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Caravan and Houseboat Needs Assessment

Final Report

Iceni Projects Limited on behalf of
Chichester District Council

November 2023

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ON BEHALF OF
CHICHESTER DISTRICT
COUNCIL

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Caravan and Houseboat Needs
Assessment
FINAL REPORT

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A1. SURVEY LETTER AND QUESTIONNAIRE

1. INTRODUCTION

- 1.1 Chichester District Council are in the process of preparing a new Local Plan to guide future development up to 2039. As part of this process, the Council are required to better understand local accommodation needs, including that for caravan and houseboat dwellers.
- 1.2 Iceni Projects were instructed to develop a short report to draw together statistics on the scale of caravans and houseboats in the plan area and to undertake a survey to capture data from these groups. Although this study deals with the Plan Area the availability of some statistics means that we have looked at the whole district, however the known balance of Caravan and Houseboat use is within the Plan Area therefore any findings for the District are reasonably reliable for the Plan Area.
- 1.3 The data analysis and results of this survey were to be used as part of the evidence base for housing and planning related policy and support the Council with their Local Plan development. This report should be read in conjunction with other housing evidence base documents including the housing and economic development needs assessment.
- 1.4 For clarity this document does not directly deal with Gypsies or Travellers which are subject to their own study¹. Although there may be instances where gypsies and travellers live in caravans and houseboats not specifically for their needs.
- 1.5 Following this introductory section the structure of this report is as follows:
- Section 2 – Sets out the relevant policy context
 - Section 3 – Provides a baseline analysis of relevant statistics
 - Section 4 – Reviews the survey and its results
 - Section 5 – Provides a summary and some recommendations.

¹ [2022_15_12_Chichester_GTAA_Final_Report.pdf](#)

2. POLICY REVIEW

NPPF

- 2.1 The NPPF (September 2023) does not specifically address Caravan and Houseboat dwellers other than to highlight the formers vulnerability to flooding.
- 2.2 Although not covered by this study, paragraph 62 sets out that the needs of travellers that do not meet the planning definition should be specifically assessed as part of the size, type and tenure of housing needed for different groups in the community and sets out that the needs of Travellers that meet the planning definition should be assessed under the Planning Policy for Traveller Sites.

Housing Delivery Test Rule Book

- 2.3 The Housing Delivery Test Measurement Rule Book² (MHCLG – July 2018) assesses housing delivery against housing need. The housing delivery component is taken from net homes delivered statistic which is a national statistic for net additional dwellings is sourced from the Housing Flows Reconciliation form for non-London authorities.
- 2.4 This form includes “Other gains and losses (e.g. Mobile and temporary dwellings)” which includes “Non-permanent (or ‘temporary’ dwellings) are included if they are the resident’s main residence and council tax is paid on them. These include caravans, mobile homes, converted railway carriages, houseboats and gypsy and traveller pitches.”
- 2.5 Therefore, any additional caravans or houseboats that are granted permission in the plan area can contribute towards the district housing supply.

Review of housing needs for caravans and houseboats: draft guidance

- 2.6 The periodical review of housing needs under section 8 of the Housing Act 1985 is a statutory requirement on local housing authorities. This requires local housing authorities to assess and understand the accommodation needs of people residing or resorting to their district.

² <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

- 2.7 In 2016 the government issued a document entitled Draft guidance to local housing authorities on the periodical review of housing needs - caravans and houseboats³. While this guidance document is framed as being pertinent to the needs of all caravan and houseboat dwellers, the content appears to be implicitly focused on gypsy and traveller assessment, and essentially restates much of the standard practice for the production of such evidence base studies.
- 2.8 In any case, the document has never evolved into a final version, and hence has no official weight or status. The guidance shows how the government would want local housing authorities to interpret the changes to accommodation needs assessments relating to caravans and houseboats should the clause receive Royal Assent.
- 2.9 The guidance confirms the general parameters used for similar studies such as the GTAA, namely the consideration of existing data sources and collection of primary evidence via a survey of some kind.

Housing and Planning Bill

- 2.10 The Housing and Planning Act (2016) includes a duty (under Section 8 of the 1985 Housing Act that covers the requirement for a periodical review of housing needs) for local authorities to consider the needs of people residing in or resorting to their district with respect to the provision of sites on which caravans can be stationed, or places on inland waterways where houseboats can be moored.
- 2.11 It should also be noted that the Housing and Planning Act 2016 also removed the 2 sections in the 2004 Housing Act that placed a statutory requirement on Councils to conduct a specific assessment of need for Travellers.

Caravan Sites and Control of Development Act (1960)

- 2.12 Section 29 of the Caravan Sites and Control of Development Act (1960) defines a caravan as any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer) and any motor vehicle so designed or adapted (excluding tents or rolling stock).
- 2.13 A “houseboat” is defined as a boat or similar structure designed or adapted for use as a place to live.

³ https://assets.publishing.service.gov.uk/media/5a808a48e5274a2e8ab50bb0/clause_115_draft_guidance.pdf

3. BASELINE ANALYSIS

- 3.1 This section of the report examines the number of caravans in the plan area and profiles those in Chichester living in a caravan or other mobile or temporary structure including houseboats and benchmarks this against the wider population. It draws on official caravan count data and the 2021 census.

Caravan Count

- 3.2 According to the “review of housing needs for caravans and houseboats: draft guidance” caravan count data may assist local housing authorities in identifying caravans and houseboats. However, this data is a count of traveller caravans and is therefore beyond the scope of this study.
- 3.3 However, for completeness the latest traveller caravan count data from January 2023 shows that there were 182 traveller caravans in the district. Of these, the majority (125 or 68%) were private caravans on permanent sites with planning permission. A further 50 caravans were socially rented caravans while 7 were on unauthorised sites on travellers own land.
- 3.4 The number of caravans in Chichester at the latest count is lower than the previous five counts which averaged 242. The additional sites in previous counts were a combination of caravans both on permanent permitted sites (average 162) and on unauthorised sites on travellers on land (average of 30).
- 3.5 The dataset also lists three traveller and travelling showpeople caravan sites⁴ provided by the Council in Chichester. Combined, these sites have a capacity for 50 caravans, of which 9 were transit pitches and 41 were residential.

Site Capacity

- 3.6 The Council have also provided us with their public register of caravan sites and excluded those sites used for gypsy and traveller uses, sites located in the National Park or those used as holiday homes (e.g. Nunnington Farm (54 pitches)), this shows that there are 23 sites with a total of 264 pitches.

⁴ Easthampnett Caravan Park, Marsh Lane Easthampnett; Transit Site, Stane Street, Westhampnett, and Westbourne Caravan Site, Cemetery Lane Westbourne Emsworth

- 3.7 Of these, there are 17 smaller sites with 1-4 pitches and also one other larger site (Home Farm (43 pitches)) which is only used for agricultural purposes. The remaining six sites have a notable number of pitches (184 in total) and are believed to be used as permanent residences. These are detailed below and are subject to the survey.

Table 3.1 Non-Traveller Caravan Sites in Chichester Plan Area

Site	Location	Pitches
Silver Lakes	Oving	21
Nutbourne Park	Southbourne	45
Morcumbs Caravan Site	Southbourne	66
Slipper Park	Southbourne	29
Windmill Park	Selsey	13
Greenways Nursery	Wisborough Green	10
17 Other Sites	Various	80
Total		264

Source: Chichester District Council, 2023

- 3.8 In addition to these caravan sites, Chichester Marina on Chichester Canal has capacity for 31 houseboats. This would bring the total caravan and houseboat supply to 295 pitches/moorings used as permanent residences.

Population

- 3.9 According to the 2021 Census there were 1,092 people living in a caravan or other mobile or temporary structure in the district. This accounts for 0.9% of the population. This is an 81% increase from 2011 when only 603 people lived in a caravan or other mobile or temporary structure. This growth is significantly in excess of that of the wider population (8.4%) between 2011 and 2021.

Table 3.2 Population by Accommodation Type (2021)

	Plan Area	Plan Area %	District	District %
Detached	33,187	36.0%	45,402	37.8%
Semi-detached	28,449	30.8%	36,827	30.7%
Terraced	18,182	19.7%	22,618	18.8%
Flat	11,360	12.3%	14,209	11.8%
A caravan or other mobile or temporary structure	1,078	1.2%	1,092*	0.9%
Total	92,256	100.0%	120,148	100.0%

Source: ONS, Census 2021 *This is rounded to 1,090 in latter analysis.

- 3.10 In relation to the Plan Area it is estimated that 1,078 (1.2%) of the population live in in a caravan or other mobile or temporary structure compared to 1,092 (0.9%) for the district therefore only 14 people live in a caravan outside of the Plan Area. This means that 98% of all the population living in caravans in the district are located in the Plan Area

- 3.11 This is based on a best fit of Middle Super Output Areas (MSOAs), based on population weighted centroids⁵ inside and outside of the National Park. MSOAs are the smallest available geography for population data. However, this “best fit” is not necessarily a “good fit” and MSOA cover a wider areas both inside and outside of the National Park this can only be treated as a best estimate. This definition shows the 77% of the population live in the Plan Area while the more accurate Output Area definition suggests 74% of households are in the Plan Area.

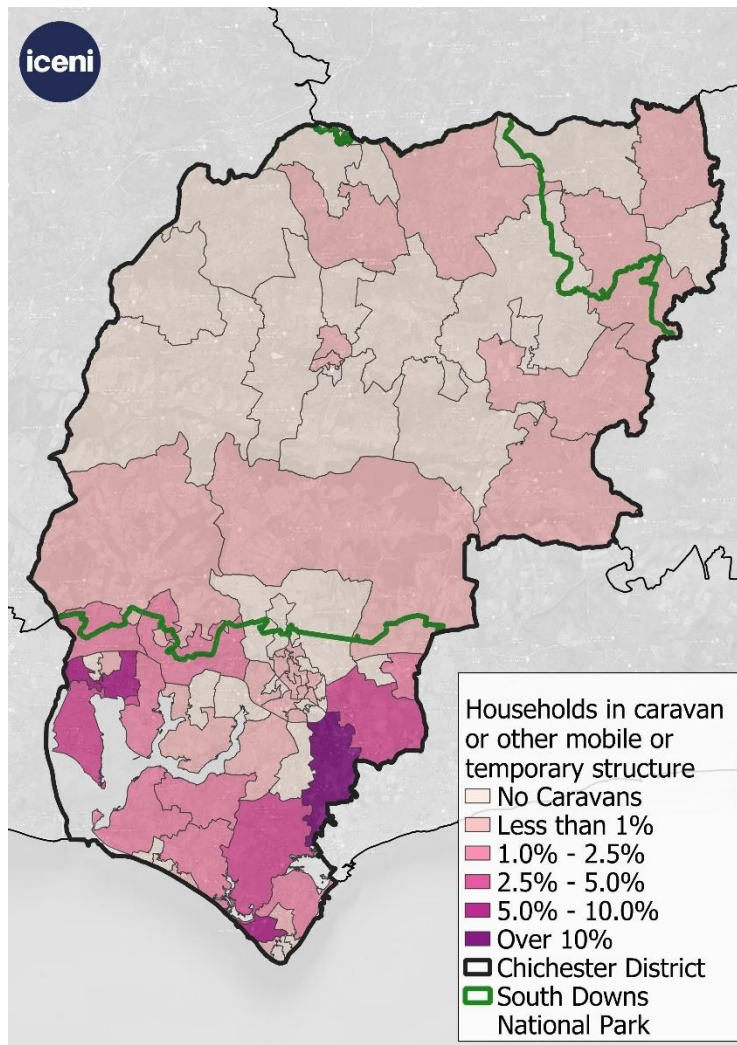
Households

- 3.12 The 2021 Census shows that there were 604 households living in a caravan or other mobile or temporary structure in the district of which 581 (96%) are in output areas outside of the National Park with 15 in the National Park⁶. At a district level this equates to an average household size of 1.8 living in caravans or other mobile or temporary structure which compares to 2.2 across all households.
- 3.13 This highlights a difference between the Council data on pitches and the census data on households. There are a number of reasons for this difference. Firstly the Council data does not include gypsy and traveller sites while the Census does. Secondly the Council data does not include marina sites or houseboats while the Census does.
- 3.14 According to the Census there has been a significant growth (78%) in the number of households living in a caravan or other mobile or temporary structure since 2011. This also suggests a slight increase in the average household size of those living in a caravan or other mobile or temporary structure.
- 3.15 The map below illustrates the distribution of households living in a caravan or other mobile or temporary structure. As shown the majority of these are in the plan area south of the South Downs National Park.

⁵ Population Weighted Centroids represent the spatial distribution of the population in each MSOA, LSOA or OA, as recorded in Census 2021, as a single summary reference point on the ground.

⁶ The Output Area data only reports on Households rather than Population which is only available at MSOA level and above. This is also the reason why the number of households in the National Park exceeds the population.

Table 3.3 Percentage of Households Living in Caravan or other mobile or temporary structure (2021)



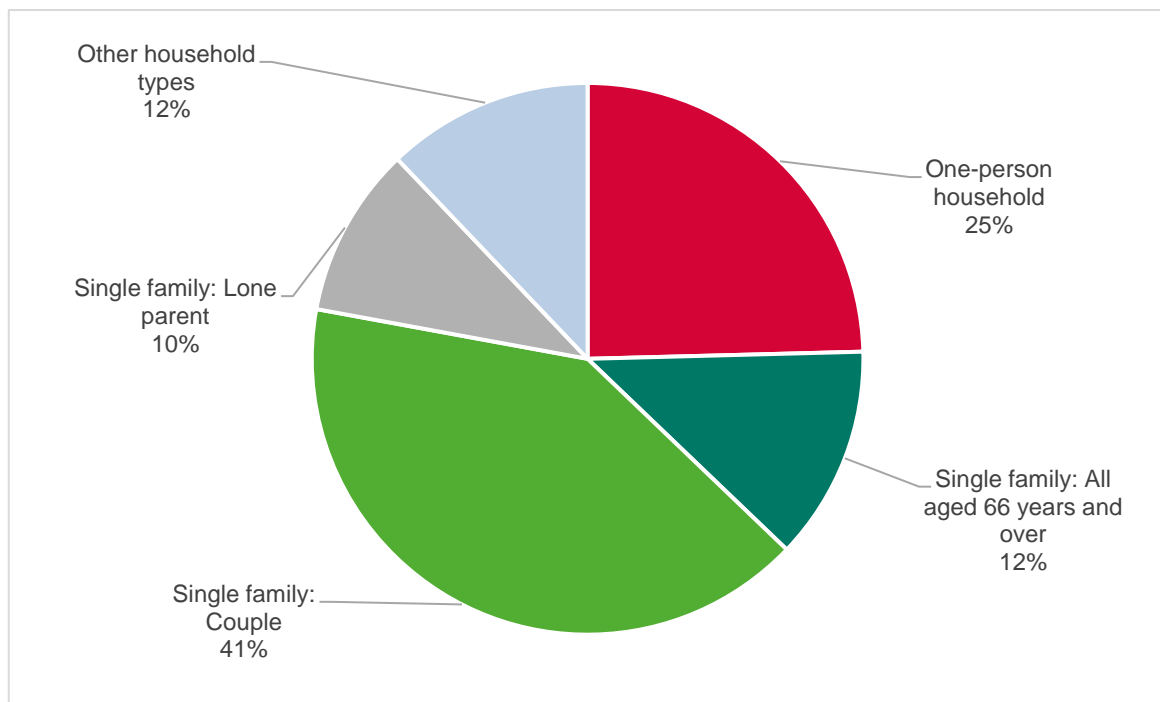
Source: ONS, Census 2021

- 3.16 The areas with the highest percentage of households living in a caravan or other mobile or temporary structure include the area around Runcton, which along with Tangmere, is the centre of the horticultural area within the plan area. It is also home to the Chichester Lakeside Holiday Park which could be skewing the figures as although it is only for temporary accommodation there may be staff quarters.
- 3.17 Other areas of note include Southbourne which includes Nutbourne Caravan Park and Morcumbs Park and the west of Selsey which includes Seal Bay. The latter of which is a holiday park, so technically should not be included in the Census but may have some staff residences which are picked up, there may also be other smaller sites in these areas as well.

Household Composition

- 3.18 The highest percentage of the population living in a caravan or other mobile or temporary structure were part of a couple only household (41%) while a quarter were living on their own. Around 12% of the population living in a caravan were in “other” households which include non-related adults sharing.

Table 3.4 Population Living in caravan or other mobile or temporary structure by Household Composition (2021)



Source: ONS, Census 2021

- 3.19 In comparison to the wider population (6%) there is a much higher proportion of “Other” household types (12%) and to a lesser degree single parent family (10% v 8%). The other households include unrelated adults sharing and would indicate friends or colleagues sharing with the latter likely in tied accommodation.

Tenure

- 3.20 The majority of the population living in a caravan or other mobile or temporary structure own their home outright (58%) with a further 10% owning it with a mortgage. Around 21% are renting their accommodation privately and a further 3.6% socially.

Table 3.5 Population living in caravan or other mobile or temporary structure by tenure (2021)

Tenure	Population	% Population
Owens outright	629	57.7%
Owens with a mortgage	113	10.4%
Rents from council or Local Authority	36	3.3%
Other social rented	3	0.3%
Private landlord or letting agency	226	20.7%
Other private rented or lives rent free	83	7.6%

Source: ONS, Census 2021

- 3.21 Interestingly 7.6% of the population living in a caravan or other mobile or temporary structure are living there rent free. This is likely to reflect a level of worker accommodation including agricultural and horticultural workforce.

Age

- 3.22 In examining the age structure of those living in caravan or other mobile or temporary structure against the wider population it is clear that there are a greater number of older people living in this type of accommodation.
- 3.23 Those aged over 50 account for 62.8% of the population living in a caravan or other mobile or temporary structure compared to 48.6% in the wider population. The largest difference is in those aged 50-64 years of age.

Table 3.6 Age Profile of those Living in a caravan or other mobile or temporary structure (2021)

Age Bracket	Number	% living in Caravans	All District %
Aged 15 years and under	87	8.0%	15.6%
Aged 16 to 24 years	68	6.2%	9.5%
Aged 25 to 34 years	95	8.7%	10.1%
Aged 35 to 49 years	155	14.2%	16.2%
Aged 50 to 64 years	346	31.7%	21.5%
Aged 65 years and over	339	31.1%	27.1%
Total	1,090	100%	

Source: ONS, Census 2021

- 3.24 Conversely, there is a smaller percentage of the population living in a caravan or other mobile or temporary structure aged under 50 but particularly those aged 15 years or younger.

Ethnicity

- 3.25 The vast majority of those living within a caravan or other mobile or temporary structure identify as White British (78.8%) although this is still lower than the wider population (90.1%).
- 3.26 There are particularly high percentages that identify as Gypsy or Irish Traveller (10.5%) and Roma (0.9%) in comparison to the wider population (0.2% and 0.9% respectively). To reiterate, the needs of Gypsy and Travellers are being assessed in a separate study, therefore as this group only contributes around 11% then the analysis herein is fairly representative of the non-traveller community living in caravans.

Table 3.7 Ethnicity of those Living in a caravan or other mobile or temporary structure (2021)

Ethnicity	Population in Caravans	% in Caravans	% in District
White: British	859	78.8%	90.1%
White: Gypsy or Irish Traveller	114	10.5%	0.2%
White: Other White	79	7.2%	4.3%
White: Roma	10	0.9%	0.1%
Other Unspecified	9	0.8%	0.4%
Asian, Asian British or Asian Welsh: Other Asian	7	0.6%	0.7%
Mixed or Multiple ethnic groups: Other Mixed or Multiple ethnic groups	3	0.3%	0.5%
Mixed or Multiple ethnic groups: White and Black Caribbean	2	0.2%	0.4%
White: Irish	2	0.2%	0.7%
Other Specified	5	0.5%	2.6%
Total	1,090	100%	100%

Source: ONS, Census 2021

- 3.27 The white other group is also high in comparison to the wider district. This potentially reflects eastern and other European migrants living in accommodation used solely for horticultural and agricultural workers or in caravans as a result of affordability issues.
- 3.28 This also demonstrates that while some of the analysis herein will pick up Gypsy and Travellers they comprise a relatively small proportion of the population living in caravans or other mobile or temporary structures.

Industry

- 3.29 In 2021 there were 508 people living in caravans or other mobile or temporary structure that are in employment. Of those the largest numbers work in healthcare and social work, construction, wholesale and retail and construction.

- 3.30 As a percentage, there is a disproportionately high number of people living in a caravan or other mobile or temporary structure that are employed in the agriculture, construction and transport and storage sectors.
- 3.31 Conversely, there are far fewer people working in the finance, professional, scientific and technical and education sectors while living in a caravan or other mobile or temporary structure as compared to the wider population.

Table 3.8 Industry of Employment of those Living in a caravan or other mobile or temporary structure (2021)

Industry (current) (16 categories)	Population in Caravans	% of Population in Caravans in Employment	% of Population in Employment
Agriculture, energy and water	25	4.8%	2.8%
Manufacturing	37	7.1%	6.6%
Construction	76	14.7%	8.7%
Wholesale and retail	74	14.3%	13.3%
Transport and storage	27	5.2%	2.8%
Hospitality	39	7.5%	5.7%
Info and comms	11	2.1%	4.3%
Finance	4	0.8%	3.1%
Real estate	7	1.4%	2.2%
Prof, sci and tech	14	2.7%	7.2%
Admin and support services	44	8.5%	6.1%
Public admin and defence	17	3.3%	6.5%
Education	20	3.9%	9.7%
Healthcare and social work	90	17.4%	15.1%
Other	33	6.4%	6.0%

Source: ONS. Census 2021

- 3.32 Please note, this analysis excludes those living in caravans that are not in employment or are retirees (52.5% in caravans and 54.6% in the wider population).

4. SURVEY RESULTS

4.1 This section of the report sets out the results of the survey which was developed in conjunction with the council. The survey comprised 20 questions and was directed at those organisations involved in managing formal caravan and houseboat sites in the plan area. A copy of the survey is contained in Appendix A1.

4.2 Multiple attempts were made to contact organisations managing local caravan and houseboat sites, as set out in the table below. However, over the survey period, only one respondent out of eight filled out a response. As such it is not possible to draw any meaningful insight from the survey itself although we can gain some insight from discussions with local agents and the previous statistical analysis.

4.3 We feel the low response rate was due to:

- A lack of contact details and readily available information for the Park Management teams – this effected a number of sites provided by Chichester District Council.
- Respondents being nervous about providing information despite guarantees of its usage and clarification on the nature of the survey.

4.4 To support engagement in the future, we would recommend using local community advocates and trusted representatives in the area who could undertake the conversations directly.

Findings and Responses

4.5 Whilst there are a few key themes and findings from the Chichester Survey for Caravans and Houseboats, it should be noted that these findings are somewhat limited given results do not include information relating to houseboats.

Name:	Response:
1 - 12 and 14 - 20 Silver Lakes, Drayton Lane, Oving, Chichester, West Sussex PO20 2EN	Verbally declined to partake in the survey
Nutbourne Park, Nutbourne Chichester West Sussex PO18 8RU	<p>Despite our best efforts, we could not find any of the contact details related to Nutbourne Park.</p> <p>We did speak to one agent who had transacted a number of caravans on the site. We were able to draw some information from that contact.</p> <p>The site is comprised of static caravans, in which residents generally live on a permanent basis (5 years+).</p> <p>Demand is high in Nutbourne Park and there are no vacant properties currently on the site. According to the agent, few caravans have come to market in recent years and those that are advertised are sold extremely quick.</p> <p>Caravans are generally comprised by 2-person households of an older demographic; however, some children and grandchildren do occasionally live on site.</p> <p>The park is a freehold site, with no communal facilities and no service charges. Caravans on site retail for approximately £130,000-£140,000. It was noted that this was much lower than an equivalent 2-bedroom home.</p>
Morcumbs Caravan Site Penny Lane Southbourne Emsworth Hampshire PO10 8HF	<p>The average size of the caravan dwellings was 2 bedrooms, with an average aged inhabitant of 56-65 years old, living in a 'mobile home' rather than a static caravan or touring caravan.</p> <p>The individuals on site are using the living space as a permanent residence, with 1-2 individuals per household. Members of the same family do not take up multiple plots, and there is a very low percentage of children living on site.</p> <p>The caravan park is for long-term accommodation, with the average individual living permanently (5+ years) on the site. Due to this, there are limited pitches to become free in the next 12 months, averaging less than 5% of the total number of vacant plots/residences being free at one time.</p> <p>The average annual cost of retaining a residence on the site is between £5,000 - £10,000. There are no additional facilities provided on site, other than those provided within the individual home.</p> <p>There is no self-reported evidence of over-crowding within the residences.</p>

<p>Slipper Park (North & South) Slipper Road Southbourne Emsworth Hampshire PO10 8BU</p>	<p>Park Home Living stated GDPR concerns as a barrier to them sharing the details of the site and operator.</p> <p>Through a phone call with the local estate agents of Cubitt & West alongside searching through the Council's Licenses and Applications portals, we identified the name of the owner, but no contact details are on any of the documents or pages online.</p>
<p>Greenways Nursery Kirdford Road Wisborough Green Billingshurst West Sussex RH14 0DD</p>	<p>Agent confirmed on 20th October that they contacted their client who stated a preference not to take part in the survey.</p>
<p>Chichester Marina, Birdham, PO20 7EJ</p>	<p>Contact at Premier Marinas confirmed they had received the survey and stated they would respond in due course. Following multiple attempts at contact, they have not completed or returned the survey.</p> <p>In lieu of that response we can draw some information from their representation to the Regulation 19 Draft Local Plan Consultation. The representation is largely focused on economic impacts although it highlights falling participation in boating activity (although not necessarily for accommodation use) and a need for greater supporting development at the marina (including residential led development although this would appear to be bricks and mortar accommodation).</p>
<p>Windmill Park (North & South) Montalan Crescent Selsey Chichester West Sussex PO20 9BL</p>	<p>Despite our best efforts, we could not find any of the contact details related to Windmill Park.</p>

5. SUMMARY AND CONCLUSION

- 5.1 Iceni Projects were instructed to develop a short report to draw together statistics on the scale of caravans and houseboats in the plan area and to undertake a survey to capture data from these groups.
- 5.2 Local housing authorities are required to assess and understand the accommodation needs of people residing or resorting to their district and in this case the Plan Area. There is only draft guidance to local housing authorities on the periodical review of housing needs - caravans and houseboats although this is focused on gypsy and traveller assessment.

Baseline

- 5.3 The Council data suggest that there 23 sites with a total of 264 pitches in the plan area. Of these, six sites have a notable number of pitches (184 in total) and are believed to be used as permanent residencies. In addition, Chichester Marina has capacity for 31 houseboats. This would bring the total caravan and houseboat supply to 295 pitches/moorings used as permanent residences.
- 5.4 According to the 2021 Census there were 1,090 people and 604 households living in a caravan or other mobile or temporary structure in the district with 96% of households and 98% of the population in caravans within the Plan Area. In both cases there has been significant growth since 2011.
- 5.5 The areas with the highest percentage of households living in a caravan or other mobile or temporary structure are to the south of the district including Runcton, Southbourne and Selsey.
- 5.6 There are a greater number of older people living in this type of accommodation than the wider population with the largest difference is in those aged 50-64 years of age.
- 5.7 Around 40% of the population living in a caravan etc. were part of a couple only household (41%) while a quarter were living on their own. In comparison to the wider population there is a much higher proportion of "Other" household types which include unrelated adults sharing.
- 5.8 The majority of the population living in a caravan or other mobile or temporary structure own their home outright (58%) with a further 10% owning it with a mortgage. Around 25% are renting while 7.6% are living there rent free. This is likely to reflect a level of worker accommodation.
- 5.9 The vast majority of those living within a caravan or other mobile or temporary structure identify as White British (78.8%) although this is still lower than the wider population (90.1%).

- 5.10 The white other group is also high in comparison to the wider district and potentially linked to this there is a disproportionately high number of people living in a caravan or other mobile or temporary structure that are employed in the agriculture, construction and transport and storage sectors.

Survey

- 5.11 The disappointing response from the survey makes it difficult to draw any firm conclusions but it did ratify that some sites are used specifically for older people and that in comparison to market accommodation costs were favourable.
- 5.12 The survey also shows a low turnover of property while agency consultation also reveals strong demand for such homes in the plan area with one stating that they could sell another 40 in the district should they become available.

Conclusions

- 5.13 In drawing conclusions on these trends it appears that caravans, other mobile or temporary structures (including houseboats) play a wide and growing role in providing low cost accommodation in Chichester. This includes affordable accommodation for the older population as well as to workers in key sectors including horticulture.
- 5.14 The difficulty is knowing whether those living in a caravan or houseboat do so through choice or if other low cost accommodation were available they would chose that. For example, if there was a greater supply of affordable specialist accommodation for older people then some of the market would be drawn out of that.
- 5.15 While it might not be a solution for all older persons or horticultural workers it will be in some cases. Others will also choose to live in a caravan or houseboat as a lifestyle choice. It therefore becomes part of the housing solution and widens the choice available to prospective tenants.
- 5.16 However, caravans, other mobile or temporary structures clearly have an important role in providing affordable accommodation for young and particularly the old. Which is a demographic that is projected grow substantially. It also provides accommodation for the horticultural industry, which is a key component of the local economy. Given this it would appear sensible that the Council do not look unfavourably on any proposal for such sites as long as the proposals fits with the wider local plan and national policy. The Council may also wish to take a more proactive approach by allocating sites for its use.
- 5.17 As noted earlier in this report, the delivery of additional “caravans, mobile homes, converted railway carriages, houseboats” can contribute towards the district’s housing supply as outlined in the housing delivery test.

A1. SURVEY LETTER AND QUESTIONNAIRE

Dear Sir/Madam,

Chichester District Council are currently preparing a new Local Plan to guide future development up to 2039.

As part of this process, the Council are keen to better understand accommodation needs, including for caravan and houseboat dwellers.

To help us do this, we have set out a short survey below which we are asking those organisations involved in managing sites, where caravan and houseboat dwellers live, to complete.

There are 20 questions, and the survey will take around 10 minutes to complete.

The results will be used as an evidence base for policy development in housing and planning.

We would appreciate if you could provide your feedback before Friday 27th October 2023.

We are asking as many site managers as possible to complete the survey.

You can read more about the new Local Plan here (Local Plan Background) and register for future updates via the following link (Local Plan News).

If you need any further information or would like to discuss please do not hesitate to get in contact with Ryan Walker, Iceni Engagement on 07799 369 967.

Iceni Projects are managing the engagement exercise on behalf of Chichester District Council. At Iceni Projects, we are committed to maintaining the trust and confidence of those we engage through our consultation activities. In particular, we want you to know that Iceni Projects is not in the business of selling, renting or trading personal information with other companies and businesses. All information you provide is confidential and will only be used in connection with this project. We will use the information you provide to better understand the needs and aspirations of the local people to help inform the process and any contact information you provide to keep you informed about the project and consultation events we host.

You are entitled to view, amend, or delete the personal information that we hold by emailing our data protection officer Madi Moraru at consultation@iceniprojects.com.

	Question	Response
1.	<p>What is the name and address of the site you manage?</p>	<p>Site Name:</p> <p>Site Address:</p>
2.	<p>How many plots/pitches/Moorings are there on your site?</p> <p><i>Tick the most relevant</i></p>	<p>1-10</p> <p>11-20</p> <p>21-40</p> <p>41-60</p> <p>61-80</p> <p>80+</p>
3.	<p>What type of dwellings are located on your site?</p> <p><i>Tick the most relevant</i></p>	<p>Touring Caravans</p> <p>Mobile Homes</p> <p>Static Caravans</p> <p>Barges/Houseboats</p> <p>Camping Tents</p>

		Other – If other, please specify <i>Tick as many of the above as applicable</i>
4.	On average, how many bedrooms are there in each dwelling? <i>Tick the most relevant</i>	1 bedroom 2 bedrooms 3+ bedrooms
5.	What is the average age of the main resident on the plot/ pitch/ mooring? <i>Tick the most relevant</i>	16-25 years old 26-35 years old 36-45 year olds 46-55 year olds 56-65 year olds 65+ years old
6.	How many of the following groups currently live on your site? <i>Insert number beside each option</i>	Single Persons Couples Single Parent Households

		<p>Family with dependent Children</p> <p>Family with non-dependent Children</p> <p>Multi-generational dwellings</p> <p>Unrelated Adults Sharing</p>
7.	<p>What is the percentage breakdown of individuals living on site?</p>	<p>Permanent Residence - %</p> <p>Temporary Residence - %</p> <p>Seasonal Workers - %</p> <p>Tourist / Visitor - %</p> <p>Other - %</p>
8.	<p>What is the average size of households on site?</p> <p><i>Tick the most relevant</i></p>	<p>1-2 individuals</p> <p>3-5 individuals</p> <p>5+ individuals</p>
9.	<p>Do members of the same family take up multiple plots?</p> <p><i>Tick the most relevant</i></p>	<p>Yes</p> <p>No</p>

10.	<p>Number of dependent children on site? <i>Dependent children are those aged between 0-17 years old.</i></p> <p><i>Tick the most relevant</i></p>	<p>0-5</p> <p>5-10</p> <p>10-15</p> <p>15+</p>
11.	<p>How are the majority of residency currently owned?</p> <p><i>Tick the most relevant</i></p>	<p>Privately owned by individual</p> <p>Rented by individual from a management company</p> <p>Rented Privately</p> <p>Local Authority pitch/plot</p>
12.	<p>On average, how long do individuals live on site?</p> <p><i>Tick the most relevant</i></p>	<p>Permanently (5 years +)</p> <p>A few years (1-5 years)</p> <p>Majority of the year (6-12 months)</p> <p>A few months per year (1-6 months)</p> <p>A few weeks at a time</p>
13.	<p>How many pitches/ plots/ moorings do you expect to become free within the next 12 months?</p> <p><i>Tick the most relevant</i></p>	<p>1-10</p> <p>11-20</p> <p>21-40</p> <p>41-60</p>

		61-80 80+
14.	When residents move on from the current site, where do they often relocate to? <i>Tick the most relevant</i>	Elsewhere in Chichester Elsewhere in Sussex Elsewhere in England Elsewhere In UK and Ireland Other
15.	What is the annual cost of retaining a residence on the site? <i>Tick the most relevant</i>	Free £500-£1,000 £1,000-£5,000 £5,000-£10,000 £10,000-£15,000 £15,000 £20,000 +£20,000
16.	Are additional facilities provided on site, apart from those within individual dwellings? <i>Tick the most relevant</i>	Yes - If so, what facilities? Toilet, shower, electricity, wifi, telephone line, etc. No -

		If no, where are the nearest facilities?
17.	What is the average number of vacant plot/residences at any given time	0% Less than 5% 5% - 10% 11%-15% Greater than 15%
18.	Is there evidence of over-crowding within the residences i.e. too few bedrooms for the number of people <i>Tick the most relevant</i>	Yes (If so, what % of plots does this impact) No
19.	Do you plan on expanding the site? <i>Tick the most relevant</i>	Yes No

		If yes, when and by how many additional plots/ pitches/ moorings? Do you have planning permission in place already?
20.	Is there anything else you would like to feed back to the Council?	Open answer: