Chichester District Council

Bury Housing Needs Survey

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Chichester District Council

Contents

REPORT SUMMARY

The Housing Needs Survey was commissioned by Bury Community Land Trust, an emerging group whose aim is to develop community assets, including affordable housing. This report sets out the results of the housing needs survey conducted in the Parish of Bury, Chichester District, and which took place between 17th September and 20th October 2025. The primary purpose of the survey was to ascertain if there was a local need for affordable housing in the parish, and if so for which type of affordable housing. The survey also sought to establish if there was a broad support for the provision of such homes.

A summary of the findings follows:

- 164 households responded to the survey giving a response rate of 59%
- 78% of households in the parish are owner occupiers with 59% of all housing stock being detached properties
- There are currently 23 affordable homes in the parish.
- 71% of respondents were in support of an affordable housing scheme for local people, 14% were against and 15% did not express a preference.
- 45% of respondents have lived in the parish for more than 20 years.
- The lower quartile house price ratio for Chichester is 12.54 times the lower quartile salary
- The overall average price of property in the RH20 1 postcode area was £539,779 in 2025
- 47 households were looking to move, the majority of whom were owner occupiers
- 9 households required a smaller or adapted home
- 5 households indicated they were looking for their first home
- 11 households were unable to afford rent/mortgage
- 6 households stated they were looking to secure an affordable tenure as their first priority
- 16 households had an income of less than £80,000 which is the cut-off point for most affordable home ownership products.
- Greatest need was for 2- and 3-bedroom homes

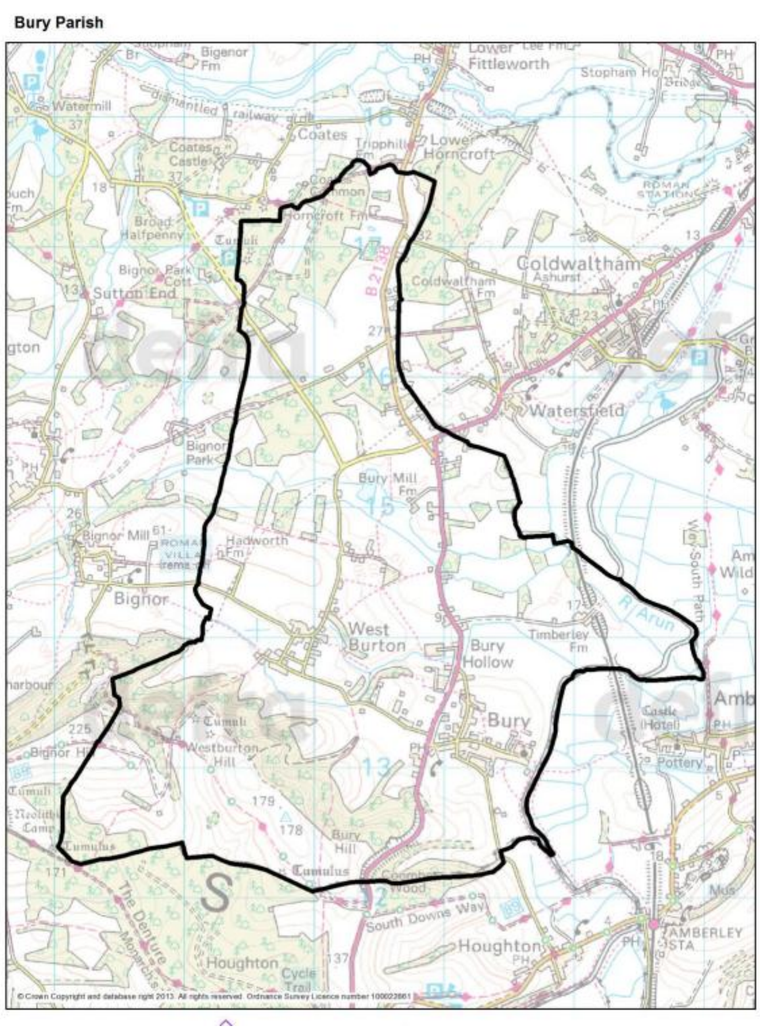
INTRODUCTION

Bury lies to the east of the district, approximately 5 miles from Pulborough and Arundel, close to the A29. It contains large swathes of woodland along with pasture and agricultural land and sits within the South Downs National Park (SDNP).

Whilst the village of Bury is the largest settlement within the parish, it also contains West Burton, situated to the west of Bury, a smaller settlement containing several larger properties.

The settlements of Bury Common and Bury Gate are in the main ribbon development spreading out along the A29 and the B2138 up to Coates and Horncroft Commons. There are also several scattered cottages and houses throughout the agricultural heartland of the parish.

Fig 1. Bury Parish Map



There are 64 listed buildings in the Parish, predominantly located in the centre of village and in West Burton, as shown in Fig 2.

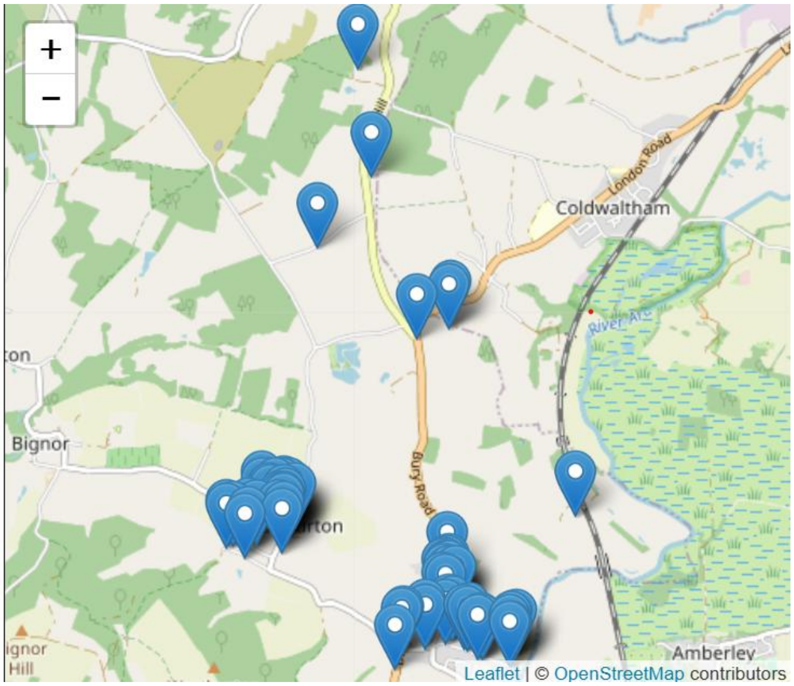


Fig 2. Listed Buildings Map

These range from small, traditional cottages and barns up to significantly larger properties such as Bury House. (Fig 3)

Fig 3. Bury House

SETTING THE SCENE

Chichester District, often seen as an affluent area with a strong housing market, has its own unique problems when it comes to housing. Large areas of the district fall within the South Downs National Park (SDNP). Many settlement areas are often subject to conservation area regulations and land prices are high, which helps to drive up the cost of housing. As a rural district, Chichester struggles to find suitable land for development.

Being within easy reach of the coast, the SDNP and easy access to London, Chichester is a popular area to live in, with many people acquiring second homes and holiday lets in the district, which again helps to maintain high property values which are not necessarily matched by local earnings. Local people on a median salary (for Chichester the median gross annual salary currently stands at £29,832.40[1]) are finding it increasingly difficult to afford to access the housing market, with homes in Chichester costing 12.8[2] times the median salary, this compares to 7.7 nationally. The increased cost of private renting leaves some people with little choice but to either move away, continue to live at home with relatives or remain in the private rental market, which is both expensive and insecure, making it difficult for people to put down roots and feel part of the wider community.

Chichester is one of the most expensive areas in West Sussex with a current median house price of £452,000, although Price Paid Data for the RH20 1 postcode area (in which Bury falls) is higher at £535,099 for 2025. Access to home ownership can be difficult for those without substantial deposits, assistance from family members or above average income levels. Such house prices mean that some households, on what would be considered a good income elsewhere in the country, are finding it increasingly difficult to access housing on the open market.

Defining 'Affordable' Housing

In recent years, it has become more difficult to agree exactly what is defined as affordable housing. The most referred to definition of affordable housing is set out in Annex 2 to the National Planning Policy Framework (NPPF).

'Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions..'

This is the definition that local planning authorities apply when making provision within their areas to meet local demand/need for affordable housing. The most recent version of the NPPF was published in December 2024. The NPPF definition incorporates social rent, as well as a range of intermediate rent and for-sale products. Detailed definitions are included in appendix 1.

[1] Annual Survey Hrs Earnings (ASHE)

[2] Housing Affordability Ratio in England and Wales 2024 ONS

The Affordable Housing Commission (2020) concluded that "many" of these products "are clearly unaffordable to those on mid to lower incomes."

The difficulty with the newer definition is that it no longer refers to the percentage of the household's income or earnings that should be spent on housing costs. Historically, the Housing Cost to Income Ration (HCIR) was referenced in Planning Policy Guidance Note 3 Housing (which was repealed and replaced by the NPPF) and was based around housing costs not taking up more than 35% of a household income.

As noted above, the extremely high house prices in Chichester District mean that some households, on what would be considered a reasonable income elsewhere in the country, are finding it increasingly difficult to access the open market. As a result, they are often spending a much greater percentage of their income on housing costs than the previously recommended 35%.

There are currently a range of affordable housing tenure types:

Discounted Market Sale

The product is discounted by a minimum of 20% and up to 50%, usually in perpetuity, to those with a defined need. The discount is applied at each point of sale (following valuation). The defined need may be financial and/or geographical or linked to local salary levels. This is particularly useful in high value areas such as Chichester, where a 20% discount may still be unaffordable to those on average incomes and where the discounts will often need to be greater than the minimum 20% discount. Local connection criteria are applied to such schemes and eligibility criteria is set by the local authority.

For example, a £300,000 property has a 20% discount applied at the first point of sale and is sold for £240,000. 10 years later the same property is revalued at £400,000 and sold for £320,000.

The discount is 'locked' into the asset usually through a covenant on the land or property, but 100% of the property is owned by the purchaser.

Shared Ownership

A percentage of the property is purchased, and the remaining percentage is rented, typically from a housing association. This housing tenure can offer a good alternative for those with very small deposits as it offers the opportunity to gain a foot on the housing ladder whilst building up some equity in the property. However, with house prices being high, the level that people may be able to afford to buy outright may be less than the normal level of 40% of the property value. In turn, this means the rental percentage will be higher too.

Cases have been reported of those purchasing properties on this basis paying more than a typical mortgage. Problems have also arisen on re-sale, where a homeowner has 'staircased up'[3] by buying a

[3] This term refers to the act of increasing the percentage of ownership.

higher proportion of their home. The re-sale price has been too high for those looking to purchase such a property type, particularly because to be eligible the income level for this tenure type is currently capped by the government at £80,000 per annum.

First Homes

A form of discounted market sale, homes are discounted by a minimum of 30% (capped at a maximum of £250,000) but are only available to first time buyers, with a maximum household income of £80,000 and with a local connection to Chichester District. The discount is passed on upon resale.

Originally, local authorities were obliged to provide 25% of all affordable homes delivered via section 106 agreements as First Homes. This obligation is now voluntary but will continue in Chichester, as set out in Policy H4 of the Local Plan.

Affordable Rent

Historically the guide to what is affordable has been 30-35% of a household’s net income. For some even these ‘affordable rents’ can now be unaffordable and with the push towards affordable rents defined as 80% of open market rents, households could potentially be looking to spend over £14,000 a year on an affordable rent property.

Social Rent

In 2017 the government re-introduced socially rented properties as being eligible for grant funding. In the period 2024/25, 19% of all affordable home completions (rented) were for social rent.

Community Led Housing

In December 2016, the Government announced a new £60 million fund to assist local authorities in tackling the problem of high levels of second home ownership. Community led housing is inspired and controlled by the community. It is not a new mechanism for delivering homes but the number of homes being built through this means is rapidly increasing. There are some basic guiding principles to community led housing.

A scheme is community led when:

- There is meaningful community engagement and consent throughout the process.
- The local community manages the homes in a manner of their choosing. This could be done in partnership with a housing association or be completely self-managed.
- The benefits to the community are clearly defined and legally protected in perpetuity, e.g. through an asset lock.

There are several ways in which this may happen:

Permanent affordability and local control of assets can be achieved by forming a Community Land Trust (CLT). This approach is supported by the *National Community Land Trust Network* and there is substantial support and funding available to help a Community Land Trust form and develop housing.

Closer and more supportive communities can be achieved using cohousing where households each have a self-contained home, but residents come together to manage their community and share some facilities. Cohousing is becoming increasingly popular with older people to create mutual support and with younger people in cities and is supported by *UK Cohousing.*

Self-build groups can work together to develop their own housing, supporting one another and creating a strong community.

Housing cooperatives allow tenants to democratically control their homes

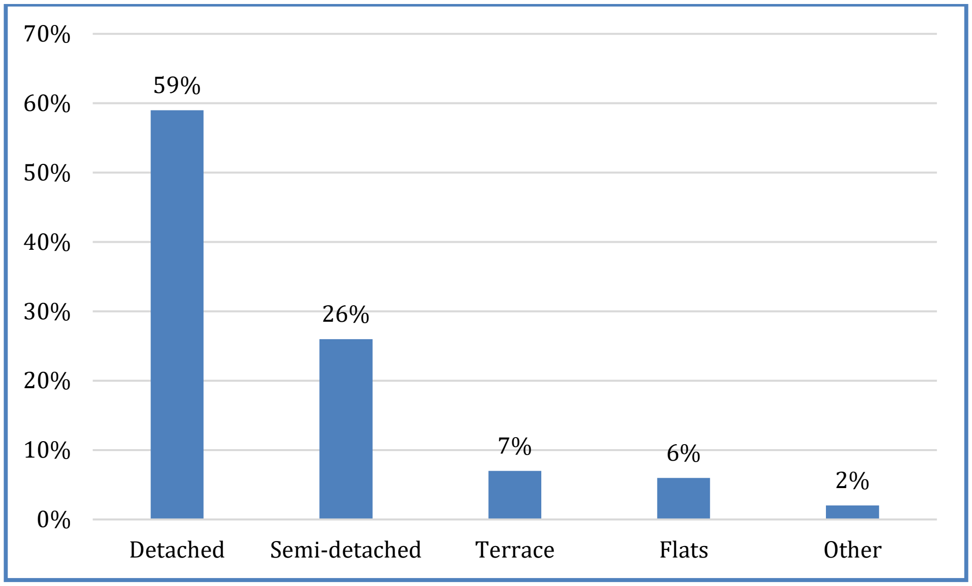
Self-help housing brings empty properties into use as homes.

In Chichester the community led housing fund has been used to provide direct support to groups, including start-up costs, project feasibility and capital costs.

LOCAL HOUSING DEMOGRAPHICS

Bury is similar to many of the other parishes in Chichester, in that it is heavily dominated by detached properties (almost 40% higher than the England average), and a significantly lower percentage of terraced properties and flats.

Fig 4. Housing stock in Bury



With regards to tenure, 78% of all housing is owner occupied, this sits approximately 16% above the England average; Bury is just below the England average for properties that are socially rented (16.7%) but has 50% less private rent than the England Average of 21%.

Fig 5. Tenure Breakdown

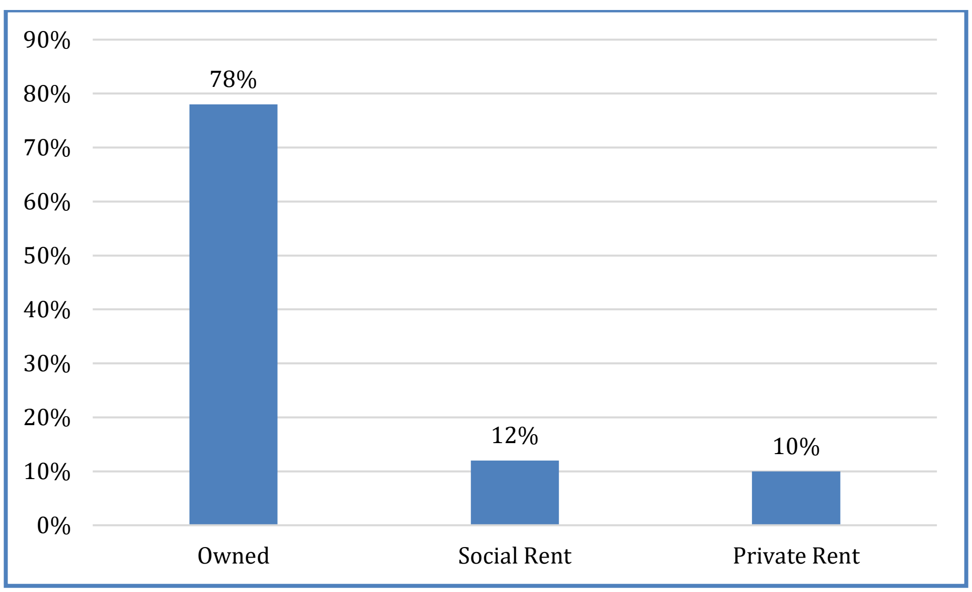


Fig 6 below illustrates the average price paid for property across West Sussex, Chichester and the postcode areas that include Bury for the years 2024/25. The data shows a decrease in values for 2025 compared with 2024.

As the table shows there are a range of prices for the differing types of property and postcode areas. This illustrates that the Bury area is more expensive overall than both the average for Chichester and West Sussex, with an overall average of £539,799 - a decrease of almost £58,481 from 2024.

Fig 6 Average Price Paid Data[4]

Area	Detached	Semi-det	Terraced	Flat/mais	Overall average
WEST SUSSEX 2025	£664,666	£429,866	£358,581	£227,296	£439,450
WEST SUSSEX 2024	£677,010	£425,887	£360,017	£228,226	£445,088
Chichester 2025	£798,971	£415,368	£383,960	£265,770	£535,099
Chichester 2024	£782,198	£430,648	£387,948	£250,919	£535,864
RH20 1 2025	£793,526	£378,333	£402,192	£221,250	£539,779
RH20 1 2024	£867,806	£434,250	£386,493	£211,500	£598,260

Average Income Levels

The Annual Survey of Hours and Earnings (ASHE) figures[5] provide useful data on the earnings by place of residence. For 2024 the median earnings of those living in Chichester District were £36,000 (£2,700 lower than the median for West Sussex) with the lower quartile earnings standing at £27,065. Fig 4 illustrates the ratio of lower quartile house prices to lower quartile gross and median house prices to median gross annual earnings.[6] Chichester has the highest house price ratio to earnings in West Sussex and the lowest earning.

Fig 7 Income to House Price Ratio

Ratio of lower quartile house price to lower quartile gross annual workplace-based earning 2024	House Prices	Residence based earnings	House Price Ratio
England	£189,950	£28,000	6.77
Southeast	£272,500	£27,231	9.21
West Sussex	£289,000	£28,250	10.23
Chichester	£320,000	£27,065	12.54
Ratio of median house price to median gross annual workplace-based earnings	**House Prices**	**Residence based earnings**	**House Price Ratio**

[4] Source HM Land Registry House Price Paid Data 2025

[5] ONS Average Survey of Hours and Earnings 2024

[6] ONS House Price to Earnings Ratio 2025

England	£285,000	£37,617	7.58
Southeast	£370,000	£40,339	9.17
West Sussex	£375,000	£38,700	9.69
Chichester	£422,000	£36,000	11.72

There are currently seven properties on the open market in Bury, the lowest valued property is a two-bedroom apartment for £350,000 with others ranging up to £1,695,000 for a six-bedroom house. The average price of a three-bedroom house (currently on the market) is £633,000. Assuming a deposit of 20% (£126,600) with a loan rate value of four this would require a household to have an income of almost £127,000 per annum.

Private Rental Market

Just one property was available to rent in Bury. This was for a 2-bed flat, with a monthly rent of £1,450 per month.

Data from the ONS for the period November 2024 – November 2025 recorded the following median private rents for Chichester. These compared to an overall median private rent of £1422pcm for England.

Fig 8 – Median Private Rents in Chichester per calendar month

Area	1 Bed	2 Bed	3 Bed	4 or more	All
England	1163	1299	1447	2118	1422
Southeast	973	1248	1519	2184	1399
Chichester	924	1193	1470	2083	1301

Housing Register

As of December 2025, there were no households in Bury on the housing register. Prior to the re-launch of the register there were three households on the register, all with a one-bedroom need.

Affordable Housing Stock

There are currently 23 affordable homes in the parish, owned by Hyde. This figure has remained largely unchanged over the past decade. The stock is broken down as follows:

Fig 9 – Affordable housing stock

Type	Count
1 bed flats	4
2 bed flats	6
2 bed houses	2
3 bed houses	11
Total	**23**

HOUSING SURVEY - PURPOSE

The purpose of the survey was to introduce the formation of a Community Land Trust for Bury, to assess both the level of housing need and ascertain if there was support for the development of a site for affordable housing for local people. A housing needs survey last took place in 2008, when there was a 75% level of support for the development of affordable homes.

The level of response to a specific survey such as this can be quite low. This can be because most people living in the area are well-housed and would not necessarily respond to a housing survey unless they feel it directly affects them or a family member.

The survey results do not purport to be representative of all residents; no information is available on non-respondents, and it is not possible to gross up results to the entire population. Nor does the survey purport to assess the entirety of housing need in the area.

The survey used was based upon the survey template used by Rural Housing Enablers across the country and was hand-delivered to all households in the parish of Bury. It was available to complete either online or by post, and was promoted widely via posters in the parish, the parish magazine (also hand-delivered to every household) and online.

A total of 158 responses were received during the period of the survey and a further 6 were returned once the survey had closed. These were included within the results, giving a return rate of just under 59%, which is considered to be a very good response.

Please note that findings are based on 164 responses, but not everyone responded to every question and percentages have been rounded up/down so may not total 100%.

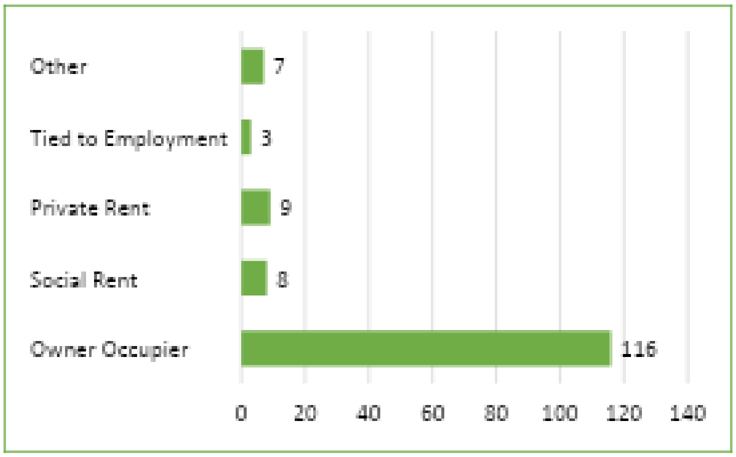
SURVEY FINIDINGS

The survey was set out in two parts: the first aimed at establishing respondents' current living situation, the level of support for affordable housing and potential sites; Part 2 went on to collect data specifically from those in housing need.

Part 1

Question 1: Current Living Situation.
81% of all respondents were owner occupiers. Responses under 'other' included currently living with parents or residing outside of the parish.

Fig 10. Current Living Situation



Total Respondents: 143

Question 2: Current Property Type.
85% of all respondents are living in houses, of which 53% have four or more bedrooms.

Fig 11. Current Property Type

Current Property Type and Size					
	1 bed	2 beds	3 beds	4 beds	5 beds+
House	0	13	41	36	27
Bungalow	2	1	5	3	0
Flat	4	3	2	0	0
Retirement	1	0	0	0	0

Total Respondents: 138

Question 3: Current Housing Situation.
78% of all respondents consider themselves to be well housed with all their needs met. The remaining respondents cited several reasons why their current accommodation no longer meets their needs, including those still living with parents or renting privately.

Fig 12. Current Housing Situation

Well housed all needs met	115
Living with parents/relatives	7
Homeowner looking to downsize - house or garden too big	5
Current home requires adaptations - mobility or access reasons	4
Renting privately - rent too high, insecure tenancy	6
Renting from HA - property does not meet need	2
Need larger home to accommodate children or elderly relative	2
Accommodation tied to employment	3
Other	3

Total Respondents: 147

Question 4: Length of Residency.
45% of all respondents have lived in the parish for more than 20 years. However, 25% have moved to the parish within the last five years.

Fig 13. Length of Residency

Less than a year	3
1-5 years	33
6-10 years	22
11-20 years	21
More than 20 years	64

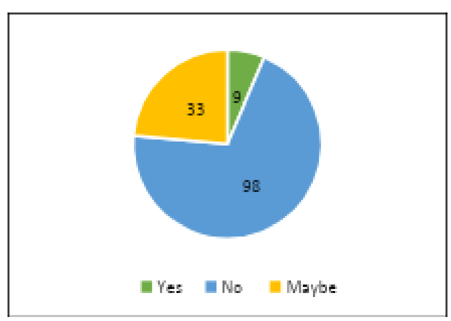
Total Respondents: 143

Question 5: Have any members of your household moved away in the last five years because they were unable to find suitable accommodation within Bury Parish? 12 households responded positively to this question.

Question 6: Have any members of your household moved away longer than five years ago because they were unable to find suitable accommodation within Bury Parish? 13 households responded positively to this question, with nine households stating that family members would like to return to the area, which equated to 12 separate family groups.

Question 7: Are you intending to or would you like to move to another home within Bury Parish in the next five years? 42 households stated they were or might do so but did not provide a reason for this decision.

Fig 14. Move within the parish

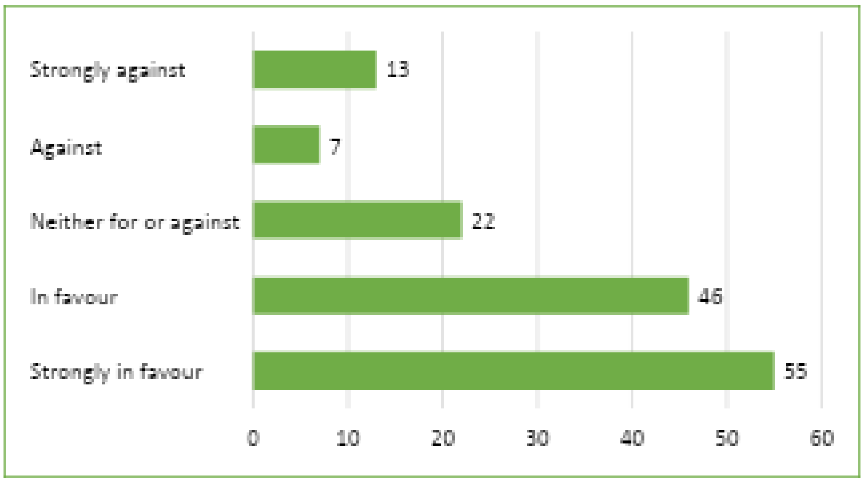


Total respondents: 140

Question 8: Are you intending to move out of Bury Parish in the next five years? 22 households, (16% of all respondents) intend to move out of the parish in the next five years. The reasons provided for this move included moving to a larger town, acquiring a first home, downsizing, employment needs, moving closer to more amenities, increase in traffic and housing, and being unable to buy in the village.

Question 9: Are you in favour of a scheme that creates a small development of affordable homes that will be available specifically for people with a local connection to Bury Parish (also known as a Community-Led Housing scheme)? Most respondents, 71%, were either strongly in favour or in favour of a small development of affordable homes for local people.

Fig 15. Support for development of affordable homes



Total respondents: 143

The survey then asked people if they have any suggestions for the location of such a scheme. A number of locations were suggested:

- Bury Manor Farm
- Field east of Coombe Crescent
- The Glebe Field
- Land beside the A29
- Near to school, farm shop, garage and pub
- Hillside nursery

Finally, respondents were asked if they had any other comments to make. These have been grouped largely by type with a full list of unabridged comments in appendix 2.

Summary of Comments

Concerns on new housing

- Lack of services, shops, jobs, local school places, infrastructure and public transport needed to support increased population.
- New homes should be near towns with amenities.
- New homes should fit local architecture
- New homes should respect the environment and nature
- Local connections are strong for eligibility - clear eligibility guidelines are needed
- Low lying, flood prone land and current green spaces within the village should be avoided, as well as surrounding farmland.
- New housing spoiling the rural character of the parish
- Building on agricultural land as in Pulborough and Chichester, where low quality houses were built for speed.
- New affordable (rental) housing should remain affordable (and rented) in perpetuity and not sold off for profit.
- "We are more in favour of encouraging people to buy homes, rather than renting."
- Potential devaluation of existing owner-occupier properties.
- 'Urbanisation' of West Sussex.
- New housing would exclude/ discriminate against some people wanting to settle here.
- New housing would allow migrant individuals, families or HMOs.
- Who would manage CLT assets?

Misconceptions

- Bury Parish Council will run the Community Land Trust (CLT)
- The CLT would be run for profit
- New housing would automatically go to people with no local connection

Comments on the location of new affordable housing

Many respondents said the proposed location at Bury Manor Farm for new housing would have the following advantages:

- Benefitting the school, pub and road safety.
- Access to school
- Bringing the other side of the A29 closer to the village, linking two communities more, and revitalising a cut off area of the village.

More general comments about location for affordable housing:

- Several respondents pointed out the opportunity in two brownfield sites adjacent to the A29 to create new affordable housing.
- Many respondents were in favour of new housing at the disused Hillside Nursery (including due to its proximity to the school).
- One respondent suggested the Glebe Field, and several were in favour of the field east of Coombe Crescent as potential sites.

Quotes and comments on need

- “2 x adult children living at home still. Unable to move due to expensive rents/ mortgages”
- “We are looking to downsize and move nearer to 3 children and their families as they are unable to afford to move here.”
- “Nothing is affordable when a person lives on their own”

Quotes and comments on new housing and the CLT

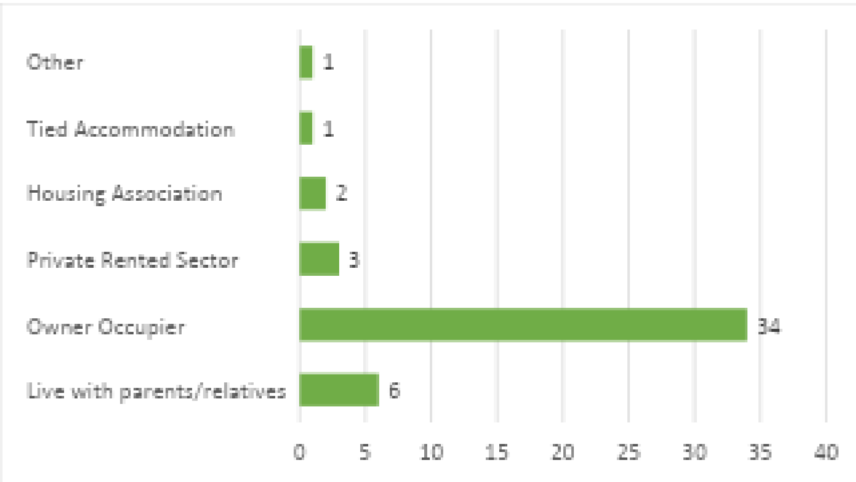
- “It’s a really good initiative and surely the only one that will make it possible to have a more balanced, mixed and younger community.”
- “Villages like Bury will die if there isn't a chance for young people, and if the few young people who are here want to leave, the community becomes unidimensional.”
- “It is vitally important to create more affordable rented accommodation in the village to allow young families to stay in Bury and encourage younger people to live here. Also, may be rented accommodation for older people who want to downsize or possibly move into sheltered accommodation. It was good when Bury House was a sheltered nursing home so local village people could move there instead of going to Barnham or Petworth or Barlavington.”
- “As a local employer, I am desperate to have locals working with me, especially to be on site ... currently they are driving from Portsmouth, Worthing, Steyning and Basingstoke .... it is just too far.”
- “There needs to be housing within the Parish to meet the needs of current and future potential residents to keep the Parish a vibrant place to live with a diverse demographic.”
- “As an employer, an affordable housing scheme would be very helpful to schools, cafes, pubs and restaurants. Stating the obvious, all knock-on effects need careful consideration and thinking through.”
- “Houses that are within the reach of the young, and low earners, would be ideal.”
- “This seems a good idea so that Bury parishioners will have some degree of control over decisions made in regard to our parish.”
- “Very keen to see such a scheme.”
- “I feel very strongly that there should be affordable housing for people that have a connection with Bury, they are very much part of the blood of this village, and we need the younger generation to be able to afford to stay here. I would also favour instead of renting, leasehold properties that were affordable that could be sold only to other villagers.”

Part 2

Part 2 of the survey collected responses from those who identified themselves to be in housing need. This part of the survey was completed by 47 respondents, the majority of whom were owner occupiers. Again, not everyone responded to every question, and in some cases, there were insufficient responses given to provide any meaningful data.

Question P2.1: Current Housing Situation

Fig 16. Current Housing Tenure



Total Respondents: 47

Question P2.2 Reason for Move

Respondents were asked to list their main reasons for their move. They were able to make up to three choices, although most chose to make only one.

Fig 17. Reason for move

	1st	2nd	3rd
Need larger accommodation	8	0	1
Need smaller accommodation	6	0	0
Need adapted accommodation	3	0	0
To start first home	5	0	0
Cannot afford rent	4	0	0
Cannot afford mortgage	7	0	1
Insecure tenancy	1	1	0
Retirement	2	0	0
Need accommodation for live in carer	1	0	0
Am carer need to live closer to person cared for	1	0	0
Other	8	0	0

Total respondents: 45

Question P2.3 What is the minimum bedroom size required? Only 25 respondents provided an answer to this question, with most requiring three bedrooms.

Fig 18. Number of bedrooms required

1 bed	3
2 beds	7
3 beds	14
4 beds	2

Total respondents: 25

Affordable Housing Allocations

When allocating affordable housing, the number of bedrooms that a household is entitled to is based on several factors such as the number of children, their ages and gender. In elderly or disabled households' allowances can be made for carers. The Housing Allocation Policy for Chichester outlines who is eligible for what size property, and a bedroom is usually allocated for each of the following:

- married or cohabiting couple
- other person aged 16 or over
- two children aged under 16 of the same sex
- two children aged under 10 regardless of sex
- any other child under 16 (other than a child whose main home is elsewhere)

For those seeking affordable home ownership tenures, one bedroom above the assessed level of need is allowed.

A Community Land Trust would be expected to have a published Allocations Policy so that it can demonstrate how it allocates its properties. This is particularly important when operating in small parishes where most people know of each other.

Question P2.4 Respondents were asked to prioritise their preferred future tenure; the results were as follows:

Fig 19. Future housing tenure

	Priority 1	Priority 2	Priority 3	Priority 4
Owner occupier	21	1	1	3
Rent from affordable housing provider	3	3	2	1
Rent from private landlord	2	2	4	1
Affordable home ownership	2	4	3	2
Affordable shared ownership	1	0	1	1

Total Respondents: 29

Most respondents were looking to purchase on the open market, however there were a few households for whom this was not an option. Several expressed a desire for affordable home ownership, although less were interested in the shared ownership model.

One respondent also expressed an interest in self-build or community self-build. There are examples of community led schemes with a focus on self-build.

Housing Register

To be eligible for affordable housing in Chichester you must be on the Housing Register. One respondent stated that they were. Since the Housing Register was re-launched early in 2025 there has not been a record of anyone with a local connection to Bury on the register. Prior to its re-launch there was a historic need of three households, each with a one-bedroom need. This does not necessarily mean that there is no-one who is eligible to register, as there are several reasons why people choose not to apply, particularly in rural areas where the chances of new affordable homes being built can be quite small and people do not necessarily want to be re-located to other areas. Four households stated that they believed themselves to be eligible for the register but had not applied. When asked why they had not applied the responses were: too long to wait; size of property they would be offered; and they didn't think they would be a priority.

Since 2021 only two of the current affordable homes have become available for re-letting, which means that if there were households on the register, they could potentially wait several years before a property from the existing stock becomes available.

Question P2.5 - Income levels

24 respondents provided information on household income:

Fig 20 – Household Income

£10,000 - £14,999	1
£15,000 - £19,999	2
£20,000 - £24,999	2
£25,000 - £29,999	1
£30,000 - £34,999	0
£35,000 - £39,999	3
£40,000 - £44,999	0
£45,000 - £49,000	2
£50,000 - £54,999	1
£55,000 - £59,999	0
£60,000 - £69,999	2
£70,000 - £79,999	2
£80,000 and over	8

Total Respondents: 24

When applying to the housing register the following preclusions relating to income will be applied:

- Income equal to or greater than four times the Local Housing Allowance for the size of home they are entitled to, this means that for a household looking for a 2-bedroom property their income cannot exceed £45,500 per annum.

- Savings or capital of over £20,000 for applicants below the age of 55
- Savings or capital of over £30,000 for applicants aged 55 or over.

For most affordable home ownership schemes the household income cap is £80,000.

Question P.6 – Private Rent
The survey asked those who were looking to rent what the maximum amount of rent they could afford each month was.

Fig. 21 – Private rent

Less than £500	1
£600-£800	3
£1,100 - £1,400	3
£1,500 - £1,700	2
£3,000	1

Total respondents: 10

Local Housing Allowance

The Local Housing Allowance (LHA) is used to determine the amount of housing benefit that those renting privately can receive to help cover the cost of their rent. It is not a benefit itself but the method for calculating the amount of housing support those claiming Universal Credit and Housing Benefit may receive. They are based on the Broad Market Rental Area (BMRA) for the area in which you live, for those living in Bury the following rates apply.

Fig 22. Local Housing Allowance Rates for Chichester BMRA

Accommodation Size	Weekly Rate	Monthly Rate
Shared Accommodation	£103.56	£448.76
One Bedroom Rate	£181.35	£785.85
Two Bedrooms Rate	£218.63	£947.40
Three Bedrooms Rate	£281.92	£1,221.65
Four Bedrooms Rate	£368.22	£1,595.62

Employers

A smaller survey was available for local employers to complete. A total of seven employers completed the survey.

When asked if there is an unmet housing need for their employees or potential employees, four employers stated they felt there was an unmet housing need. They cited housing being too expensive for employees to live locally or for families to remain near each other.

Future Communications

Most people said they preferred to be kept up to date with the work of the CLT via email.

Email	74
Website	26
Facebook	6
Instagram	1
WhatsApp	7
Postal	5

Appendix 1 – National Planning Policy Framework - Definitions of Affordable Housing

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

1) Social Rent meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

2) Other affordable housing for rent meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes, affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

3) Discounted market sales housing is sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to government or the relevant authority specified in the funding agreement.

Appendix 2 – Additional comments including site suggestions	
1	We do not have the infrastructure, no buses to get to GP or local shopping areas.
2	Homes that fit in with the area
3	A brownfield site, Bury Manor Farm, no longer used as such, I believe become available. It would appear to have many advantages including revitalising a cut off area of the village benefitting the school, pub and road safety.
4	In favour only if it genuinely is for local residents and not just an excuse to build cheap housing.
5	2 x adult children living at home still. Unable to move due to expensive rents/ mortgages
6	Old nursery next to Charlies
7	Vacant farm site at the bottom of Bury Hill. Ideal for access to school, brings other side of the A29 closer to the village linking two communities more.
8	the Twitton Site, Bury Manor Farm, Hillside. It's a really good initiative and surely the only one that will make it possible to have a more balanced, mixed and younger community. Simply that villages like Bury will die if there isn't a chance for young people. and if the few young people who are here and want to leave, the community becomes unidimensional.
9	It is vitally important to create more affordable rented accommodation in the village to allow young families to stay in Bury and encourage younger people to live here. Also, may be rented accommodation for older people who want to downsize or possibly move into sheltered accommodation. It was good when Bury House was a sheltered nursing home so local village people could move there instead of going to Barnham or Petworth or Barlavington
10	A sustainable part of the parish both for essential services and to belong to the central part of the parish.
11	Question 9 comments: so long as the connection is obvious and proven and very small. No, but would have a very strong opinion about any proposals.
12	We are looking to downsize and move nearer to 3 children and their families as they are unable to afford to move here. Hillside and Twitten as locations
13	No, insufficient knowledge just moved here.
14	Nothing is affordable when a person lives on their own
15	Bury already has quite a large number of social housing homes. I feel that development in Bury Parish would spoil its small and unspoilt character within the National Park, and that Pulborough would be a far better area for this type of development
16	Land either side of the A29 / West Burton have and land to the north of the Squire & Horse. Low-lying, flood prone land should be avoided. Any homes built should be available only to those with a local connection.
17	yes, I am all for affordable housing for Bury and a housing development - as long as it respects the natural environment and wildlife.

18	Whilst Bury is a lovely area to live, there are no facilities here especially for youngsters. One of my sons and his wife have recently moved to Fontwell. They have two food shops, post office, off-licence, garage, Burger King, KFC, Lovely pub opens every day etc. so, they can walk to do their shopping, buy food or go to their local any day they wish without using the car. Just a few thoughts.
19	Bury had affordable housing to rent, but they sold some off to finance the village all development This Sales was not in the spirit of the original intention when setting up the scheme Any community Land trust should not be dominated by vested interest for their own financial gain A great way to provide cheaper housing to enable self-build which enables the builder to claim back the VAT
20	Yes, on any existing brownfield site e.g. the old nurseries, now closed on A road at Bury. Absolutely dead set against developments on agricultural farmland, there is already far too much new housing at Pulborough, Tangmere, Wyke and Chichester. It’s become a blot on the landscape. these new houses are badly built for speed and won't last.
21	I don’t trust the BPC to run a community housing scheme in the long term
22	Where the old nursery used to be.
23	Bury already has some social housing and I feel further development would spoil Bury's unique and small-scale character within the National Parm. I think the Pulborough area would be far more appropriate for this sort of development.
24	Any affordable housing should remain so - i.e. should not be sold on at a profit as were ex-council houses in the past.
25	Bury is essentially a close, rural community. There is an opportunity with two Brownfield sites to create new affordable housing. Anything that is on the surrounding arable land would be totally inappropriate. Housing developments on these two small sites should be considered only where there is a particular local interest. Bury has no local transport and most families need two cars if the parents are both working. The nearest range of shops and supermarkets are 7 miles away.
26	In favour depending on where they are built, suggest on land beside A29
27	Please make sure the infrastructure can handle it. I've seen what happens if it can't.
28	I am not of the belief that young people necessarily want to live in the same area in which they were born. I'm here via Kent London Birmingham and Surrey. But yes, houses that are within the reach of the young, and low earners, would be ideal.
29	as a local employer, I am desperate to have locals working with me, especially to be on site ... currently they are driving form Portsmouth, Worthing, Steyning and Basingstoke .... it is just too far
30	As it is for local people, I think there should be clear guidelines on who is eligible.
31	The area where there was a nursery, now disused between a farm and Charlie's Farm Shop on the A29 as easy access to Bury school and A29

32	I don't think it is required. There is a huge volume of affordable housing from Crawley to Pulborough, Worthing to Chichester. We need to retain some of our rural heritage and why create a National Park if we're to fill it with housing. Urbanisation in West Sussex has gone too far. There aren't jobs locally to support what is being built which in turn puts pressure on the commuter rail service to London which are already overloaded. Has anyone properly assessed whether our school, hospitals, GP's, Dentists can accommodate further expansion. This had to inform planning decisions for further housing
33	A community led housing scheme needs to be for rental in perpetuity not something that can be purchased and lost to the community.
34	We have completed these surveys in the past with a development site identified and nothing has happened, which is fine by us! You mention local authorities under pressure, to provide sites which would suggest these homes would not go to local people. Roads around here are very congested, hospitals, doctors full, schools etc.
35	near the largest population/school area. Likely to have family and no transport
36	We feel affordable homes are better located nearer larger towns where there are lots of transport links and employment opportunities. Also, we are more in favour of encouraging people to buy homes, rather than renting
37	Whilst affordable housing is essential, it must also be backed up with greatly improved public transport. Any potential sites should also pay close attention to the current green spaces in the village, which are very important.
38	While Carringdales site is coming online for future employment possibilities, it is important both to look at proper affordable / social housing together with new local employment. If you carry out your research, you will find this is just as an important part of the social economic mix.
39	There are much better places to site affordable housing that Bury Parish that is extremely rural. Assuming someone who will benefit from affordable housing has somewhat restricted financial means, the infrastructure around Bury is extremely limited - in many areas there is no public transport and there are hardly any shops (Charlies Farm Shop is exorbitantly expensive). Furthermore, the Parish is wholly situated in the South Downs National Park, which is supposed to serve as a protected area for nature and conservation, so incremental building development - however small - runs counter to the purpose of the Park. I do not understand the focus on housing for the local community - whilst this is desirable if you already live in the Parish, it excludes other people and potentially discriminates against certain groups - for example military families who are looking to settle.
40	As long as it does not de-value any existing owner occupier homes. This seems a good idea so that Bury parishioners will have some degree of control over decisions made in regard to our parish. the community spirit here is of considerable value to the parish rather than control from an office which has no real consideration of our preferences.
41	The development would have to be enshrined in law to prevent the placement of any migrant individuals, families or HMOs in the properties that are associated with the development.
42	Very keen to see such a scheme

43	In answering numbers 5 and 6, I would have like an option that said a family member moved away to seek employment that didn't exist locally, i.e. not related to housing. In answering number 8, I would have selected a maybe if that were available. I would like to point out that Bury already has a wide range of housing type, from small flats right through to large, detached houses with everything in between. The Parish Council and any Community led group should make itself fully cognisant of the number and types of houses/homes currently in Bury, the wide range available and these bodies should also understand the turnover of these properties and how many are vacant. It is the case that there are almost always properties available in Bury. Especially the Council and Community Group should study Coombe Crescent where a wide range of smaller more affordable homes exist. There is a reasonable level of turnover, and often/almost always there are vacant smaller flats especially available. Speak to residents, the people that deliver the Link as they will know. Please don't do anything that will lead to loss of green space, again especially around Coombe Crescent which has lost its allotments, a green play area and communal garaging over the last 20 or 30 years to build affordable housing which is clearly still there. Ensure, if you do decide that there is a small housing need, that the housing you recommend does not involve development of agricultural land, back-land, or anything that adversely affects the amenity of any existing properties, or that leads to more commuters and road travel/pollution - especially in the small roads and lanes in the village.
44	Near the A29 onside of road near the school farm shop, garage and pub., Not on virgin land you never get it back.
45	The area where the dilapidated greenhouses are, off the A29. Within the confines of the village proper e.g. Combe Crescent Area. Under no circumstances should development encroach on existing agricultural or South Downs or AONB. Bear in mind that despoilment of this part of the SDNP is permanent, whereas the requirement of 'affordable' accommodation may be only temporary. The empty former Carringdales site show that the need for premises for employment does not exist, surely that relates to need for extra housing?
46	Field east of Coombe Crescent The Glebe field
47	There are plenty of new houses in nearby villages such as Pulborough and Billingshurst. For the size of Bury, there are plenty/too many small/affordable houses.
48	There needs to be housing within the Parish to meet the needs of current and future potential residents to keep the Parish a vibrant place to live with a diverse demographic
49	There needs to be a variety of housing to meet current and potential future residents' requirements and to keep the Parish alive with a diverse demographic

50	Bury Parish is deeply rural and charming but offers negligible facilities (very few shops for example), services or support for people who need affordable housing - not least there is very limited (or non-existent) transport - depending where in the Parish you live - unless you can afford your own wheels. It is not clear who in the Parish or community will be prepared to manage any CLT assets. I am not sure I support the idea of housing specifically for people with a local connection- I come from a military family where you are expected to up-sticks and move (every 2 years, sometimes more often in my experience) - and how this sort of initiative is inclusive for all people who may otherwise wish to live in Bury Parish?
51	near good transport
52	No need for green field development. The two brown field sites: Hillside Fruit Farm and Manor Farm could provide ample housing.
53	Unless totally council funded it would need to be part of a bigger development to make it worthwhile for the developer. Hillside nurseries would fit this.
54	Bury already has a wide range of housing types and sees a reasonable turnover of properties. There are already smaller more affordable properties in the Coombe Crescent area, where allotments and garage spaces have already been given up. The village has very limited travel services which surely be a requirement for 'affordable' housing. Any future scheme should not result in loss of further agricultural land or green space around the village.
55	It is really important that any development matches the local services, aesthetics, road access and parking needs. It is also really difficult to get a space at the local doctors' surgeries and NHS dental services. As an employer, an affordable housing scheme would be very helpful to schools, cafes, pubs and restaurants. Stating the obvious, all knock-on effects need careful consideration and thinking through.
56	The farm buildings opposite Squire and Horse on the A29 Bury Hill
57	see the local plan update the local plan Please make sure you publicise the outcome of this survey. It is quite complete; you will need to produce a digestive summary of the results. Thank you!
58	There are other more pressing parish issues that deserve more sustained attention to gain more momentum in my opinion. The village of Bury within the parish already has a fair number of council properties. Sticking more affordable homes in Bury, so a minority of current residents can get their son or daughter a house isn't really tackling the wider housing problem. With a private developer you could negotiate an upgraded/better play park, and/or help with the village hall project as part of the deal, I'm assuming this won't be possible going down the land trust, purely affordable homes route
59	The identification of sites should be dictated by the Bury NDP. Mixing of affordable and more sustainable (and therefore more expensive) should be avoided, as it tends not to work. If any scheme is implemented, please consider: Keeping the character of the village e.g. dark skies - no streetlights

	The need for a shop - Choices Farm Shop would be too expensive! Protections to ensure that the housing is actually affordable to young villagers
60	Affordable housing is a good thing but Bury isn't the place for it. The primary school is oversubscribed already. There's very limited public transport. You can't find an NHS dentist appointment for love or money. Drs appointments are at least a month's wait. Hospital appointments around 6 months to a year. Local roads are overly congested and poorly maintained. The no. 1 location floods badly every winter. The local infrastructure isn't setup for a greater number of households, especially families who need all the above facilities and amenities.
61	The field south of Coombe Crescent, the field south of Houghton Lane, the disused farm at the foot of bury Hill, maybe the old nursery.
62	Yes. We think the site of the old green houses on the main road near the farm shop would make a very suitable site - easy walk to the school.
63	farm opposite Squire and Horse pub, old nursery site, just south of Charlies
64	The old nursery site and the empty farm buildings opposite the Squire and Horse. I feel very strongly that there should be affordable housing for people that have a connection with Bury, they are very much part of the blood of this village, and we need the younger generation to be able to afford to stay here. I would also favour instead of renting, leasehold properties that were affordable that could be sold only to other villagers.
65	Only for local people, disused brownfield sites - within settlement area only. Land at disused Hillside Nurseries and opposite Manor Farm on Bury Hill if now disused. That should be sufficient for local people in need. Do not encroach onto Greenland and agricultural land - we need local farming! Once it's gone its gone. Please ensure it remains only for local people in need of it