On Monday 24/4/17 I met with the managers of 3 of the 4 estate agents in Shore Rd the object being to ascertain from them what they deemed to be the housing requirement for our Parish in terms of types of property rather than numbers. They all said that they tend to market properties up to £1m and that properties in excess of this are marketed by Chichester agents or London based agents.

I met with Henry Adams, Hawkins and Smith and Astons. They all agreed that properties had reached epidemic proportions in terms of cost, and it was now becoming impossible and out of reach for local residents particularly young people or first time buyers to get a foot on the property ladder. More and more purchases are made from people outside of the County mainly London Essex and Berkshire. Second homes seemed to be the favoured option. They said that EW&B parish was now on a price spiral with 2 flats on the Churchill development in Stocks Lane selling for £400k each.

**Ashtons** said they believed that there was a sufficient number of flats in the Parish, and the market requirement was for 2 and 3 bed houses and bungalows.

**Henry Adams** view was different in so much that they felt flats sold very quickly particularly ground floor ones. They cited Windmill Court in East Wittering as an example where ground floor flats sell immediately as they are close to the village, the Medical Centre and bus routes. First floor flats take a little longer.

They favoured development of warden assisted sheltered housing bungalows small homes (2 and 3 beds) low cost housing – and felt there was a need for over 60’s assisted living developments of 1 and 2 bed bungalows with own care/nursing facility which would be a bonus to the area.

**Hawkins and Smith** said 2 and 3 bed terraced housing sells very well, but are out of reach for first time buyers, the centre terraced in Bracklesham recently sold in excess of £250k. They felt there was a requirement to assist local people with some form of affordable housing. Little requirement for 4 and 5 bed properties, 2 and 3 bed houses and bungalows both semi and detached were required.

All 3 were pleased to be of assistance and offered further help if required. The information that they provided follows closely to the results of the recent WWPC NDP Steering Group commissioned household questionnaire. All these Agents are in the Lettings market as well as Sales.

R D Hutton, Land Use and Development Focus Group

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