



Housing Needs Survey

Troy Planning + Design for:
Hailsham Town Council

Final Report
February 2026



HAILSHAM TOWN COUNCIL

Housing Needs Survey

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Prepared by:

Troy Planning + Design
33 Foley Street, London W1W 7TL
www.troyplanning.com

Prepared for:

Hailsham Town Council
Inglenook, Market Street, Hailsham
East Sussex, BN27 2AE
www.hailsham-tc.gov.uk

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1. Introduction

This study

This report presents the Housing Needs Survey (HNS) prepared on behalf of Hailsham Town Council (HTC) by Troy Planning + Design. The extent of the Parish boundary, and thus the study area for the HNS, is shown in Figure 1.

The HNS seeks to understand the current and future needs of residents in the Parish. The survey was undertaken in January 2026. The survey was undertaken in parallel to consultation on the review of the Hailsham Neighbourhood Plan. It was widely advertised, making use of print and online media, and with surveys made available at all drop-in events organised for the Neighbourhood Plan. A total of 143 responses were received to the survey.

Alongside the HNA a Housing Needs Assessment (HNA) has also been prepared. This takes a data driven approach to establishing the baseline housing position for Hailsham and reviews the implications of housing types, sizes and tenures, population patterns and demographic change on the need for housing. This is presented separately, with a summary report also prepared that combines the key findings and messages from the Housing Needs Survey and the HNA.

Context for the study

Production of the HNS is set in the context of the review of the Hailsham Neighbourhood Plan as well as production of a new Local Plan by Wealden District Council.

Consultation on a 'Regulation 18' version of the new Local Plan took place in Spring 2024, with a focussed update of this published for a further round of consultation in late February 2026. This covers the period up to 2042 and envisages ongoing growth and development in Hailsham, stating that, over the Plan period, 2,640 new homes will be built and delivered in Hailsham. It is also noted in the Local Plan that the total housing requirement for the district as a whole is not met by current commitments, allocations and allowance for windfall development, and that further options for development are to be assessed by the district. These include sites in and close to Hellingly; the outcomes of which may further increase the housing requirement for Hailsham in the Local Plan.

The 2024 version of the Local Plan included a draft policy on housing type and mix (Policy HO1). For market housing this expects development to comprise the following mix of homes:

- 1-bedroom homes: 5% of total provided
- 2-bedroom homes: 30%
- 3-bedroom homes: 40%
- 4-bedroom homes or larger: 25% homes.

Similarly, expectations are provided for the breakdown of affordable homes, with a greater emphasis on the delivery of smaller and medium sized homes.

The required mix as set out in the emerging Local Plan is based on a District-wide assessment (Wealden Local Housing Needs Assessment, 'WLHNA', August 2021). The HNS (and, separately, the HNA), seek to understand the needs and requirements at a more local level, reflecting the different dynamics and nuances in the housing market and population patterns that exist in Hailsham.

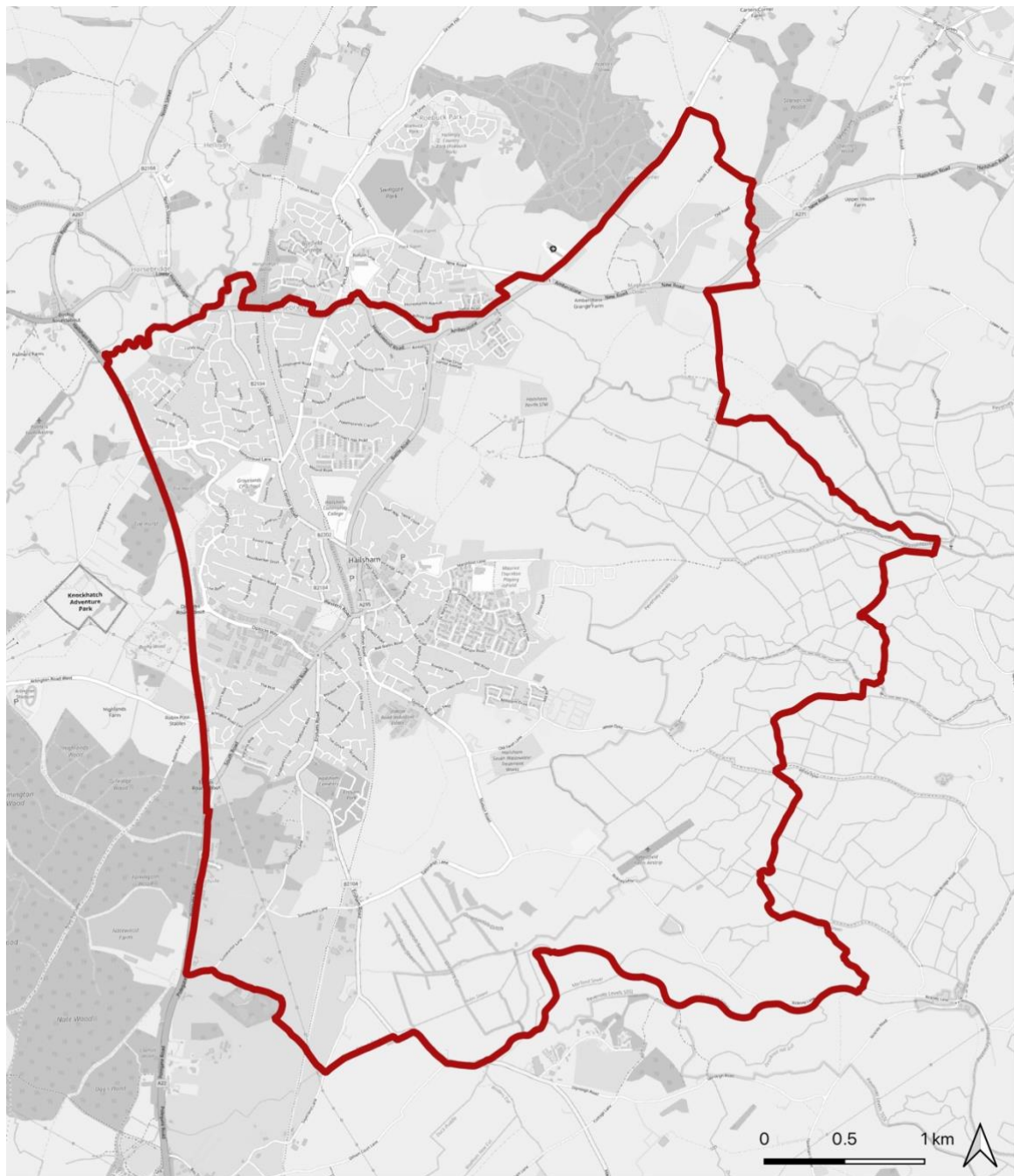
Production of this HNS will also help support the review of the Neighbourhood Plan. The draft of this states, at Policy HaHD 4, that a mix of homes that meet local housing needs should be provided, including housing that meets the needs of an ageing population. The HNS will help expand upon this, such that the delivery of new homes supported in policy reflects the needs of community as informed by the HNS and HNA.

Structure of this report

Following this introductory section the report is presented across three sections:

- Section 2 presents the key findings from the survey, in terms of current homes, the future intentions of households, and what these means for overall housing need and type.
- Section 3 discusses potential affordability challenges based on responses to the survey.
- Section 4 presents a summary of the findings and set of recommendations.

Beyond these sections the report is supported by a series of appendices which include a copy of the survey as well as material used to advertise and encourage responses to it.



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 Hailsham Civil Parish boundary

Figure 1: Hailsham Civil Parish Boundary – the study area for this HNS.

2. Key findings of the survey

Headlines

Responses were received from 143 households. Of those who responded to the survey close to 40% said they were looking to move home. Of these, a high proportion (63%) said they would be looking to move away from Hailsham.

The main reasons for respondents saying they were looking to move (either to Hailsham or elsewhere) were:

- The size and cost of property.
- The need for independence (e.g.: older children wishing to move away from the parental home).
- Lifestyle choices.
- Health and mobility needs not supported by the current home.

The preferred property type for those looking to move is a two or three bed home, available on the open market.

Some respondents said that although they are not looking to move home, adaptations are required to their existing home to cater for their needs, including additional bedrooms, space to work from home, or changes for mobility reasons.

Current housing

The first part of the survey focused on the current homes of respondents. This found that:

Length of time living in Hailsham:

Years	Responses	%
10+ years	98 households	70
7-9 years	6 households	4
4-6 years	14 households	10
0-3 years	23 households	16

Table 1: Length of time that households have lived in Hailsham

The vast majority of respondents are long-term residents of Hailsham, with 70% indicating that they have lived in Hailsham for a decade or more (Table 1).

Type of property occupied by respondents:

Type	Responses	%
Detached	40 households	28
Semi-detached	44 households	31
Terraced	27 households	19
Bungalow	20 households	14
Flat	9 households	6
Caravan	2 households	1

Table 2: Type of property occupied

Detached and semi-detached homes dominate the housing stock, with almost 60% of all respondents living in this type of property (Table 2).

Size of properties occupied by respondents:

Size	Responses	%
5+ beds	11 households	8
4 beds	32 households	22
3-beds	60 households	42
2-beds	34 households	24
1-bed	6 households	6

Table 3: Size of property occupied

Most respondents to the survey live in medium sized homes (3-beds), with the proportion of respondents living in 2- and 4-bed homes being fairly similar. 1- and 5-bed homes comprise a small proportion of the overall total (Table 3).

Household size:

People per house	Total responses	%
5+ people	13 households	9
4 people	18 households	13
3 people	26 households	18
2 people	59 households	41
1 person	27 households	19

Table 4: Size of household

The most common size of household in Hailsham is 2 people per home, accounting for 41% of all respondents. Based upon the responses, the average household size is around 2.52 people per home (Table 4).

Occupancy of house size:

People per house	1 bed	2-bed	3-bed	4-bed	5+-bed
1 person	5	1	-	-	-
2 people	11	19	2	1	1
3 people	9	22	17	10	2
4 people	2	14	3	5	8
5+ person	-	3	4	2	2

Table 5: Occupancy of house size

The survey shows that larger households tend to live in larger homes, with 4- and 5-bed properties mainly occupied by households of 3 or more people. 3-bed homes accommodate a wide range of household sizes: particularly 2- and 3-person households. 2-bed homes are dominated by smaller households. 1-bed homes are almost exclusively occupied by single people. (Table 5).

Tenure of property occupied by respondents:

Type	Responses	%
Owner (mortgage)	49 households	34
Owner (no mortgage)	71 households	50
Shared ownership	2 households	1
Private rented	10 households	7
Council rented	1 households	1
Housing Assoc. Rented	9 households	6
Living rent free	1 household	1

Table 6: Tenure of property occupied

Based on responses to the survey there is a high level of owner occupation in Hailsham, with half of all respondents owning their home outright and a further third owning with a mortgage. The rental market comprises a small proportion of the total (Table 6).

Housing intentions

The second part of the survey sought to understand whether respondents were looking to move home, either as a household or as individuals. Around 39% of respondents to the survey indicated that they are looking to move. Of these, two-thirds indicated that the household plans to move together and remaining living as one household. Reasons for wishing to move were cited as (presented in order of how many times the reason was given):

- The current home is too small: indicated by 23% of respondents
- Someone in the household has a health / mobility problem and the current house does not meet their needs: 17%
- The current home is too expensive to run / maintain: 14%
- The current home is too big: indicated by 15% of respondents
- The household needs to be closer to a relative to give or receive care and support: 6%

However, almost 60% of respondents gave other reasons too, including:

- Need for independence: Some respondents (adult children, single people, couples) currently live with parents, rent rooms, or share with friends and want to buy or own their first home for independence and better mental health.
- Desire for different property features and location: Some respondents indicated that they are looking to move because they would prefer a larger garden, better secondary school options, wanting single-level living with accessibility/wet room, or finding an older property.
- Lifestyle changes: Some respondents indicated that their reasons for moving include co-parenting needs, the impact of working from home requiring additional space, downsizing once older children move out but also to release capital to support their pension, and or to move in with family elsewhere.

Concerns were also expressed about Hailsham as a place to live, with 63% of all respondents saying they hope to move expressing a desire to move away from Hailsham. Some expressed disquiet about what they see as the over-development of Hailsham, with too many new homes being built without supporting infrastructure, traffic issues and loss of green space.

The survey also asked whether any households planned to stay living in the current home but needed to make adaptation to this to meet the needs of their household. In total, 15% of all respondents said they would be looking to make adaptations, giving the following reasons (presented in order of how many times the reason was given):

- The current house needs to be extended to provide additional bedroom space: indicated by 27% of respondents
- The current house needs to be made wheelchair accessible: 18%
- The current house needs to be adapted to enable people to work from home: 9%
- Existing rooms in the current house need to be converted to provide additional bedroom space: 5%

Other reasons were also cited, including the need to make general improvements to account for the age of the house (e.g.: heating and electrics), adapting the house to support mobility (e.g.: through installation of handrails), the additional of external office space within the garden, and other general updates to the layout of the home.

Household preferences

The third part of the survey focussed on understanding the housing needs and preferences of those respondents who said they were looking to move and continue living as a household. The responses indicate that:

- The majority of respondents (81%) are seeking to purchase a home on the open-market, either in Hailsham or elsewhere, as opposed to rental options. Of those expressing a desire for a rental property, 75% are interested in an affordable rented property (as opposed to private rent).
- For those wishing to purchase a property, the majority expressed a wish for standard housing products, with or without a mortgage. A very small proportion expressed interest in self or custom build opportunities, a shared ownership scheme, or other discounted purchase schemes for older residents, enabling them to release the equity in their home.
- More than half of the respondents expressed an interest in a house as their preferred property type, with just over 30% expressing a desire for a bungalow, particularly amongst older respondents. A small number expressed a preference for a flat or maisonette (5%), sheltered or retirement housing (3%), or an accessible / adaptable home (5%).
- Homes with 3 bedrooms are the preferred housing size, as indicated by 40% of respondents, followed by 2-bedroom homes, as indicated by 26% of respondents. Just over a fifth said they were looking for a 4-bed home, with the remaining balance split between 1- and 5+ bedroom homes. This is similar to the breakdown of current house sizes occupied by respondents to the survey.
- In terms of why the household hasn't yet moved, more than a half indicated that this was because the type of property they would like is too expensive for them, with another 40% indicating that the desired property is not currently available.

- Although many preferred not to answer questions about income and savings, around a quarter of those who did indicated that their gross household income was between £25,000 - £50,000 per year, with around 40% indicating their combined household income to be in excess of £50,000 per annum. This would suggest that some households would appear to be financially capable of purchasing homes on the open market. However, there are others for whom this would prove to be difficult, particularly when combined with savings. Of those who answered (25% declined to respond), just under 20% of respondents indicated that their household has no savings and another 30% indicated that their combined household savings is less than £35,000.
- Respondents were also invited to provide additional comments to help explain the circumstances of their household and their housing needs. Commentary provided is summarised below:
 - **Affordability and income challenges:** Several respondents noted the high cost of living, with single-income households finding housing (including single-bedroom flats) unaffordable and that they are struggling to pay bills, rent and other living costs.
 - **Housing market:** It was noted that the house market in Hailsham is slow, with homes taking a long time to sell, and thus causing difficulties finding alternative properties.
 - **Dissatisfaction with new builds:** New homes were described by some respondents as being too small, too close together and lacking good-sized gardens. Their concern was also expressed that new housing development is of too high a density and that the design of development has little regard to the local vernacular.

Housing preferences of individuals

The fourth part of the survey had a focus on individual members of the household looking to move separately from the rest of the household.

The responses indicate that this housing need is typically related to younger adults or dependents who are seeking to leave the parental home. This group is typically looking for 2-bed homes available on the open market. Although open-market housing is the preference, some also indicated that they would be interested in a rental property (with affordable rent preferred to private rented options). Some though limited interest was shown in shared ownership schemes or other discounted market options.

In terms of why the individual hadn't yet moved home, the majority indicated that this was because of the cost of housing, with the type of property desired being too expensive. This is reflected in responses to questions about income, savings and house prices, with 40% of respondents saying they could afford a property with a

purchase price of up to £174,000, with another 20% saying they could afford a property of up to £274,000. However, half of the respondents indicated that their gross annual income is less than £20,000, and nearly all indicated that they had less than £10,000 in savings, with some having no savings.

Implications for housing need

A high proportion of households responding to the survey (almost 40%) indicated that they plan to move from their home, driven primarily by issues with their current homes and changes in personal or family circumstances. Of these, 63% plan to leave Hailsham, highlighting concerns about local housing quality and conditions in the town.

The survey highlights a clear preference for moderately sized market homes, with limited demand for rental or specialist housing:

- 2- and 3-bed homes are most in demand amongst those looking to move home.
- The majority of households looking to move wish to purchase a home on the open market. Only a minority seek rental options.
- Where renting is sought, the preference is for affordable rented property (rather than private rented).
- Over half of respondents expressed a preference for a house, while around 30% prefer a bungalow, often reflecting older residents' needs. There is very limited interest in flats and maisonettes.

Affordability challenges are a significant constraint for households and individuals seeking to move independently:

- More than 50% of those looking to move say they cannot do so because the desired property is too expensive.
- 40% of respondents indicated that the type of home they want is not available, suggesting a potential mismatch in the availability of homes as well as cost barriers.
- Household incomes vary widely. Around 40% earn above £50,000, indicating some capacity for open-market purchase. However, 20% have no savings and another 30% have less than £35,000, limiting deposit availability.
- Amongst young adults and those looking to move independently, affordability challenges are more pronounced, with half of all respondents indicating they earn less than £20,000, and that nearly all have less than £10,000 in savings. This is reflected in house prices that may be accessible to this group, with many indicating they would only be available to afford a property of less than £175,000.

- Respondents also cited broader financial pressures including the high cost of living.

In recognition of the cost of housing, some respondents indicated that they would be looking to adapt their current home to better meet their needs. Of those who responded to the survey:

- 15% said they would be looking to make changes to their existing property.
- Changes to be made include the need to add additional bedroom space (either through extension or conversion of other rooms), to modify the property for mobility reasons, and to provide space to work from home.
- Dissatisfaction was expressed with new build housing as an alternative, citing the size and density of housing, and lack of garden space provided.

Taken together, the survey points to a need for well-designed, moderately sized, accessible and affordable homes that better align with residents' circumstances. Key points emerging from the survey are:

- There is a strong demand for 2-3 bed homes, suggesting this should be the focus of new housing supply.
- New homes should better reflect residents' desire for quality, space, and good-sized gardens, addressing dissatisfaction with dense modern developments.
- Despite the expressed preference for open market housing, affordability is a concern, and there needs to be provision made for affordable routes into home ownership as well as a meaningful supply of affordable rented housing.
- This is closely linked with the need to provide homes that support the needs of younger people forming new households, including delivery of more genuinely affordable smaller homes.
- Housing for older residents should include provision of bungalows and accessible or adaptable homes.
- Planning for good new development, with good infrastructure provision, may encourage people to remain living in Hailsham.

Affordability

The survey sought to explore whether there is need for affordable housing tenures across Hailsham, based on a combination of existing tenure types, gross incomes and savings.

The responses to the survey reveal that the majority of all homes (84%) in Hailsham are owner occupied, of which a considerable proportion are owned outright (50% of all homes). At the same time, many respondents indicate they have been living in Hailsham for a long time, with 74% having lived in the town for ten or more years. This would suggest that a large proportion of respondents have equity in their home which can be used to contribute towards the purchase of a new property should they wish to move. Indeed, and based on those who responded to the questions on the survey, those looking to move to a larger property tend to benefit from a combination of (a) gross household incomes in line with or in excess of the median for the area; (b) access to savings; and (c) equity in their existing home. However, more than half of respondents (who answered the question) said they have not yet moved because the property they are looking for is too expensive. There was no correlation between the data, with 'too expensive' given as a reason for people upsizing and downsizing, looking for a similar sized property, those wishing to stay living in Hailsham and those looking to move elsewhere, those with higher and lower than average household incomes.

The responses suggest that affordability is a concern for existing homeowners across all ages, house sizes and tenures occupied, and with house prices continuing to increase, may remain so. This is particularly pronounced amongst younger adults looking to move independently and set up a home of their own. Two-thirds of those responding to the question indicated that they hadn't been able to move because their preferred property type is too expensive. These respondents were generally looking for a two-bed home, with a limited number of respondents also looking for a 3- or 4-bed home. The average income for these respondents (where an answer was provided) was below the average for the area, with many also reporting they had limited or no savings. Despite the expressed preference amongst this group to purchase a home (whether on the open market or some form of affordable option), some also indicated that they were looking to rent, but that this was also proving too expensive. Other respondents said they hadn't yet moved because their preferred property was not available. The expressed preference was generally for a 1- or 2-bed home, either to buy or rent.

Although this group has indicated a preference for home ownership, they may need financial support to achieve this or have to explore alternative tenure types. The delivery of affordable housing is typically provided as a proportion of market-led housing schemes. Policy HO8 of the Regulation 18 version of the Wealden Local

Plan (2024) indicates that, on schemes of more than ten homes or sites that are at least 0.5 hectares in area, 35% of these should comprise affordable housing.

This places a reliance on the private sector to deliver affordable homes. For various reasons, this may not happen. Smaller schemes in Hailsham (e.g.: of nine homes) falling under the thresholds will not need to deliver affordable homes. Elsewhere, viability challenges may be demonstrated that support reduced delivery of affordable homes.

As an alternative to this, the Town Council may support the delivery of rural exception sites and housing schemes delivered by Community Land Trusts, and where housing is to remain affordable in perpetuity. However, delivery of housing via a Community Land Trust is not without challenge, as access to land and finance is required before schemes can come forward. Self and custom build housing may also comprise a more affordable route to home ownership for some, although this requires plots to be made available, either as part of new development or through sale on the open market.

In short:

- Hailsham's housing market is dominated by long-term, equity-rich homeowners, yet more than half of respondents looking to move home still reported being unable to do so because the size and type of home they are looking for are too expensive.
- Younger adults and new households face the greatest affordability pressures, with two-thirds unable to move due to the cost of housing (including 1- and 2- bed homes) combined with limited savings.
- Although many expressed a preference for home ownership, a significant proportion would likely require some form of affordable housing or alternative tenures to realistically meet their needs.
- Reliance on market-led schemes to deliver affordable housing creates uncertainty, as smaller sites fall below policy thresholds and viability issues can reduce required contributions.
- The lack of affordable or intermediate tenure options (e.g. shared ownership, housing association homes) may hinder mobility for those with lower financial capacity.

3. Conclusions

Summary of findings

Overview

- Future housing need is strongly driven by life-stage and is particularly pronounced amongst younger adults forming new households and older residents seeking to downsize or move to accessible homes.
- Affordability challenges cut across all ages, though they are most severe for those under 35 and single-income households.
- Housing type preferences strongly correlate with age and household size, with younger adults preferring smaller starter homes and older adults preferring bungalows or accessible properties.
- Long-term residents (10+ years) express the greatest dissatisfaction with growth, infrastructure pressures and rising house prices, making them more likely to want to leave Hailsham even when financially able to move locally.
- Younger adults (i.e.: those under 35) are typically seeking 1-2 bedroom homes, have acute affordability constraints, and is the grouping with the clearest unmet need for housing and which is at risk of being priced out of Hailsham altogether.
- Middle-aged adults (i.e.: those aged between 35 and 54) and families tend to be looking for 3-4 bedroom homes available on the open market. Affordability varies and is impacted by the general cost of living. Some will look to adapt their existing home to provide additional bedrooms or space where they can work from home.
- Older adults (i.e.: those aged 55 and greater) are typically looking for options to downsize from family sized homes (3-4 bedrooms), including bungalows and accessible housing. Many older residents own outright and have equity to move, but some indicate they have not yet moved because suitable homes are not available locally. If there were more suitable homes available (including 1- and 2- bed homes, as well as bungalows), this could help release family-sized homes into the market.

Housing Need and Market Dynamics

- A significant proportion of respondents to the survey (around 40%) are looking to move home, yet 63% of these indicated that they wish to move away from Hailsham, reflecting concerns over affordability, housing quality and perceived over-development of the town.
- The strongest demand amongst those wishing to move is for 2- and 3-bed homes, with modest interest in larger properties and limited demand for flats or specialist housing. However, the cost of property suggests that smaller affordable properties are required.
- The local market is dominated by long-term, equity-rich homeowners. Notwithstanding this, more than half of respondents looking to move report being unable to do so because the size and type of home they would prefer to move to are too expensive, illustrating affordability pressures across all income groups.
- Dissatisfaction with newer housing - including smaller homes, a higher density of development and lack of garden space - contributes to a reluctance among residents to remain in Hailsham, and or move to a new build property.

Affordability Pressures

- Many prospective movers have below-average incomes and limited savings, preventing them from accessing both purchase and rental options.
- Affordability challenges are especially acute for younger adults and newly forming households, with two-thirds unable to move because even smaller homes (1–2 beds) are unaffordable.
- While the majority of young adults and other newly forming households expressed a preference for home ownership, a substantial share cannot achieve this without affordable housing products or intermediate tenure types being available.
- A mismatch exists between available housing and what households want or can afford, with 40% indicating that they have not yet moved because their preferred housing type and size is not available.

Recommendations

- The strongest and most consistent demand for new homes expressed in the survey is for 2- and 3- bed homes, from both people intending to upsize and those looking to form new independent households. A large proportion of respondents (across all ages) identified these as their preferred home size. The recommendation arising from this is that future development in Hailsham should prioritise delivery of 2–3 bed homes.
- Younger adults forming new households face the greatest affordability pressures, with many reporting incomes below the area average, low or no savings, and an inability to afford even 1–2 bed homes. This group expressed preference for buying but found both open-market and rental options too expensive. The recommendation from this is to deliver a greater proportion of entry-level homes, including shared ownership and affordable rent. A supply of 1- and 2-bed homes should be provided to meet the needs of this demographic.
- Older residents and long-term homeowners looking to downsize report a preference for single-level, accessible or adaptable homes. The recommendation arising from this is to increase provision of these housing types and to support delivery of the maximum proportion of accessible homes in line with Building Regulations.
- Where households were open to renting, affordable rent was preferred over private rent. Private rents were widely viewed as unaffordable for lower-income households and younger people. The recommendation from this is that affordable rented homes should be prioritised over market rent or build-to-rent models.
- The delivery of affordable housing is primarily dependent on private developers meeting Local Plan requirements. However, smaller sites and viability challenges may limit delivery. Alternative housing models may need exploring to bring forward a wider range of affordable housing products. The recommendation from this is that Community Land Trusts and similar could be supported, albeit this might involve identification land and delivery mechanisms at an early stage. Self and custom build properties might also be appropriate.
- Some respondents to the survey indicated that they intend to adapt their current property rather than move, requiring space for work, additional bedrooms, or mobility adaptations. The recommendation from this is that support should be expressed for homeowners who wish to stay and improve, and which might extend to provision of more adaptable and flexible housing types in future to allow people to stay in-situ irrespective of their changing circumstances. This could also potentially ease pressure on the need for specialist housing for older residents.

- Numerous respondents (across all age groups but most pronounced among older households) expressed dissatisfaction with recent development in Hailsham, reporting that new homes are too small, too close together, and lack adequate gardens, privacy, and character. The recommendation from this is that new development should be required to meet higher design standards, supporting those that reflect local vernacular.

Implications for the Neighbourhood Plan

Policy in the emerging Wealden Local Plan (Regulation 18 version, 2024) prescribes a district-wide mix for housing (5% 1-bed; 30% 2-bed; 40% 3-bed; 25% 4+ bed for market homes). The HNS indicates that a different need exists in Hailsham. Specifically, the HNS shows that Hailsham has:

- Very strong demand for 2–3 bed homes.
- High need for 1–2 bed affordable homes for young households.
- Strong pressure for bungalows and accessible homes for older people.

In terms of integrating these findings into the review of the Hailsham Neighbourhood Plan, policy should:

- Prioritise delivery of 2–3 bed homes in general, and 1-2 bed affordable homes for younger households.
- Support the ability for downsizing (into bungalows and accessible housing) which can help meet the needs of older households as well as introducing larger, family-sized homes to the market.
- Prioritise affordable rented housing and shared ownership options, as well as supporting delivery of alternative housing models, including those brought forward through Community land Trusts or similar.
- Enable existing (and new) homes to be adapted to meet needs, including opportunities to work from home as well as changing requirements in terms of access and mobility.
- Encourage high quality design in new development, particularly in terms of layout and density.

Appendix A: Promotional Material

This appendix includes copies of material prepared to raise awareness of the Housing Needs Survey.

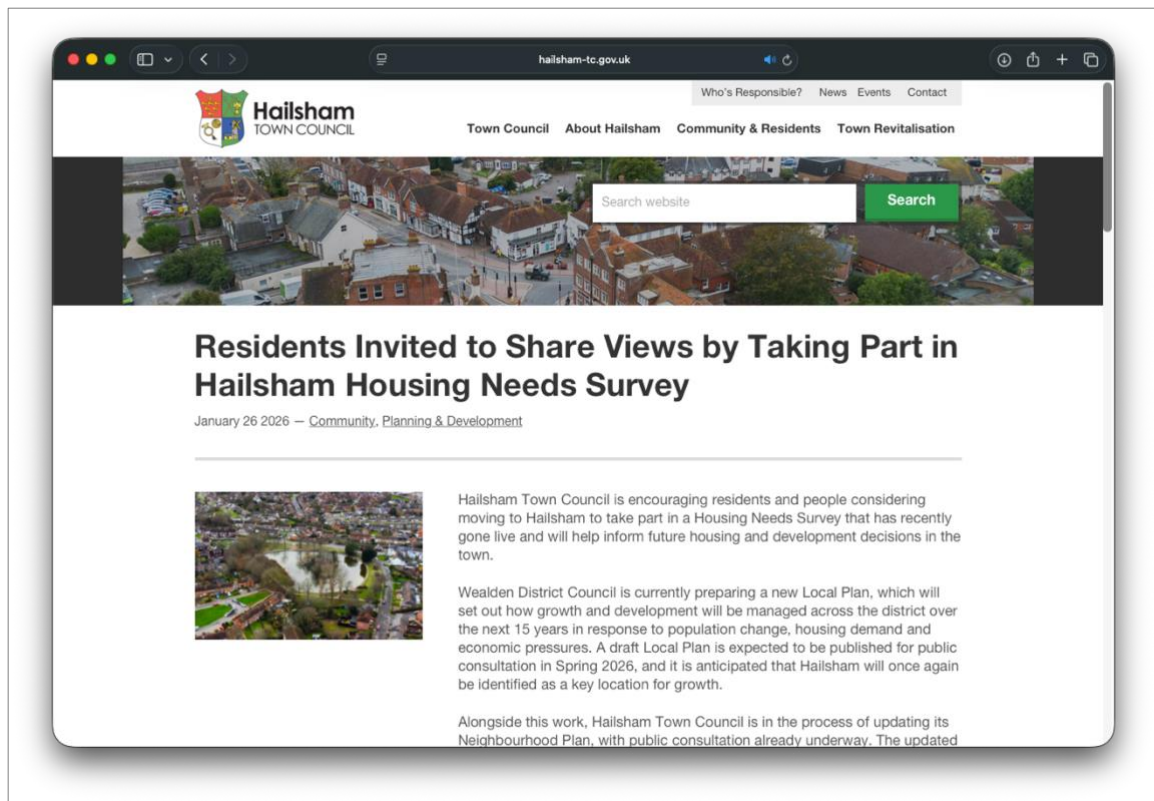


Figure 2: News item on the Town Council website introducing and encouraging responses to the survey

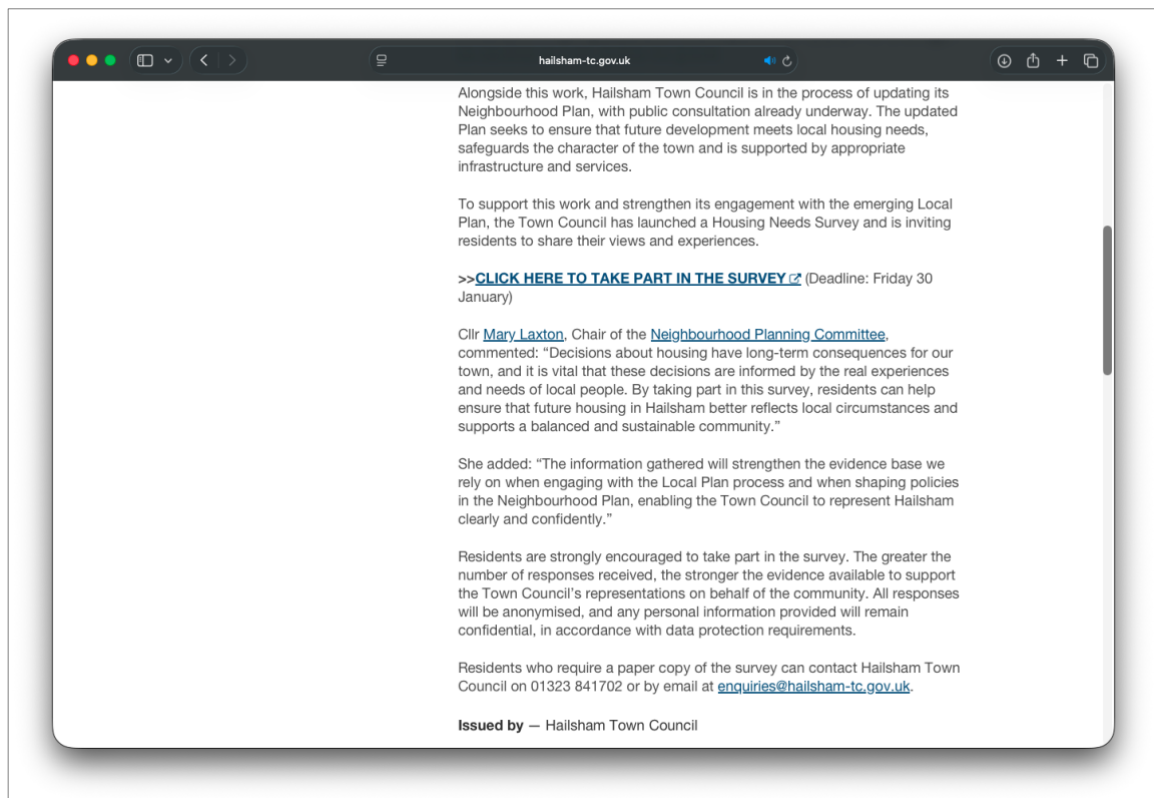


Figure 3: Continuation of news item on the Town Council website introducing and encouraging responses to the survey

Have your say on the future of our town!

Comment on the new Neighbourhood Plan **Events**

The Neighbourhood Plan will help shape how Hailsham changes and evolves over the next fifteen years. It will help guide planning decisions.

Whether you are a resident, business owner, or simply care about the future of the town, please let us know what you think about the Neighbourhood Plan.

Consultation runs from 3rd January to 14th February. You can view and respond online, and visit our drop-in events to find out more.

<https://www.hailsham-tc.gov.uk>



Scan the QR Code for the Town Council website where you can view the Plan and the Housing Survey



Hailsham TOWN COUNCIL

Wednesday 14th January 2026:

10.30 - 12 noon	Railway Club, Station Youth Centre, Western Road
2.00 - 4.00pm	James West Centre, Brunel Drive
6.00 - 7.30pm	Dippy Doodah's Cafe, 52 High St

Wednesday 21st January 2026:

10.30 - 12 noon	James West Centre, Brunel Drive
2.00 - 4.00pm	Members Room, Hailsham Town Council, Market Street
6.00 - 7.30pm	Dippy Doodah's Cafe, 52 High St

Wednesday 28th January 2026:

5.00 - 6.30pm	Wealden Civic Hall, Vicarage Lane
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Why attend?

- Have your say on the future of Hailsham
- Help influence future planning decisions
- Get informed on progress of the Plan
- Speak with members of the Town Council
- Let us know if the Plan is heading in the right direction
- Suggest ideas for infrastructure improvements

Please also complete our Housing Needs Survey

Live or work in Hailsham? Have family ties here? We need your voice!

High house prices and a shortage of affordable homes are affecting local people.

Tell us what homes Hailsham really needs - size, type, and tenure.

Your views will help us push for the right homes for young families, first-time buyers, and older residents looking to downsize.

Everyone is encouraged to take part - even if you're not looking to move.

It takes just 10 minutes and is available online.

Please complete the survey by 30th January.

<https://www.hailsham-tc.gov.uk>

Figure 4: Newspaper advert placed in the Hailsham News introducing consultation on the review of the Neighbourhood Plan and launching the Housing Needs Survey

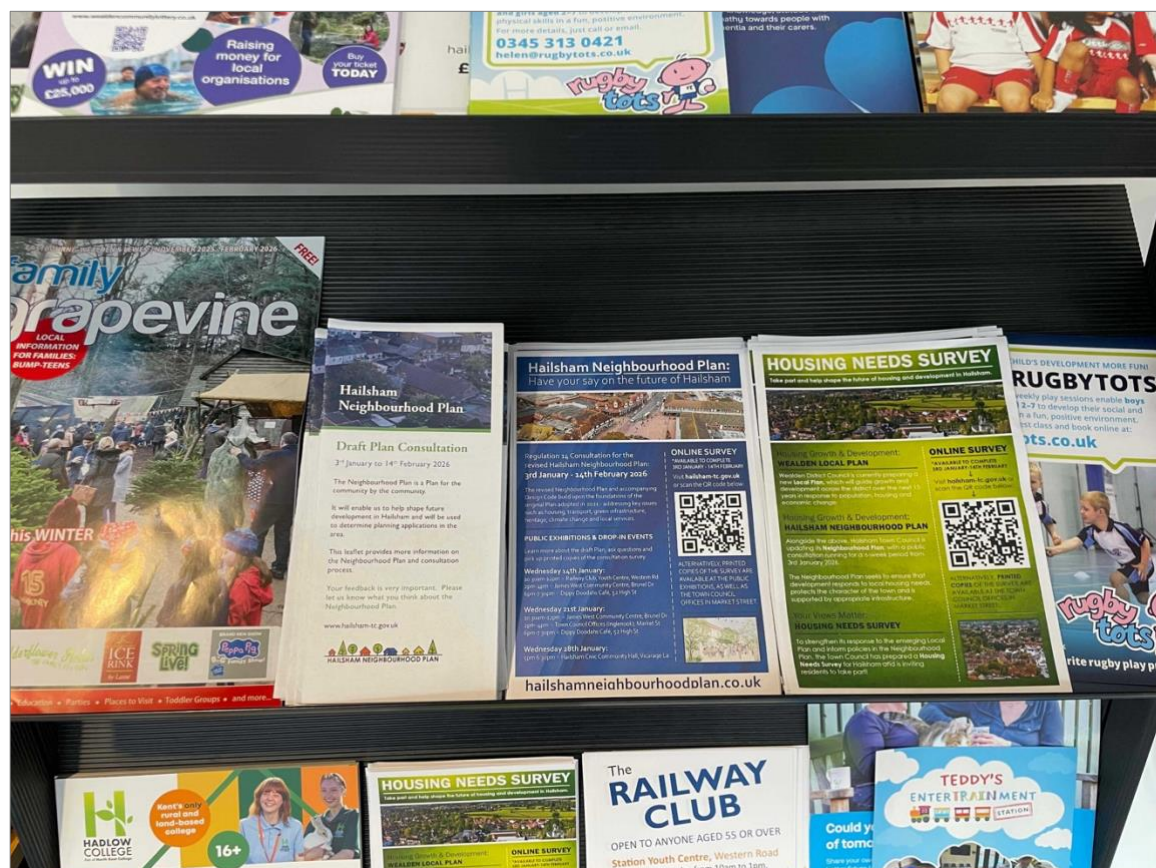


Figure 5: Flyers advertising the Housing Needs Survey at the James West Centre, alongside material promoting consultation on the review of the Neighbourhood Plan



Figure 6: Flyers advertising the Housing Needs Survey at the Dippy Doodah's café on Hailsham High Street, alongside material promoting consultation on the review of the Neighbourhood Plan

Hailsham Town Council
6 January at 11:44 · 🌐

We need your voice.... **Please complete our Housing Needs Survey!**

High house prices and a shortage of affordable homes are affecting local people. Tell us what homes Hailsham really needs in terms of size, type, and tenure. Your views will help us push for the right homes for young families, first-time buyers and older residents looking to downsize....

Everyone is encouraged to take part. The survey takes just 10 minutes and is **available online here:** <https://docs.google.com/.../1FAIpQLSffoDvJKGDSPS.../viewform>

#housingneeds #hailsham #hailshamtowncouncil

HOUSING NEEDS SURVEY

Housing Growth & Development: WEALDEN LOCAL PLAN

Wealden District Council is currently preparing a new **Local Plan**, which will guide growth and development across the district over the next 15 years in response to population, housing and economic change.

Housing Growth & Development: HAILSHAM NEIGHBOURHOOD PLAN

Alongside the above, Hailsham Town Council is updating its **Neighbourhood Plan**, with a public consultation running for a 6-week period from 3rd January 2026.

The Neighbourhood Plan seeks to ensure that development responds to local housing needs, protects the character of the town and is supported by appropriate infrastructure.

Your Views Matter: HOUSING NEEDS SURVEY

To strengthen its response to the emerging Local Plan and inform policies in the Neighbourhood Plan, the Town Council has prepared a **Housing**

ONLINE SURVEY

*AVAILABLE TO COMPLETE 3RD JANUARY-14TH FEBRUARY

Visit hailsham-tc.gov.uk or scan the QR code below:



ALTERNATIVELY, **PRINTED COPIES** OF THE SURVEY ARE AVAILABLE AT THE TOWN COUNCIL OFFICES IN MARKET STREET.



Hailsham Town Council
12 January at 11:30 · 🌐

The Town Council is urging residents and people thinking about moving to Hailsham to take part in our **Housing Needs Survey**, a consultation which will play an important role in shaping future housing and development in the town....

SURVEY LINK: 📄 <https://docs.google.com/.../1FAIpQLSffoDvJKGDSPS.../viewform> [deadline Friday 30 January]

FULL DETAILS: 📄 <https://www.hailsham-tc.gov.uk/.../people-considering.../>



Figure 7: Selection of social media posts on the Hailsham Town Council Facebook post encouraging people to respond to the survey



Figure 8: Selection of social media posts on the Hailsham Town Council Facebook post encouraging people to respond to the survey

Take Part in Housing Needs Survey



The Town Council is encouraging residents to take part in an important Housing Needs Survey that will help shape the future of housing and development in the town.

To strengthen its response to the emerging Wealden Local Plan and inform policies in the Hailsham Neighbourhood Plan, the Town Council has prepared a Housing Needs Survey for Hailsham and is inviting residents to take part.

The survey will help identify the actual need for new homes in Hailsham, based on residents' future housing requirements. This includes understanding the size and type of homes that may be needed, such as for those wishing to downsize, households needing more space, or younger people hoping to set up a home of their own. The survey also allows the needs of different members of a household to be recorded.

Residents are strongly encouraged to respond. All responses will be anonymised, and personal information will remain completely confidential.

The survey can be completed online at: <https://forms.gle/q7GwuNB5dooD66cBA> (deadline for responses: Friday 30th January). Residents who require a paper copy of the survey can contact the Town Council on 01323 841702 or by email at karen.giddings@hailsham-tc.gov.uk.

Figure 9: Article in the Winter 2026 issue of the 'Our Hailsham' newsletter published by the Town Council

Appendix 2: Survey

This appendix includes a copy of the paper version of the survey and associated covering letter made available for completion. An online version was also available to complete and a screenshot of this is included within this appendix.

Dear Resident

Housing Needs Survey: Hailsham

You may be aware that Wealden Council is in the process of preparing a new Local Plan. The purpose of the Local Plan is to inform the scale of change and growth that will take place across Wealden as a whole over the next fifteen years in response to matters such as population, housing and economic change.

It is anticipated that a new version of the draft Local Plan will be published for consultation in the Spring of 2026. If this version follows the general approach in earlier versions, it will identify Hailsham as a major growth location for new development. The Town Council will make representations to the Local Plan on your behalf, stressing the importance of planning for the right type and location of development and new homes.

Alongside the Local Plan, Hailsham Town Council is in the process of updating its Neighbourhood Plan. Consultation on that is currently underway.

The Neighbourhood Plan recognises that new housing development will continue to come forward in Hailsham, but that where it does so, it should respond to local needs, as well as wider matters including the character of the town, the environment and infrastructure delivery.

To strengthen our response to the emerging Local Plan, and policies in our Neighbourhood Plan, we are in the process of preparing a Housing Needs Survey for Hailsham and, as the first step in this, invite you to respond to our survey.

This will help indicate the actual need for new homes in Hailsham - based on your future housing needs - and help us make a robust response to the Local Plan consultation. This will help tell us the size and type of new homes that might be needed in the future. Needs might relate to, for example, the desire to downsize, your current home being too small for your household, or younger people wishing to set up a home of their own.

This survey provides scope for the needs of different members of the household to be reported. We encourage you to respond. The more responses received, the stronger our response to the Local Plan consultation, and the more effective our Neighbourhood Plan will be.

All responses received will be anonymised, with all personal information remaining completely confidential.

The survey form can be completed online via the Parish Council website:

<https://forms.gle/q7GwuNB5dooD66cBA>

Please respond to this by **30th January 2026**.

Please contact the Town Council should you require a paper version of the survey.

Thank you very much for your time and participation.

Yours faithfully

Hailsham Town Council

Figure 10: Introductory letter to the survey

Section 1: Your existing home

Q1 – Please provide the post code of your home

Q2 – Is this property your main place of residence?

Yes ☐
No ☐

Q3 – Over the last twenty-year period, for how many of these have you lived in Hailsham?

(Note: This time period does not need to be continuous)

0 - 3 years ☐
4 - 6 years ☐
7 - 9 years ☐
10+ years ☐

Q4 – Which of the following best describes the tenure of your existing home?

Owner occupied (paying mortgage) ☐
Owner occupied (no mortgage) ☐
Private rented ☐
Council rented ☐
Housing Association rented ☐
Shared ownership ☐
Tied to your employment ☐
Living rent free ☐

Q5 – What type of property is your home?

Detached house ☐
Semi-detached house ☐
Terraced house ☐
Bungalow ☐
Flat / Maisonette ☐
Caravan / Mobile home ☐

Q6 – How many bedrooms does your current home have?

1 bedroom ☐
2 bedrooms ☐
3 bedrooms ☐
4 bedrooms ☐
5+ bedrooms ☐

Q7 – How many people live in your home?

Adults _____
Children (Dependent) _____
Children (not dependent) _____

Q8 – Are you planning to expand your family in the next five years?

Yes ☐
Don't know ☐
No ☐
Prefer not to say ☐

Please now move to Section 2

Figure 11: Survey, page 1

Section 2: Your housing intentions

Q1– Is the household, or individual members of the household, looking to move home?

Yes ☐
No ☐

Q2 - If you answered yes to Question 1, is the household looking to remain living together?

Yes ☐
No ☐

Q3 – If the household is looking to move to a new home together, are you hoping to move to a home in Hailsham

Yes ☐
No ☐

Q4 – If the household is looking to move to a new home together, please indicate why you are looking to move (you may tick as many boxes as necessary)

Our current home is too big ☐
Our current home is too small ☐
Our current home is too expensive to run / maintain ☐
Someone in our household has a health / mobility problem and our current home does not support their medical needs ☐
Our household needs to be closer to a relative to give or receive care and support ☐
Other ☐

If you indicated 'other' in Q4, please provide more information here

Q5 – If you are not looking to move home but adaptations are required to your existing home to meet the needs of your household, please indicate what these adaptations might be (you can tick as many boxes as necessary)

House needs to be extended to provide additional bedroom space ☐
Existing rooms need to be converted to provide additional bedroom space ☐
The house needs to be made wheelchair accessible ☐
Adaptations are required to enable people to work from home ☐
Other ☐

Figure 12: Survey, page 2

If you indicated 'other' in Q5, please provide more information here

Q6 – If individual members of the household are looking to move, please complete the information below to explain who makes up your household, who is looking to move, and whether they are hoping to move to a home within Hailsham

Person in Household	Relationship to you (e.g.: Partner/Spouse, Son/Daughter, Parent, Sibling etc)	Age	Please tick if looking to move home	Please tick if hoping to move to a home in Hailsham
Person 1	Person Completing Form		☐	☐
Person 2			☐	☐
Person 3			☐	☐
Person 4			☐	☐
Person 5			☐	☐
Person 6			☐	☐

Q7 – If individual members of the household are looking to move home, please explain why

Person in Household	Reason for looking to move home
Person 1	
Person 2	
Person 3	
Person 4	
Person 5	
Person 6	

Please now move to the appropriate section of the form:

If you are completing this survey on behalf of the household, and all members of the household are looking to move home and continue living together, please move to **Section 3** of this survey.

If you are completing this survey on behalf of individuals who may be looking to move home separate from the rest of the household, please move to **Section 4** of this form.

If no members of the household are looking to move home, please move to **Section 5** of this form.

Figure 13: Survey, page 3

Section 3: The housing needs of your household

Please only complete this section if you indicated that the entire household will be looking to move home together

Q1 – When would your household prefer to move from their current accommodation?

(Please tick one box only)

- Now or within the next 2 years ☐
- Between 2 and 5 years from now ☐
- Between 5 and 10 years from now ☐

Q2 – Please identify the current local connection of your household.

(Please tick all boxes that apply)

- Currently lives in Hailsham ☐
- Currently works in Hailsham ☐
- Currently have relatives in Hailsham ☐
- Have previously lived in Hailsham ☐

Q3 – Is your household interested in

(You may tick more than one box)

- Renting a property in Hailsham ☐
- Renting a property elsewhere ☐
- Purchasing a property in Hailsham ☐
- Purchasing a property elsewhere ☐

Q4 – If your household is interested in renting a property, please indicate which form of renting you would be interested in

(You may tick more than one box)

- Private rented ☐
- Affordable rented ☐

Q5 – If your household is interested in purchasing a home, please indicate what form of ownership you would be interested in

- Shared ownership ☐
- Discounted market sale ☐
- Self / Custom build ☐
- Open market housing ☐
- Other ☐

If you indicated 'other' In Q5, please provide more information here:

Q6 – If your household is in need of affordable housing, are you currently on the Local Authority or Housing Association register or waiting list?

	Yes	No	Don't know	N/A
For a home to rent	☐	☐	☐	☐
For shared ownership	☐	☐	☐	☐

Q7 – What type of property would best meet the requirements of your household looking to move home?

(Please tick one box only)

(Note: An Accessible / Adapted House is a home designed or modified to enable independent and safe living for people with disabilities, mobility limitations, or special needs)

- House ☐
- Bungalow ☐
- Flat / Maisonette ☐
- Sheltered / Retirement housing ☐
- Accessible / Adapted house ☐
- Other ☐

If you indicated 'other' In Q7, please provide more information here:

Q8 – What size of property would best meet the requirements of your household looking to move home?

(Please tick one box only)

- 1 bedroom ☐
- 2 bedrooms ☐
- 3 bedrooms ☐
- 4 bedrooms ☐
- 5+ bedrooms ☐

Figure 14: Survey, page 4

Q9 – If you are looking for a property to move into now, but have been unable to do so, please indicate why you have been prevented from moving

- The type of property required is not currently available ☐
- The type of property required is too expensive ☐
- A property has been found but the location is not ideal ☐

Q10 – If you are looking to purchase a property, what price of property could the household reasonably afford?

- Up to £174,000 ☐
- £175,000 - £274,000 ☐
- £275,000 - £374,000 ☐
- £375,000 - £474,000 ☐
- £475,000 or greater ☐
- Prefer not to say ☐

Q11 – What is the Annual Gross Income* of your household?

(Please tick one box only)

**Total combined annual income of your household before deductions (e.g.: tax, national insurance etc)*

- Less than £10,000 ☐
- £10,001 - £25,000 ☐
- £25,001 - £50,000 ☐
- £50,001 - £75,000 ☐
- £75,001 - £100,000 ☐
- Greater than £100,000 ☐
- Prefer not to say ☐

Q12– What is the total combined level of savings of your household?

(Please tick one box only)

- No savings ☐
- Less than £3,000 ☐
- £3,001 - £5,000 ☐
- £5,001 - £15,000 ☐
- £15,001 - £25,000 ☐
- £25,001 - £35,000 ☐
- £35,001 - £50,000 ☐
- £50,001 - £75,000 ☐
- Greater than £75,000 ☐
- Prefer not to say ☐

Q11 – Please provide any other information which will assist in understanding the circumstances of your household:

Please now move to Section 5 of this form

Figure 15: Survey, page 5

Section 4: The housing needs of individuals within your household

Please only complete this section if you indicated that individuals are looking to move home.

Q1 – When would the person prefer to move from their current accommodation?

(Please only tick one box per person)

	Now or within the next 2 years	Between 2 and 5 years from now	Between 5 and 10 years from now
Person 1	☐	☐	☐
Person 2	☐	☐	☐
Person 3	☐	☐	☐
Person 4	☐	☐	☐
Person 5	☐	☐	☐
Person 6	☐	☐	☐

Q2 – If two or more Persons are looking to move together as a group, please tick below to indicate who is moving together.

- Person 1 ☐
Person 2 ☐
Person 3 ☐
Person 4 ☐
Person 5 ☐
Person 6 ☐

Q3 – Please identify the current local connection(s) of those looking to move home

(Please tick all boxes that apply)

	Currently lives in Hailsham?	Currently works in Hailsham?	Currently have relatives in Hailsham?	Have previously lived in Hailsham?
Person 1	☐	☐	☐	☐
Person 2	☐	☐	☐	☐
Person 3	☐	☐	☐	☐
Person 4	☐	☐	☐	☐
Person 5	☐	☐	☐	☐
Person 6	☐	☐	☐	☐

Figure 16: Survey, page 6

Q4 – Is the person looking to move interested in

(You may tick more than one box per person)

	Renting a property in Hailsham	Renting a property elsewhere	Purchasing a property in Hailsham	Purchasing a property elsewhere
Person 1	☐	☐	☐	☐
Person 2	☐	☐	☐	☐
Person 3	☐	☐	☐	☐
Person 4	☐	☐	☐	☐
Person 5	☐	☐	☐	☐
Person 6	☐	☐	☐	☐

Q5 – If the person looking to move is interested in renting a property, please indicate which form of renting they would be interested in

(You may tick more than one box per person)

	Private rented	Affordable rented
Person 1	☐	☐
Person 2	☐	☐
Person 3	☐	☐
Person 4	☐	☐
Person 5	☐	☐
Person 6	☐	☐

Q6 – If the person looking to move is interested in purchasing a home, please indicate what form of ownership they would be interested in

	Shared ownership	Discounted market sale	Self / Custom build	Open market housing	Other – please specify
Person 1	☐	☐	☐	☐	☐
Person 2	☐	☐	☐	☐	☐
Person 3	☐	☐	☐	☐	☐
Person 4	☐	☐	☐	☐	☐
Person 5	☐	☐	☐	☐	☐
Person 6	☐	☐	☐	☐	☐

Figure 17: Survey, page 7

Q7 – If the person looking to move home is in need of affordable housing, please indicate if they are currently on the Local Authority or Housing Association register waiting list?

	For a home to rent				For shared ownership			
	Yes	No	Don't know	N/A	Yes	No	Don't know	N/A
Person 1	☐	☐	☐	☐	☐	☐	☐	☐
Person 2	☐	☐	☐	☐	☐	☐	☐	☐
Person 3	☐	☐	☐	☐	☐	☐	☐	☐
Person 4	☐	☐	☐	☐	☐	☐	☐	☐
Person 5	☐	☐	☐	☐	☐	☐	☐	☐
Person 6	☐	☐	☐	☐	☐	☐	☐	☐

Q8 – What type of property would best meet the requirements of the person looking to move home?

(Please only tick one box per person)

(Note: An Accessible / Adapted House is a home designed or modified to enable independent and safe living for people with disabilities, mobility limitations, or special needs)

	House	Bungalow	Flat / Maisonette	Sheltered / Retirement Housing	Accessible / Adapted House*	Other (Please specify):
Person 1	☐	☐	☐	☐	☐	☐
Person 2	☐	☐	☐	☐	☐	☐
Person 3	☐	☐	☐	☐	☐	☐
Person 4	☐	☐	☐	☐	☐	☐
Person 5	☐	☐	☐	☐	☐	☐
Person 6	☐	☐	☐	☐	☐	☐

If you indicated 'other' in Q8, please provide more information here, specifying which Person this applies to

Q9 – What size of property would best meet the requirements of the person looking to move home?

(Please only tick one box per person)

	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Person 1	☐	☐	☐	☐	☐
Person 2	☐	☐	☐	☐	☐
Person 3	☐	☐	☐	☐	☐
Person 4	☐	☐	☐	☐	☐
Person 5	☐	☐	☐	☐	☐
Person 6	☐	☐	☐	☐	☐

Figure 18: Survey, page 8

Q10 – If the person looking to move is hoping to move into a new property now, but has been unable to do so, please indicate why they have been prevented from moving

	The type of property required is not currently available	The type of property required is too expensive	A property has been found but the location is not ideal
Person 1	☐	☐	☐
Person 2	☐	☐	☐
Person 3	☐	☐	☐
Person 4	☐	☐	☐
Person 5	☐	☐	☐
Person 6	☐	☐	☐

Q11 – If the person looking to move is hoping to purchase a property, what price of property could they reasonably afford?

	Up to £174,000	£175,000 - £274,000	£275,000 - £374,000	£375,000 - £474,000	£475,000 or greater	Prefer not to say
Person 1	☐	☐	☐	☐	☐	☐
Person 2	☐	☐	☐	☐	☐	☐
Person 3	☐	☐	☐	☐	☐	☐
Person 4	☐	☐	☐	☐	☐	☐
Person 5	☐	☐	☐	☐	☐	☐
Person 6	☐	☐	☐	☐	☐	☐

Q12 – What is the Annual Gross Income* of the person looking to move?

(Please tick one box only per person)

**Total annual income before deductions (e.g.: tax, national insurance etc)*

	Less than £10,000	£10,001 - £20,000	£20,001 - £30,000	£30,001 - £40,000	£40,001 - £50,000	£50,001 - £60,000	£60,001 - £70,000	£70,001 - £80,000	Greater than £80,000	Prefer not to say
Person 1	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Person 2	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Person 3	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Person 4	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Person 5	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Person 6	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

Figure 19: Survey, page 9

Q13– What is the level of savings of the person looking to move?

(Please tick one box only per person)

	No savings	Less than £3,000	£3,001 - £5,000	£5,001 - £10,000	£10,001 - £15,000	£15,001 - £20,000	£20,001 - £25,000	£25,001 - £30,000	£30,001 - £35,000	Greater than £35,000	Prefer not to say
Person 1	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Person 2	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Person 3	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Person 4	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Person 5	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Person 6	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

Q14 – Please provide any other information which will assist in understanding the circumstances of the person(s) looking to move:

Please now move to Section 5 of this form

Figure 20: Survey, page 10

Section 5: Contact Details

Thank you for completing this survey.

If you would like to be kept informed of the outcomes of the survey and associated recommendations for housing in Hailsham, please provide your name and email address below.

This information will be treated in the strictest confidence. Your personal data will be collected and processed in accordance with GDPR and the Data Protection Act 2018, and will be used solely for the purpose of this survey.

Name	
Email address	

Figure 21: Survey, page 11

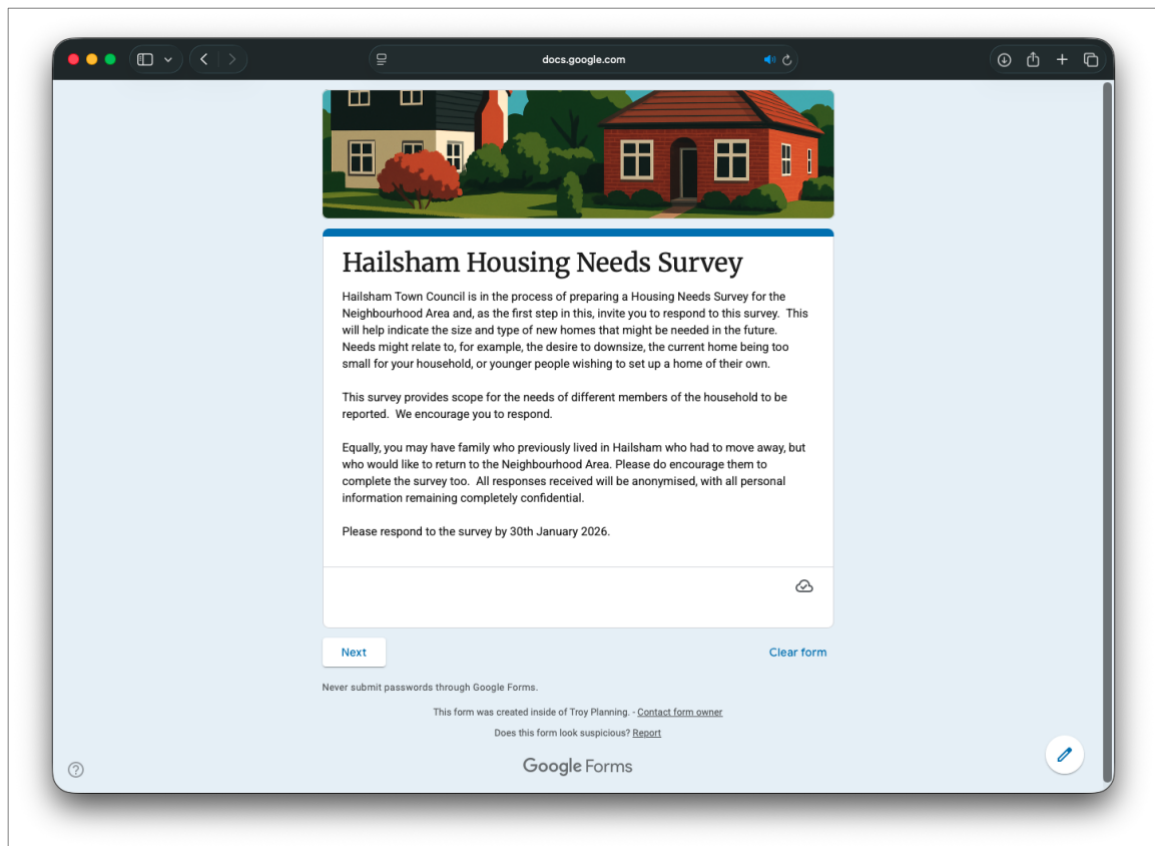


Figure 22: Screenshot of front page of electronic version of the survey

HAILSHAM TOWN COUNCIL
Housing Needs Survey

Final Report
February 2026

Troy Planning + Design
33 Foley Street, London W1W 7TL
www.troyplanning.com