority</b>					
<b>Bedrooms</b>	<b>1</b>	<b>2</b>	<b>3</b>		
<b>On Register</b>	9	1	1		
<b>Total High Priority</b>				<b>11</b>	
<b>Low Priority</b>					
<b>Bedrooms</b>	<b>1</b>	<b>2</b>	<b>3</b>		
<b>On Register</b>	18	19	0		
<b>Total Low Priority</b>				<b>37</b>	
<b>Total</b>					<b>48</b>

Current CDC policy is that every effort is made to house people who are in high priority, those who are deemed to be low priority 77% of those on the register

seeking to be housed in Lavant, are unlikely to be offered Council controlled property.

(B) Housing Needs Survey findings

The survey enjoyed a very high 45% response rate. As such it has been accepted by CDC as being statistically valid.

In order to better understand the true need for housing going forward, the results of the survey have been projected to 100% response.

The table below shows the reported need by survey respondents; excluding any who reported they were on CDC housing register and then extrapolated to 100% response.

Bedrooms	1	2	3	4	
	8	37	19	14	
	<b>Total</b>				<b>78</b>

(C) Total Housing Need 2015 to 2024

Over the next ten years the need by local people for dwellings of all sizes and type of ownership amounts to **126**. (48 on CDC register + 78 dwellings from survey)

## 2. Supply

(A) Affordable

The new development at Hunters Rest (geographically in Lavant Parish) will provide 9 affordable dwellings six of which will be for rent, three on what is described as a discounted sale scheme.

The current supply of affordable rental dwellings in Lavant does turn over, and based on historical rates of vacancy (supplied by CDC), it is possible to model the likely availability of affordable property over the next ten years – assuming no more are taken out of the sector by being sold, under the right to buy scheme.

Bedrooms	1	2	3	4	
	22	31	22	1	
	<b>Total</b>				<b>76</b>

Phasing of availability will be looked at below. However it is evident that there is a mismatch between demand for smaller dwellings (1 & 2 Bedroom) and the supply of 3 bedroom dwellings, for which there is virtually no affordable demand.

(B) Market

No model of likely supply of market housing (turnover) has been developed as it would be purely speculative, provided no useful information, and fall outside the requirement to produce evidence based information.



### 3. Ownership type

The evidence we have collected splits the requirement for dwellings into three broad segments: rental, part ownership, outright ownership, the identified need for 126 dwellings over the next ten years falls as follows:

	Bedrooms	1	2	3	4	Total
	<b>Affordable Rent</b>	27	20	1		48
	<b>Affordable Rent/Shared equity</b>	4	6	4		14
	<b>Market</b>	4	31	15	14	64
		35	57	20	14	
	<b>Total</b>					<b>126</b>

### 4. Phasing

#### (A) Rental - Affordable

The table below shows when & what size of dwelling is required, by those on the CDC housing register, high and low priority:

CDC Housing register		Time in Years				
		Immediate	up to 2	2 to 5	6 to 10	
<b>1 Bedroom</b>	- High	9				
	- Low	18				27 56%
<b>2 Bedroom</b>	- High	1				
	- Low	19				20 42%
<b>3 Bedroom</b>	- High	1				
	- Low					1 2%
<b>4 Bedroom</b>	- High					
	- Low					
	<b>Totals</b>	<b>48</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>48</b>

#### (B) Affordable – rent & shared equity

Affordable		Time in Years				
		Immediate	up to 2	2 to 5	6 to 10	
<b>1 Bedroom</b>				4		4 29%
<b>2 Bedroom</b>			4	2		6 43%
<b>3 Bedroom</b>			4			4 29%
<b>4 Bedroom</b>						0 0%
	<b>Totals</b>	<b>0</b>	<b>8</b>	<b>6</b>	<b>0</b>	<b>14</b>
		0%	57%	43%	0%	

(C) Market

Market	Time in Years				
	Immediate	up to 2	2 to 5	6 to 10	
1 Bedroom		2	2		4 6%
2 Bedroom		2	9	20	31 48%
3 Bedroom		7	4	4	15 23%
4 Bedroom		7	7		14 22%
Totals	0	18	22	24	64
	0%	28%	34%	38%	

(D) Overview

Overview						
	Time in Years					
	Immediate	up to 2	2 to 5	6 to 10		
1 Bedroom	27	2	6		35	28%
2 Bedroom	20	6	11	20	57	45%
3 Bedroom	1	11	4	4	20	16%
4 Bedroom	0	7	7		14	11%
Totals	48	26	28	24	126	
	38%	21%	22%	19%		

5. Mapping need onto supply

In order to better understand the underlying requirement for the provision for new dwellings in the affordable rental sector for Lavant below is a table mapping the need with the forecast supply and showing the shortfall, if any for each bedroom size.

Firstly for high priority

CDC High priority		Time in Years			
		Now	up to 2	2 to 5	6 to 10
1 Bedroom					
	Demand	9			
	Supply		6	6	10
	Avalibility	-9	-3	3	13
2 Bedroom					
	Demand	1			
	Supply		10	9	15
	Avalibility	-1	9	18	33
3 Bedroom					
	Demand	1			
	Supply		6	6	10
	Avalibility	-1	5	11	21

Then adding in the low priority people on CDC housing register

CDC High + Low priority		Time in Years			
		Now	up to 2	2 to 5	6 to 10
1 Bedroom					
	Demand	27			
	Supply		6	6	10
	Avalibility	-27	-21	-15	-5
2 Bedroom					
	Demand	20			
	Supply		10	9	15
	Avalibility	-20	-10	-1	14
3 Bedroom					
	Demand	1			
	Supply		6	6	10
	Avalibility	-1	5	11	21

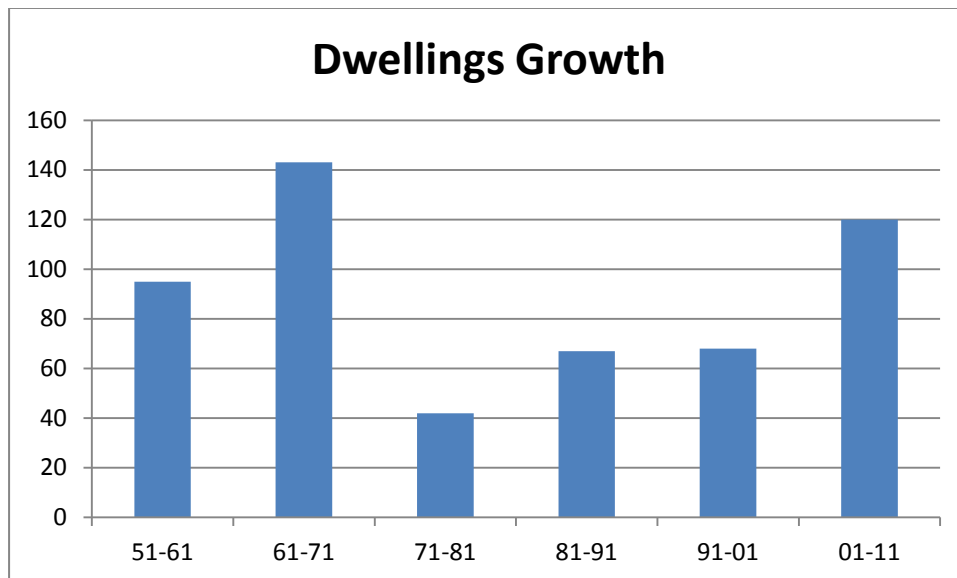
Then finally adding in the people who indicated they would be interested in affordable housing, this is a worst case scenario as some or maybe all these people could be moved onto the housing ladder if part owner ship or lower cost models of ownership where made available in Lavant.

CDC High Low priority + Affordable		Time in Years			
		Now	up to 2	2 to 5	6 to 10
1 Bedroom					
	Demand	27		4	
	Supply		6	6	10
	Avalibility	-27	-21	-19	-9
2 Bedroom					
	Demand	20	4	2	
	Supply		10	9	15
	Avalibility	-20	-14	-7	8
3 Bedroom					
	Demand	1	4		
	Supply		6	6	10
	Avalibility	-1	1	7	17

These charts show that whilst those with the most serious need for housing should all be provided for over the next 4 years, it hides the large need in Lavant for 1 & 2 bedroom properties, which will not be meet over the ten year period under consideration, without a significant provision into the low cost small dwellings sector in Lavant.

## 6. Historical perspective

The census apart from two breaks is available for the Parish of Lavant back to 1871, and possibly even earlier. Prior to the end of the Second World War the population and more importantly dwellings was fairly stable. Below is a chart showing the dwellings growth period on period by actual numbers for Lavant from 1951.



From 1951 to present day the number of dwellings in Lavant has increased more than 3 fold to 777 in 2011, of which 43 (5.5%) were recorded as having no regular occupant (Holiday homes, Holiday lets, vacant properties), this excludes property under construction.

## **7. How affordable is Housing in Lavant?**

The housing need survey does have some data on this but only 16% of responses provided any information so it is not very robust. 67% of those that responded indicated they could not afford the average house price for Lavant as supplied on the Zoopla web site at £357k.

A report by the National Housing Federation called "Rural Housing: Countryside in Crisis"(2014) shows that Chichester District is the third worst in England for affordability of housing, with average house prices at 17.9 times average earnings. Chichester District was also shown as being in the worst band for the proportion of second homes as a percentage of all homes in the area.

Half of all the housing needs identified in the Housing Needs Survey comes from those seeking affordable dwellings.

## **8. How many to build?**

The Housing Needs Survey shows a strong desire amongst Lavant residents to build houses for affordable rent & shared ownership to meet local need, with 63% of respondents in favour. Again 63% of respondents supported the proposal to allow the building of a small number of market homes over the next ten years; the majority view was for 2-3 a year over the planned period.

1. Affordable – Rent

Lavant has a predicted short fall of 1 & 2 bedroom dwellings going forward, it is proposed that in order to part address this **8** additional 1 bedroom dwellings and **4** 2 bedroom dwellings are built in the short term (within 2 years) and a further **9** 1, & **9** 2 bedroom dwellings are built 2017 – 2024.

2. Affordable – Shared Ownership

It is proposed that over the ten year period, in order to meet the demand for affordable housing that the survey has highlighted, a range of 1, 2 and some 3 bedroom properties are built on a 40% equity 60% rent to allow particularly but not exclusively younger residents to get on to the property ladder. The properties could never be bought outright, and would always be offered first to people with Lavant connections.

The proposal is for **8** 1 bedroom, **5** 2 bedroom, and **2** 3 bedroom dwellings to be built.

3. Market – Restricted ownership

It is proposed that Lavant sets up a Community Land Trust (or equivalent) in order to build lower sales cost properties, over which the community will have an interest in perpetuity through retaining the ownership of the land. These properties would be offered for sale and re-sale (the building - not the land) on restricted bases to people with Lavant connections.

The proposal is for **22** 2 bedroom and **8** 3 bedroom dwellings to be built.

	2015-16	2017-19	2020-24	Totals	
<b>Rent</b>	12	8	10	30	40%
<b>Shared ownership</b>	5	3	7	15	20%
<b>Restricted Market</b>	2	13	15	30	40%
	19	24	32	75	

4. Market

By market it is ment that dwellings that are free to be bought and sold by anybody, with or without ties to Lavant or indeed the South Downs.

Given the relatively low level of anticipated need for 3 & 4 bedroom dwellings over the ten years, less than 3 a year, the fact that some of the need will be meet by property coming on the market locally, there is no apparent need for planned (by planned it is ment 5 or more dwellings in a development) to be undertaken.

It is fully expected, that small scale developments of 1 and up to 4 dwellings could well come forward, and subject to the normal planning scrutiny, these should go ahead.



Over the ten year time period it is possible that this type of *one off* development could add 20 to 30 dwellings.

## 5. Overview

		2015-16	2017-19	2020-24	Totals	
<b>1 bed</b>	<b>Rent</b>	8	4	5		
	<b>Shared ownership</b>	2	2	4		
	<b>Restricted Market</b>					
		10	6	9	25	33%
<b>2 bed</b>	<b>Rent</b>	4	4	5		
	<b>Shared ownership</b>	1	1	3		
	<b>Restricted Market</b>		10	12		
		5	15	20	40	53%
<b>3 bed</b>	<b>Rent</b>					
	<b>Shared ownership</b>	2				
	<b>Restricted Market</b>	2	3	3		
		4	3	3	10	13%
	<b>TOTAL</b>	19	24	32		
				<b>Plan Total</b>	75	

	2015-24	
<b>Rent</b>	30	
<b>Shared ownership</b>	15	
<b>Total Affordable</b>	45	45%
<b>Restricted Market</b>	30	
<b>Windfall (Est)</b>	25	
<b>Total Market</b>	55	55%
<b>Grand Total</b>	100	

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 Lavant Neighbourhood Plan  
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## Glossary

1. **Open market housing** = housing which has no occupancy restriction or legal tie and that can be bought by anyone (i.e. the majority of existing housing within the National Park).
2. **Restricted Market (or Local Housing see also Discounted Sale)** = housing only for local people. For instance who have lived in Lavant for 10 years or more but who may not need affordable housing e.g. an elderly person who wishes to downsize or, a couple/family in a flat who wish to move to a family home. A local tie requirement would be likely to reduce the value of the home compared to an open market home.
3. **Affordable housing** = housing for people who can demonstrate that they are in housing need, have a local connection, and are unable to afford housing on the open market. These homes would typically be rented through a housing association
4. **Shared ownership** = a lower cost way of gaining a foothold into property by purchasing between 25% and 75% of the market value of a property with a mortgage, and paying rent on the remaining share of the property, which is owned by the local housing association.
5. **Discounted Sale Scheme** The developer sells the properties to people with a local connection at a discounted price, usually 50-75% of market value. The deeds of these properties contain a restrictive covenant requiring that these properties can only be sold on, at the same percentage discount, to local people. A charge is registered with the Land Registry which requires the council to formally approve any future purchaser before the deeds of a property can be transferred. This scheme has proved a successful and effective alternative means of providing low cost home ownership, particularly where the affordable quota comprises of a single unit.
6. **Planned development** = the process by which future (normally) house building location and type is agreed to by the local authority.
7. **Windfall** = Windfall housing sites are those that have come forward unexpectedly (not identified for housing through the plan preparation process). They are generally small (1-4 units) sites normal infilling, within a development boundary.
8. **Exception Sites** = is a plot of land on the edge of (or “well situated” in relation to) the defined development boundary of the settlement but which may not have been allocated for housing development in the Local Development Plan. These may be suitable for small schemes of affordable housing to meet identified local needs.
9. **Community Land Trust** = a non-profit distributing community-based organisation run by volunteers that develops housing and other assets at permanently affordable levels for long-term community benefit.
10. **Dwellings** = containing a single household space or several household spaces sharing some facilities
11. **Mapping** = the process of overlaying different (but related) data sets over one another such that by applying a mathematical formula (relevant) data is derived.