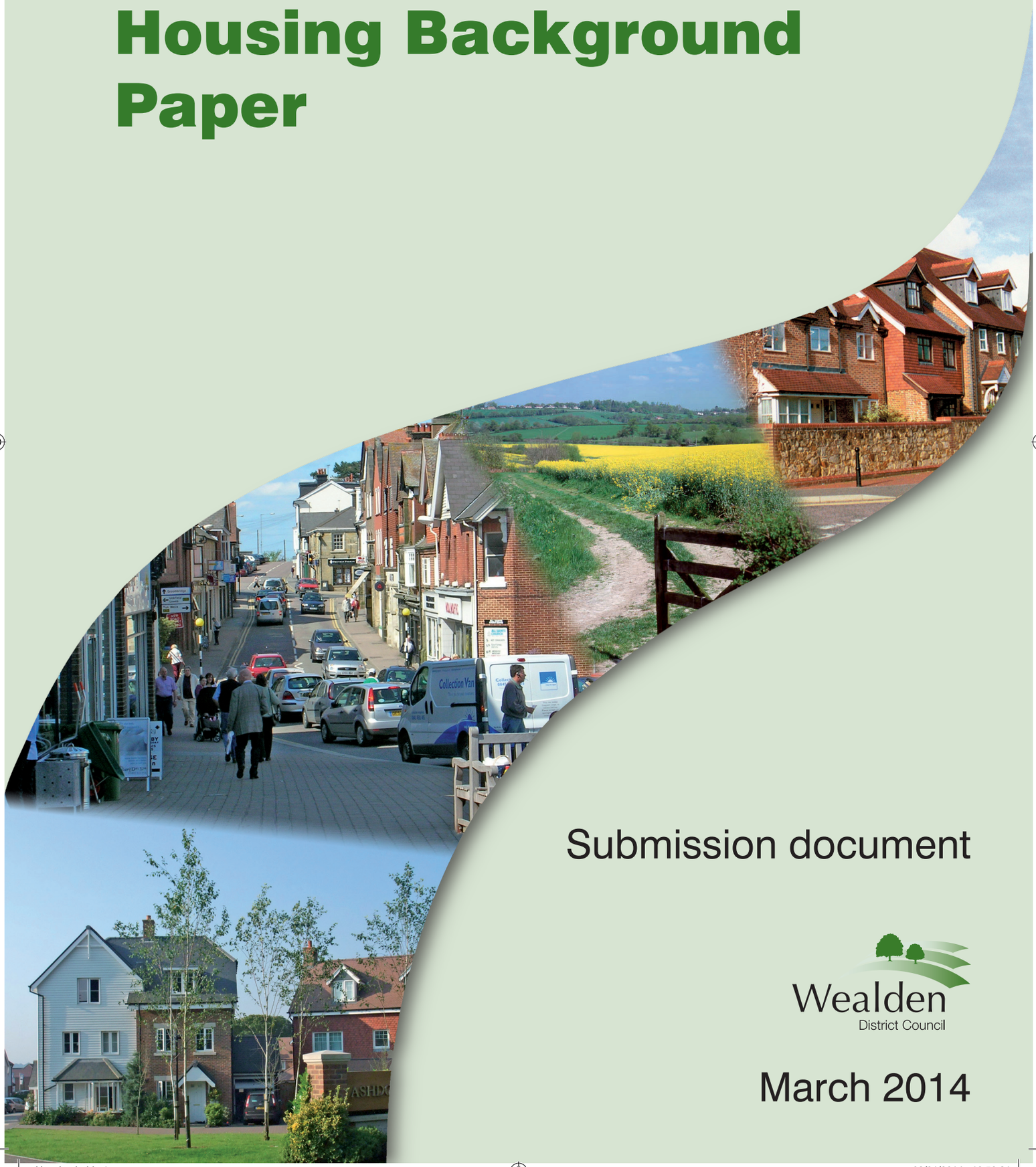
Wealden District Council Local Plan

Housing Background Paper



Submission document

Wealden
District Council

March 2014

Housing.indd 1 09/01/2014 16:50:31

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Contents

1 Introduction

1.1 This document examines both affordable and market housing requirements as they relate to the policies contained within the Strategic Sites Local Plan (SSLP). In particular it provides background and evidence in relation to policies regarding proportions of affordable housing required for each Strategic Development Area (SDA) and the specific dwelling size mix for both market and affordable housing. Detailed household projection figures are included which help to provide the context for the specific dwelling size mixes proposed. Some other specific issues are also included in this background paper relating to design issues, lifetime homes and specific requirements which apply as regards affordable housing.

1 Introduction

2 Design

2.1 The National Planning Policy Framework (NPPF) places great weight on quality of design.

2.2 The NPPF states that "good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people." The NPPF further advises that "although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment".

2.3 Policy SCP1 provides the Core Principles for development, which seeks to address policies within the NPPF. Site specific policies together with the Core Principles ensure that there is integration of the new development into the natural, built and historic environment.

2.4 Wealden District Council requires high quality design in all housing developments and guidance is provided in the Wealden Design Guide which has been adopted as a Supplementary Planning Document[(1)].

1 http://www.wealden.gov.uk/ Wealden/ Planning_and_Building_Control/ Planning_Policy/ Local_Plan/ Wealden_Design_Guide/ Planning_Design_Guide.aspx

3 Lifetime Homes

3.1 The Strategic Sites Local Plan requires that both market and affordable homes should meet Lifetime Homes standards. The Lifetime Homes standard is a set of 16 design criteria for the provision of accessible and adaptable homes. The aim of the standards is to help meet the existing and changing needs of diverse households, from raising small children to coping with illness or dealing with reduced mobility in later life. Homes built to this standard will be suitable for some (but not all) wheelchair users and disabled visitors, without the necessity for substantial alterations. The requirement for both market and affordable homes to meet Lifetime Homes standards accords with the NPPF which states that local planning authorities should provide for the needs of different groups in the community including specifically the needs of older people and people with disabilities.

3.2 The design criteria include, for example, minimum width standards for internal doorways and hallways, potential for entrance level bed space and entrance level WC. A full description of the design criteria is available on the Lifetime Homes website[(2)].A brief summary of the standards is provided in Appendix 1.

3.3 A Lifetime Home can offer particular benefits to older people and people with physical impairments, whether they actually live in the property or want to visit relatives and friends without difficulty. Bringing Lifetime Homes design into the general housing stock should, over time, allow older people to stay in their own homes for longer, reduce the need for home adaptations and give greater choice to disabled adults and young people who cannot achieve independent living due to lack of suitable housing [(3)].

3.4 In 2011, 23% of the population of Wealden were aged 65 years or older, significantly higher than in the south east as a whole (17%)[(4)]. Future demographic change is likely to continue this trend. Trend-based forecasts expect the 65 and over age group to increase to 28% of the Wealden population by 2021[(5)]. The provision of Lifetime Homes means that these older age groups are likely to be able to continue living in their property until an older age. Furthermore, adaptations to properties, which may otherwise have been required in order to cope with the more limited mobility of residents as they get older, may not actually be needed in the case of properties built to Lifetime Homes standards. There are other statistics which also indicate that Wealden has a significant number of people who are likely to have mobility problems and would therefore benefit from the provision of Lifetime Homes. For example, the proportion of people with long-term health problems or disability within Wealden is 17.5% compared to a figure for the south east as a whole of 15.7%[(6)]. Also the proportion of people providing unpaid care for others in Wealden is 11.2% as compared to a figure for the south east as a whole of 9.8%[(7)]. The provision of Lifetime Homes therefore gives people the opportunity to live in a home which is less likely to require adaptation and in which they may be able to live until an older age.

2 http://www.lifetimehomes.org.uk/data/files/For_Professionals/accessible_revisedlthstandard_final.pdf
3 http://www.lifetimehomes.org.uk/pages/why.html
4 Source: Census of Population 2011
5 Source: Office for National Statistics, 2011-based Subnational Population Projections
6 Source: Census of Population 2011
7 Source: Census of Population 2011

3.5 The densities proposed within the Strategic Sites Local Plan make allowance for homes being built to Lifetime Homes standards and as such it is ensured that these standards can be accommodated within the densities proposed. Similarly the additional cost of constructing Lifetime Homes has been built into the viability calculations testing and has been shown to be viable based on the modelling undertaken.

3.6 There is no reason why building to Lifetime Homes standards should mean that design or aesthetic issues need to be compromised in any way.

4 Affordable Housing Tenure Mix

4.1 The NPPF states that local authorities should plan for a mix of housing which should meet the needs of different groups in the community and that it should identify the tenure of housing that is required in particular locations. This section explains the background to some of the assumptions that are made in relation to affordable housing policies contained within the Strategic Sites Local Plan, in particular as regards the tenure mix for affordable housing and the proportions of social rented, affordable rented and shared ownership dwellings. The proportions of affordable homes within these categories can vary and this will depend on the housing need within the area, stock ratios and viability. It is possible that these proportions may vary over time due to changing needs. In terms of undertaking viability testing in relation to the SDAs, however, it was necessary to make assumptions about the likely tenure mix. The following section explains the background to the specific tenure mix considered most appropriate for this purpose.

4.2 The Council has tested two scenarios in relation to affordable housing tenure through viability testing:

- Scenario 1 – tenure proposed by Core Strategy at 80% social Rent & 20% intermediate
- Scenario 2 – 40% Social Rent, 40% affordable rent & 20% intermediate

4.3 The reasoning for the 2 scenarios are changes to Govt funding from 2011-2015 that has seen Govt funding (social housing grant) only available to support the provision of rented accommodation in the form of affordable rent (80% of market rent). Policy post 2015 is yet to be confirmed.

4.4 The Housing Needs Assessment recommends the following mix based on housing needs in the area: 82% social rented housing, 16% intermediate rent and 2% shared ownership. Changes in Government policy, however, means that it is currently difficult to deliver social rented housing due to lack of social housing grant.

4.5 There are further issues which the Council needs to consider in assessing the appropriate proportions of different tenures. The Affordable Housing Viability Assessment highlights the fact that as a general rule, the more Intermediate Housing there is compared with Social Rented housing, the greater will be the scheme revenue and hence the viability.

4.6 An assessment has been undertaken of the implications for Community Infrastructure Levy (CIL) revenues of different scenarios in the context of the current affordable housing funding arrangements.

4.7 We have assessed viability based on two scenarios, firstly scenario 1 which has 80% social rented accommodation and 20% intermediate products. We have also tested an alternative affordable housing scenario (scenario 2) with a tenure mix of 20% intermediate products, 40% affordable rent and 40% social rent.

4.8 In relation to the two affordable housing scenarios, the proposed CIL levy for each of the three charging bands within Wealden is shown in table 1 below.

Table 1 Residential CIL charging bands

	Development CIL Charge – Scenario 1 (£ per sq m)	CIL Charge – Scenario 2 (£ per sq m)
Residential (Higher Band)	£140	£180
Residential (Middle Band)	£110	£150
Residential (Lower Band)	£85	£110

4.9 The figures in Table 1 indicate that the CIL charges, and hence the resulting revenue, is higher in respect of scenario 2 than scenario 1.

4.10 In relation to these two scenarios, the Council has decided to propose a CIL Levy based upon scenario 2, i.e. an alternative affordable housing policy with a tenure mix of 40% of dwellings for social rent, 40% of dwellings for affordable rent and 20% of dwellings for intermediate products. It is considered that this scenario accords with current Government policies, helps to achieve housing choice and sustainable mixed communities and also optimises CIL revenue for infrastructure that is necessary. This scenario has therefore been included within the Core Principles for development proposals identified in the Strategic Sites Local Plan and was built into the assumptions used for the strategic sites viability testing. The scenario is also important as the viability testing work shows that as sites get larger they become less viable and it is therefore important that the burden on developers is not too onerous. In this respect Scenario 2 places a lower burden on developers than Scenario 1 as it contains a lower proportion of social rented property and a higher proportion of affordable rent and intermediate products.

5 Affordable Homes: Other requirements

5.1 The following provides some guidance from the Council's Housing Department as regards the type of requirements which are likely to be sought in relation to affordable housing:

- Affordable housing will be owned and managed by a not for profit Registered Provider approved by Wealden District Council.
- The design of the affordable housing should be such that the quality and appearance of homes are not distinguishable by their tenure type.
- Private outdoor amenity space in the form of gardens for houses and balconies/terraces/gardens or landscaped communal areas for flats including a drying area with rotary dryers.
- Open plan kitchen/lounge layout will only be acceptable for one bedroom affordable homes.
- The development must meet Secure by Design principles as agreed by Police Architectural Liaison Officer.
- All affordable homes must meet National and Local design standards. The current national standards are outlined in the Housing Corporation's Design & Quality standards or on the Homes & Communities Agency website. Local standards are outlined in the Wealden Design Guide[(8)].
- All affordable housing must meet Lifetime Homes Standards.
- The recommended mix for the affordable home ownership should consist of;
    - 15% two bedroom homes
    - 5% three bedroom homes.

8 http://www.wealden.gov.uk/ Wealden/ Planning_and_Building_Control/ Planning_Policy/ Local_Plan/ Wealden_Design_Guide/ Planning_Design_Guide.aspx

5 Affordable Homes: Other requirements

6 Future Housing Needs

6.1 The following section examines housing requirements in Wealden for the period 2006 to 2027 and in particular the types and sizes of dwellings that are needed. The Strategic Sites document specifies the size and type of housing required in relation to individual development areas. This accords with the NPPF which states that local planning authorities should "identify the size, type, tenure and range of housing required in particular locations". This is done by examining the nature of the forecast population growth and in particular the forecast changes in particular household types.

6.2 The following table shows the forecast increase in different types of households within Wealden over the period 2006-27.

Table 2 Forecast change in Wealden Households 2006-27

Household type	No. of households 2006	Projected no. of households 2027	Projected growth in households 2006-27	Percentage change in households 2006-27
All couples (including with and without children)	38,142	42,936	4,794	+12.6%
Lone parents	2,996	4,387	1,391	+46.4%
One person	17,390	24,972	7,582	+43.6%
Other (multi-person)	2,158	1,328	-830	-38.5%
Wealden Total	60,688	73,622	12,934	+21.3%

Source: DCLG 2010 from the 2008 based household projections.

6.3 By looking at the profile of how households are currently housed, we can calculate an indicative profile of the types of dwellings required within Wealden. This is done by applying the forecast percentage change in the different household types to the proportions of how households are currently housed. This then shows the size of dwelling that new households are likely to occupy assuming that the size of dwelling that certain types of households currently live in will continue into the future. This follows the methodology used in compiling the Wealden Strategic Housing Market Assessment (SHMA) which is based on good practice guidance.

6.4 The following table shows the profile of how households are housed in South East England.

Table 3 How Households are Currently Housed: South East England

Household Type	Number of Bedrooms					
	1	**2**	**3**	**4**	**5**	**6+**
Couple	5%	19%	47%	22%	5%	1%
Lone parent	1%	32%	54%	10%	3%	0%
One Person	32%	31%	29%	7%	1%	0%
Other Households	1%	23%	43%	25%	8%	1%

Source: Survey of English Housing 2004/05 (Wealden SHMA Appendix 4, Figure 3.3).

6.5 By applying the forecast change in the numbers of different households in Wealden (Table 2) to the proportions in Table 3 we can calculate an indicative profile of the size of dwellings required as below:

Table 4 Indicative profile of size of dwellings required 2006-27

Household type	Change in households 2006-27	No. of bedrooms					
		1	**2**	**3**	**4**	**5**	**6**
All Couples (including with and without children)	4,794	240	911	2,253	1,055	240	48
Lone Parent	1,391	14	445	751	139	42	
1 Person	7,582	2,426	2,350	2,199	531	76	
Other	-830	-8	-191	-357	-208	-66	-8
Total	12,937	2,668 (+20.7%)	3,515 (+27.2%)	4,846 (37.5%)	1,517 (11.7%)	292 (2.3%)	40 (0.3%)

Source: Wealden District Council based on DCLG 2010 from the 2008 based household projections and Survey of English Housing 2004/05.

6.6 Table 4 shows the indicative proportions of different sized dwellings required over the period to 2027.

6.7 This analysis assumes that the size of dwelling that certain types of households currently live in will continue into the future. In reality, evidence suggests that as incomes rise households will aspire to and consume more space. The Strategic Housing Market Assessment (SHMA) notes that household income and financial resources can often be a more important determinant of dwelling size than the number of people in the household as such.

6.8 The above figures in terms of the household growth and the resultant indicative need for different sized dwellings is summarised as follows.

Table 5 Indicative housing needs arising from Wealden population growth 2006-27

1 Bed	2 bed	3 bed	4 bed	5 bed
21%	27%	38%	12%	2%

Source: Wealden District Council based on DCLG 2010 from the 2008 based household projections and Survey of English Housing 2004/05.

6.9 In addition to the above work, a detailed assessment of household projections has been undertaken by The Local Housing Requirement Assessment Working Group which is an informal grouping of the major professional and representative bodies with an interest in planning for housing in England (see Appendix 2). The Group came together in 2011 in response to a call from practitioners for practical support in assessing how many homes were needed in their areas in the context of the new housing and planning regulations. The Group's projections were published in April 2013.

6.10 The Group has generated a dwelling mix profile for Wealden for the types of dwellings which will be required over the period 2006-26 based on household growth forecasts. In generating the profile, the mix of homes needed is based on the assumption that households have the same occupation patterns as similar households had in the same area in 2001. These figures are based on Census data which asks people how many rooms there are in their home but does not specify bedroom numbers as such. The number of rooms does, however, equate fairly closely to the number of bedrooms in each dwelling and a table showing this is included within Appendix 3. It was therefore possible to create an indicative table which provides some guidance as to the numbers of different sized dwellings required based on the Group's work.

The Local Housing Requirement Assessment Working Group projections

Table 6 Indicative dwelling mix required 2006-26[(1)]

	1 bedroom	2 bedroom	3 bedroom	4 bedroom	4+ bedroom
No. of homes	396 (3%)	3,422 (28%)	5,594 (46%)	1,815 (15%)	991 (8%)

1 Note: It is assumed that 4 room houses/flats are equally split between 2 and 3 bedroom dwellings and that 6 room dwellings are equally split between 3 and 4 bedroom dwellings and 7+ rooms are equally split between 4 bedroom and 4+ bedroom dwellings

Source : The Local Housing Requirement Assessment Working Group 2013.

6.11 This can be compared to the indicative profile generated by Wealden District Council which is as follows:

Table 7 Indicative housing needs arising from Wealden population growth 2006-27

1 Bed	2 bed	3 bed	4 bed	5 bed
21%	27%	38%	12%	2%

Source: Wealden District Council based on DCLG 2010 from the 2008 based household projections and Survey of English Housing 2004/05.

6.12 The profiles are not dissimilar with the main difference being a significantly lower proportion of 1 bedroom dwellings within the projections from the Local Housing Requirement Assessment Working Group 2013. This may partly be due (as the projections are based on existing occupation patterns within the District) to a shortage of 1 bedroom dwellings within the area which means, in effect, that people who may otherwise occupy a 1 bedroom dwelling do not have this option. There is also a higher proportion of 4+ bedroom dwellings within this profile and this may also reflect an issue in relation to the existing housing supply which has a significant proportion of these types of dwellings. In many cases, the fact that people live in these dwellings is likely to be more a matter of choice than of housing need as such.

7 Specific Housing Requirements by SDA

7.1 The following section examines each strategic development area in turn and the specific dwelling size mix proposed in relation to both market and affordable housing. It also looks at the proportion of affordable housing proposed in relation to each area.

SDA 1: Land at West Uckfield

Market Housing

7.2 The current dwelling profile for all households in Uckfield is as follows:

Table 8 Accommodation Size of Current Households in Uckfield

1 Bed	2 bed	3 bed	4 bed	5 bed
11.4%	20.8%	36.4%	29.3%	2.0%

7.3 This compares to the current dwelling profile for all households in Wealden as a whole which is as follows:

Table 9 Current dwelling profile for Wealden as a whole

1 Bed	2 bed	3 bed	4 bed	5 bed
8.1%	27.3%	35.2%	22.3%	7.1%

7.4 It can be seen from the above that Uckfield is over represented in terms of 1 and 4 bedroom dwellings in comparison to the profile for Wealden as a whole, and also very marginally in terms of 3 bedroom dwellings, whereas it is underrepresented in terms of 2 and 5 bedroom dwellings in comparison to the profile of Wealden as a whole.

7.5 The town is characterised by a high proportion of families with children (30% compared to a district wide proportion of approximately 20%)[9]. Older person householders make up just 22% of households in Uckfield, compared to a District wide figure of 34%[10]. Overall the average household size in Uckfield is higher than in the other main towns within Wealden (2.5 persons per household) and is higher than the Wealden average which is 2.3 persons per household[11]. For these reasons therefore the housing profile for Uckfield shown in Table 8 is quite well matched to the current needs of Uckfield's population.

7.6 We can compare this to the forecast indicative housing need which is as follows:

9 Source: Wealden District Council Housing Needs Assessment, Fordham Research January 2010
10 Source: Wealden District Council Housing Needs Assessment, Fordham Research January 2010
11 Source: Wealden District Council Housing Needs Assessment, Fordham Research January 2010

Table 10 Indicative housing needs arising from Wealden population growth 2006-27

1 Bed	2 bed	3 bed	4 bed	5 bed
21%	27%	38%	12%	2%

7.7 This indicative need is more focussed on smaller dwellings than is either the existing housing profile in Uckfield or the existing housing profile in Wealden as a whole.

7.8 In addition to demographic issues, however, it is also important to consider both housing market and viability issues in line with guidance in the NPPF (paragraph 50). In relation to viability, a development with a higher proportion of medium and larger sized houses will have improved viability in comparison to a development with a higher proportion of smaller housing. Due to the nature of the housing market whereby people buying new houses will frequently be moving out of existing dwellings in the local area, thus freeing up these dwellings, then an increased supply of housing of one particular type/size is likely to have a knock on effect on supply in relation to other properties. Thus the provision of family sized houses can be expected to free up some smaller sized dwellings where people have taken the opportunity to move into a larger property to meet their needs and particularly as it is frequently younger families who are particularly active in the housing market due to the changing nature of their needs. A higher proportion of medium and larger dwellings also reflects the observation from the SHMA that as incomes rise households will aspire to and consume more space and that household income and financial resources can often be a more important determinant of dwelling size than the number of people in the household as such.

7.9 Bearing in mind the demographic factors along with housing market and viability factors, it is considered that the following housing mix best meets the needs of Uckfield which is reasonably similar to the existing housing profile in Uckfield.

Table 11 Market Housing Mix for Uckfield

1 and 2 bed	3 bed	4 bed	5 bed
20%	40%	30%	10%

Affordable Housing

7.10 Uckfield currently has 233 households on the Council's Housing Register. 52% (120) of these households are families with children, 7% (17) are couples and 41% (95) are single households.

7.11 There are approximately 655 affordable homes to rent in Uckfield and assuming current rates of turnover are maintained then it will take 6 years to house all those families currently on the housing register that require 2 bedroom accommodation. This increases to 12 years if only 2 bedroom house vacancies are used. It will take approximately 14 years to rehouse all the families that require a 3 bedroom home and around 5 years to house singles and couples who require a 1 bedroom home. For families requiring 4 or 5

bedroom homes there is an indefinite wait, as there is only one 4 bedroom affordable home to rent in Uckfield.

7.12 The Housing Needs Assessment 2010 identified 274 households currently in need in Uckfield and estimates a future annual need in respect of some 189 households per year.

7.13 There is therefore a high and continuing affordable housing need in Uckfield. For this reason it is necessary to maximise affordable housing provision at SDA1.

7.14 In terms of viability as regards this proposed housing mix, the site is close to being viable at 35% affordable housing, producing a developer's profit of 17%. This assumes the market housing mix as specified above and the affordable housing mix as specified below. The viability assessment states that "we would highlight that for SDA 1 there is a good likelihood that a developer may be willing to take the site on now; whilst not producing a 20% developer's profit, the profit at £23,000,000 offers a larger capital sum for any developer." The study therefore concludes that it is considered that a developer would be willing to develop the site now at this proportion of affordable housing.

7.15 The highest proportion of affordable housing which can be achieved whilst retaining the site's viability is 35%.

7.16 The recommended mix of affordable homes required is:

- 18% one bedroom flats or houses at no less than 51m^2
- 42% two bedroom houses at no less than 76m^2
- 30% three bedroom houses at no less than 86m^2
- 9% four bedroom houses at no less than 125m^2
- 1% five bedroom houses at no less than 135m^2

SDAs 2 & 3: Land at East and North Hailsham

Market Housing

7.17 The current dwelling profile for all households in Hailsham is as follows:

Table 12 Accommodation Size of Current Households

1 Bed	2 bed	3 bed	4 bed	5 bed
11.2%	37.1%	37.9%	12.2%	1.6%

7.18 This compares to the current dwelling profile for all households in Wealden as a whole which is as follows:

Table 13 Current dwelling profile for Wealden as a whole

1 Bed	2 bed	3 bed	4 bed	5 bed
8.1%	27.3%	35.2%	22.3%	7.1%

7.19 When compared to the profile for Wealden as a whole, it can be seen from the above that Hailsham is over represented in terms of 1, 2 and 3 bedroom dwellings, and is underrepresented in terms of 4 and 5 bedroom dwellings. This is despite the fact that the average household size in Hailsham is close to the Wealden average (2.2 persons per household as compared to 2.3 persons per household for the District as a whole).

7.20 The following table shows the indicative housing need arising from Wealden population growth 2006-27.

Table 14 Indicative housing needs arising from Wealden population growth 2006-27

1 Bed	2 bed	3 bed	4 bed	5 bed
21%	27%	38%	12%	2%

7.21 In line with the recommendations in the SHMA and also the underrepresentation of larger dwellings in the existing housing mix, it is therefore considered that Hailsham should have a higher proportion of larger dwellings than would be implied by the aim to meet future indicative household growth forecasts.

7.22 The proposed housing mixes for East Hailsham and North Hailsham are slightly different due to East Hailsham being closer to the town centre and therefore considered to be more appropriate for persons living in either single or two person households.

7.23 However, viability in the case of East Hailsham was calculated to be quite marginal and it is also the case that the supply of a range of dwelling sizes, including larger

dwellings, will help to free up the supply of smaller dwellings in the area as some people take the opportunity to move into larger properties. A significant proportion of larger dwellings is therefore included in the profile and therefore there are only small differences in the two profiles. The proposed mixes are as follows:

Table 15 Market Housing Mix for East Hailsham

1 and 2 bed	3 bed	4 bed	5 bed
32%	50%	15%	3%

Table 16 Market Housing Mix for North Hailsham

1 and 2 bed	3 bed	4 bed	5 bed
30%	52%	15%	3%

Affordable Housing

7.24 Hailsham currently has 368 households on the Council's Housing Register. 44% (162) of these households are families with children, 14% (50) are couples without children and 40% (149) are single households.

7.25 There are approximately 1304 affordable homes to rent in Hailsham and assuming current rates of turnover are maintained then it will take 1 year to house all those families who require 2 bedroom accommodation, if every 2 bedroom vacancy is used, this increases to 50 years if only 2 bedroom house vacancies are used. It will take approximately 4 years to rehouse all the families that require a 3 bedroom home and around 16 years to house singles and couples who require a 1 bedroom home. For families requiring 4 or 5 bedroom homes it will take around 45 years to house them, as there are only thirteen 4 bedroom affordable homes to rent in Hailsham.

7.26 The Housing Needs Assessment 2010 identified 165 households currently in need and estimates a future annual need in respect of some 266 households per year.

7.27 There is therefore a high and continuing affordable housing need in Hailsham. For this reason it is necessary to maximise affordable housing provision at SDAs 2 and 3.

7.28 Viability testing work shows that, assuming the above market housing mix along with the affordable housing mix as shown below, both East Hailsham and North Hailsham are viable with 35% affordable housing.

7.29 The recommended mix of affordable homes proposed for Hailsham is as follows:

- 25% one bedroom flats or houses at no less than $51m^2$
- 40% two bedroom houses at no less than $76m^2$
- 25% three bedroom houses at no less than $86m^2$

- 9% four bedroom houses at no less than 125m^2
- 1% five bedroom houses at no less than 135m^2

SDA 4: Land at South Polegate and East Willingdon

Market Housing

7.30 The current dwelling profile for all households in Polegate is as follows:

Table 17 Accommodation Size of Current Households

1 Bed	2 bed	3 bed	4 bed	5 bed
15.9%	45.1%	33.1%	4.9%	0.9%

7.31 This compares to the current dwelling profile for all households Wealden as a whole which is as follows:

Table 18 Current dwelling profile for Wealden as a whole

1 Bed	2 bed	3 bed	4 bed	5 bed
8.1%	27.3%	35.2%	22.3%	7.1%

7.32 Polegate is overrepresented in terms of 1 and 2 bedroom dwellings and underrepresented in terms of other dwellings in comparison to the current dwelling profile for Wealden as a whole. The town is characterised by having below average household size (1.9 compared to a Wealden average of 2.3) and has the highest proportion of people in the 65 and over age ranges of any of the towns within Wealden.

7.33 The following table shows the indicative housing need arising from Wealden population growth 2006-27.

Table 19 Indicative housing needs arising from Wealden population growth 2006-27

1 Bed	2 bed	3 bed	4 bed	5 bed
21%	27%	38%	12%	2%

7.34 In line with the recommendations in the SHMA and also the underrepresentation of larger dwellings in the existing housing mix, it is therefore considered that Polegate should have a higher proportion of larger dwellings than would be implied by the aim to meet future indicative household growth forecasts and it is also the case that the supply of a range of dwelling sizes, including larger dwellings, will help to free up the supply of smaller dwellings in the area as some people take the opportunity to move into larger properties. This is likely to lead to an increase in the average household size within the area and as such is welcomed as it would lead to greater diversity in household types thus contributing to mixed and balanced communities.

7.35 The proposed mix for Polegate is as follows:

Table 20 Market Housing Mix for Polegate

1 and 2 bed	3 bed	4 bed	5 bed
30%	52%	15%	3%

Affordable Housing

7.36 Polegate currently has 203 households on the Council's Housing Register. 45% (91) of these households are families with children, 17% (34) are couples without children and 37% (75) are single households. Willingdon currently has 32 households on the Council's Housing Register. 59% (19) of these households are families with children, 16% (5) are couples without children and 28% (9) are single households.

7.37 There are approximately 231 affordable homes to rent in Polegate and assuming current rates of turnover are maintained then it will take 18 years to house all those families currently on the housing register that require 2 bedroom accommodation. This would be using every 2 bedroom flat or house that became vacant. This increases to over 100 years if only 2 bedroom house vacancies are used. It will take approximately 25 years to rehouse all the families that require a 3 bedroom home and over 100 years to house singles and couples who require a 1 bedroom home. For families requiring 4 or 5 bedroom homes there is an indefinite wait, as there is only one 4 bedroom affordable home to rent in Polegate and no 5 bedroom homes.

7.38 The Housing Needs Assessment 2010 identified 151 households currently in need and estimates a future annual need in respect of some 124 households per year.

7.39 Viability testing work shows that, assuming the above market housing mix along with the affordable housing mix as shown below, the site is viable with 35% affordable housing.

7.40 The recommended mix of affordable homes required is:

- 25% one bedroom flats or houses at no less than 51m^2
- 40% two bedroom houses at no less than 76m^2
- 25% three bedroom houses at no less than 86m^2
- 9% four bedroom houses at no less than 125m^2
- 1% five bedroom houses at no less than 135m^2

SDAs 6 & 7: Land at East, South East and North Stone Cross

Market Housing

7.41 The current dwelling profile for all households in Westham Parish is as follows:

Table 21 Accommodation Size of Current Households

1 Bed	2 bed	3 bed	4 bed	5 bed
4.2%	19.4%	39.9%	34.1%	2.4%

7.42 This compares to the current dwelling profile for all households in Wealden as a whole which is as follows:

Table 22 Current dwelling profile for Wealden as a whole

1 Bed	2 bed	3 bed	4 bed	5 bed
8.1%	27.3%	35.2%	22.3%	7.1%

7.43 Westham is overrepresented in terms of 3 and 4 bedroom dwellings and underrepresented in terms of other dwellings in comparison to the current dwelling profile for Wealden as a whole. The Parish is characterised by having slightly above average household size (2.4 compared to a Wealden average of 2.3).

7.44 The following table shows the indicative housing need arising from Wealden population growth 2006-27.

Table 23 Indicative housing needs arising from Wealden population growth 2006-27

1 Bed	2 bed	3 bed	4 bed	5 bed
21%	27%	38%	12%	2%

7.45 In line with the recommendations in the SHMA it is considered that Stone Cross should have a higher proportion of larger dwellings than would be implied by the aim to meet future indicative household growth forecasts. This will help to counterbalance the bias towards smaller dwellings within Eastbourne and help to provide an overall balance for the Eastbourne Housing Market area. The proposed mix for Stone Cross is as follows:

Table 24 Market Housing Mix for Stone Cross

1 and 2 bed	3 bed	4 bed	5 bed
30%	52%	15%	3%

Affordable Housing

7.46 Westham Parish currently has 39 households on the Council's Housing Register. 64% (25) of these households are families with children, 18% (34) are couples without children and 15% (6) are single households.

7.47 There are currently approximately 134 affordable homes to rent in the Westham Parish and assuming current rates of turnover are maintained then it will take 10 years to house all those families currently on the housing register that require 2 bedroom accommodation. This would be using every 2 bedroom flat or house that became vacant. It will take approximately 14 years to rehouse all the families that require a 3 bedroom home and around 8 years to house singles and couples who require a 1 bedroom home. For families requiring 4 or 5 bedroom homes there is an indefinite wait, as there are only three 4 bedroom affordable homes to rent in Westham Parish and no 5 bedroom homes.

7.48 The Housing Needs Assessment 2010 identified 33 households currently in need and estimates a future annual need in respect of some 45 households per year.

7.49 Viability testing work shows that, assuming the above market housing mix along with the affordable housing mix as shown below, the sites are viable with 40% affordable housing.

7.50 The recommended mix of affordable homes required is:

- 25% one bedroom flats or houses at no less than 51m^2
- 40% two bedroom houses at no less than 76m^2
- 25% three bedroom houses at no less than 86^{2}m
- 9% four bedroom houses at no less than 125m^2
- 1% five bedroom houses at no less than 135m^2

SDAs 8, 9 & 10: Land at Pine Grove, Jarvis Brook and South East Crowborough

Market Housing

7.51 The current dwelling profile for all households in Crowborough is as follows:

Table 25 Accommodation Size of Current Households

1 Bed	2 bed	3 bed	4 bed	5 bed
5.5%	20.9%	35.9%	30.8%	6.9%

7.52 This compares to the current dwelling profile for all households in Wealden as a whole which is as follows:

Table 26 Current dwelling profile for Wealden as a whole

1 Bed	2 bed	3 bed	4 bed	5 bed
8.1%	27.3%	35.2%	22.3%	7.1%

7.53 Crowborough is underrepresented in terms of 1 and 2 bedroom dwellings and overrepresented in terms of 4 bedroom dwellings in comparison to the current dwelling profile for Wealden as a whole. The town is characterised by having slightly above average household size (2.4 compared to a Wealden average of 2.3).

7.54 In accord with the recommendations in the SHMA it is considered that Crowborough should have a higher proportion of smaller dwellings than other settlements within Wealden. This is due to the relative overprovision of larger dwellings within Crowborough and the north of Wealden generally.

7.55 The following table shows the indicative housing need arising from Wealden population growth 2006-27.

Table 27 Indicative housing needs arising from Wealden population growth 2006-27

1 Bed	2 bed	3 bed	4 bed	5 bed
21%	27%	38%	12%	2%

7.56 In addition to demographic issues, however, it is also important to consider both housing market and viability issues in line with guidance in the NPPF (paragraph 50). In relation to viability, a development with a higher proportion of medium and larger sized houses will have improved viability in comparison to smaller housing. Due to the nature of the housing market whereby people buying new houses will frequently be moving out of existing dwellings in the local area, thus freeing up these dwellings, then an increased supply of housing of one particular type/size is likely to have a knock on effect on supply in relation to other properties. Thus the provision of family sized houses can be expected to free up some smaller sized dwellings where people have taken the opportunity to move into a larger property to meet their needs and particularly as it is frequently younger families who are particularly active in the housing market due to the changing nature of their needs.

7.57 The overall proposed mix for market housing for Crowborough is as follows:

Table 28 Market Housing Mix for Crowborough

1 and 2 bed	3 bed	4 bed	5 bed
46%	30%	24%	

7.58 This dwelling profile is distributed across the 3 main Crowborough sites in differing proportions. Pine Grove is the most centrally located site and therefore has the greatest proportion of smaller dwellings to be provided in the form of flatted development. The proportions are as follows:

Table 29 Market Housing Mix for Site CRA, Land at Pine Grove

1 and 2 bed	3 bed	4 bed	5 bed
100%			

7.59 The market housing mixes for the other sites within Crowborough town centre are as follows:

- Site CRB, Land Rear of Tall Trees, Crowborough Hill – 100% 1 and 2 bedroom dwellings
- Site CRC, Land at Mayvern Court, Eridge Road – 100% 1 and 2 bedroom dwellings
- Site CRD, Land at Roughettts, St Johns Road – 75% 3 bedroom and 25% 4 bedroom dwellings

7.60 The mix for Jarvis Brook is as follows:

Table 30 Market Housing Mix for Jarvis Brook

1 and 2 bed	3 bed	4 bed	5 bed
28%	55%	17%	

7.61 Whilst the housing mix proposed for South East Crowborough is shown below:

Table 31 Market Housing Mix for South East Crowborough

1 and 2 bed	3 bed	4 bed	5 bed
20%	40%	40%	

Affordable Housing

7.62 Crowborough currently has 239 households on the Council's Housing Register. 49% (118) of these households are families with children, 16% (38) are couples without children and 33% (79) are single households. Approximately 15% of households on the Housing Register have selected Crowborough as their first choice for accommodation in the District.

7.63 There are currently approximately 756 affordable homes to rent in Crowborough and assuming current rates of turnover are maintained then it will take 3 years to house all those families currently on the housing register that require 2 bedroom accommodation. This would be using every 2 bedroom flat or house that became vacant. This increases to 27 years if only 2 bedroom house vacancies are used. It will take approximately 11 years to rehouse all the families that require a 3 bedroom home and around 8 years to house singles and couples who require a 1 bedroom home. For families requiring 4 or 5 bedroom homes there it will take approximately 18 years to house those families, as there are only nineteen 4 bedroom affordable homes to rent in Crowborough and no 5 bedroom homes.

7.64 The Housing Needs Assessment 2010 identified 84 households currently in need and estimates a future annual need in respect of some 120 households per year.

7.65 The overall mix of affordable homes for Crowborough is as follows:

- 18% one bedroom flats or houses at no less than 51m^2
- 40% two bedroom houses at no less than 76m^2
- 38% three bedroom houses at no less than 86m^2
- 9% four bedroom houses at no less than 125m^2
- 1% five bedroom houses at no less than 135m^2

7.66 The specific proportions of different sized dwellings for the individual sites are specified below, along with the proportion of affordable housing which will be required. The sites close to the town centre tend to have a focus on smaller properties.

7.67 Specific viability testing of Site CRA demonstrates the site to be viable at 45% affordable housing. In the case of sites CRB, CRC and CRD, due to the the small scale nature of these proposed sites it was not considered appropriate to undertake viability work in respect of each individual site. An examination of the results of the Affordable

Housing Viability Assessment study[12] shows that some developments in Crowborough will be capable of delivering 50% affordable housing, although some schemes, especially on sites with high alternative or existing use values, may struggle to deliver this amount of affordable housing. In the case of sites CRB, CRC and CRD, the existing use value is as private gardens (with just one existing dwelling in the case of site CRD) and, therefore, the existing use value is not considered to be particularly high and nor is the alternative use value and therefore 45% affordable housing is considered to be achievable whilst 50% affordable housing is not considered desirable in the context of ensuring a mixed community.

7.68 The following sites should provide 45% affordable housing on site:

- Site CRA, Land at Pine Grove - 100%1 and 2 bedroom dwellings;
- Site CRB, Land rear of Tall Trees, Crowborough Hill - 100% 1 and 2 bedroom dwellings;
- Site CRC, Land at Mayvern Court, Eridge Road - 100% 1 and 2 bedroom dwellings;
- Site CRD, Land at Roughetts, St. Johns Road - 50% 3 bedroom and 50% 4 bedroom dwellings.

7.69 The following sites should provide 35% affordable housing on site:

- Land at Jarvis Brook, Crowborough – 10% 1 bedroom dwellings, 50% 2 bedroom dwellings, 30% 3 bedroom dwellings and 10% 4 bedroom dwellings.
- Land at South East Crowborough – 4% 1 bedroom dwellings, 20% 2 bedroom dwellings, 61% 3 bedroom dwellings, 14% 4 bedroom dwellings and 1% 5 bedroom dwellings.

12 Wealden Affordable Housing Viability Assessment undertaken by Three Dragons Consultants, August 2009 and Supplementary Report September 2010

SDA 11: Land adjacent to Tunbridge Wells, in the Parish of Frant

Market Housing

7.70 The proposed market housing mix for land adjacent to Tunbridge Wells is as follows:

Table 32 Market Housing Mix for Edge of Tunbridge Wells

1 and 2 bed	3 bed	4 bed	5 bed
30%	40%	28%	2%

7.71 This mix is partially based on guidance from the West Kent SHMA 2008 which proposed the following mix:

1 bedroom – 20%
2 bedrooms – 40%
3 bedrooms – 30%
4 plus bedrooms – 10%

7.72 However the proposed market housing mix proposed for SD11 contains a higher proportion of 3 and 4 bedroom dwellings than indicated in the West Kent SHMA and a lower proportion of 1 and 2 bedroom dwellings. The delivery of 3 bedroom dwellings over the last 5 years has been particularly low in Tunbridge Wells and the above housing market mix reflects not only demographic factors but also housing market and viability issues. In relation to viability, a development with a higher proportion of medium and larger sized houses will have improved viability in comparison to smaller housing. Due to the nature of the housing market whereby people buying new houses will frequently be moving out of existing dwellings in the local area, thus freeing up these dwellings, then an increased supply of housing of one particular type/size is likely to have a knock on effect on supply in relation to other properties. Thus the provision of family sized houses can be expected to free up some smaller sized dwellings where people have taken the opportunity to move into a larger property to meet their needs and particularly as it is frequently younger families who are particularly active in the housing market due to the changing nature of their needs.

Affordable Housing

7.73 Frant Parish currently has 13 households on the Council's Housing Register. 54% (7) of these households are families with children, 15% (2) are couples without children and 31% (4) are single households.

7.74 This is a strategic site that will be developed to meet district wide housing need, however, the Council will ensure that a percentage of the affordable homes will be for local people.

7.75 Viability testing shows that the site is viable with 35% affordable housing.

7.76 The recommended mix of affordable homes required is:

- 18% one bedroom flats or houses at no less than 51m^2
- 40% two bedroom houses at no less than 76m^2
- 38% three bedroom houses at no less than 86m^2
- 4% four bedroom houses at no less than 125m^2

8 Densities

8.1 A density of 30 dph is considered appropriate for all SDAs. This reflects the predominant character of Wealden which is distinctive for the mainly low density form of its development. Density has been calculated to accommodate the residential development and associated roads infrastructure but does not include land to be used for open space/green infrastructure, education, employment, community use (including health care provision) and environmental mitigation. These additional uses are excluded from the density calculation.

8.2 The calculation in respect of the number of habitable rooms per hectare is based on a calculation of the numbers of different types of dwellings on each site. This depends upon whether the dwelling is a house or flat and the number of bedrooms. The ratios are as follows:

Table 33 Number of Habitable rooms assumed

Type of dwelling	Number of habitable rooms assumed
1 bed flat	2
2 bed flat	3
2 bed house	4
3 bed house	5
4 bed house	6
5 bed house	7

8.3 Using these ratios, a calculation has been undertaken of the number of habitable rooms per hectare based on the dwelling mix which applies to individual sites. The densities and numbers of habitable rooms per hectare which apply to individual sites are stated in the following table:

Table 34 Densities and Numbers of Habitable rooms per hectare

SDA	Dwellings per ha	Total habitable rooms per ha
1: Uckfield	30	147
2: East Hailsham	30	136
3: North Hailsham	30	135
4: Polegate	30	132

6 and 7: Stone Cross	30	133
8: Pine Grove	91	273
9: Jarvis Brook	30	138
10: SE Crowborough	30	152
11: Frant	30	142

8.4 Pine Grove, Crowborough, is the only town centre site and is therefore the only site with a density above 30 dwellings per hectare. The numbers of habitable rooms per hectare is also highest on this urban previously developed and centrally located site.

9 Housing Mix for Wealden as a whole

9.1 The overall market housing mix for Wealden as specified in the Strategic Sites Local Plan is as follows:

Table 35 Proposed Wealden Market Housing mix 2006-27

1 and 2 bedroom	28%
3	47%
4	20%
5	5%

9.2 This can be compared to the indicative dwelling mix which is based on the work of the Local Housing Requirement Group.

Table 36 Indicative dwelling mix required 2006-26 - Local Housing Requirement Group

1 and 2 bedroom	31%
3	46%
4	15%
5+	8%

9.3 It can be seen from the above that the market housing mix proposed in the Strategic Sites Local Plan is quite closely aligned with the indicative mix based on the work of the Local Housing Requirement Group.

9 Housing Mix for Wealden as a whole

Appendix 1

Lifetime Homes standards

The following provides a summary of the key components of the Lifetime Homes standards. Further details including detailed standards can be found on the Lifetime Homes website as follows:
http://www.lifetimehomes.org.uk/index.php

(1) Parking (width or widening capability)

Principle: Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children).

(2) Approach to dwelling from parking.

The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping

(3) Approach to all entrances

The approach to all entrances should preferably be level or gently sloping, and in accordance with specified slopes.

(4) Entrances

All entrances should:

a) Be illuminated

b) Have level access over the threshold; and

c) Have effective clear opening widths and nibs as specified.

In addition, main entrances should also:

d) Have adequate weather protection

e) Have a level external landing.

(5) Communal stairs and lifts

Principle: Enable access to dwellings above the entrance level to as many people as possible

(6) Internal doorways and hallways

Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls. The width of doorways and hallways should conform to specified widths.

(7) Circulation Space

There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.

(8) Entrance level living space

A living room / living space should be provided on the entrance level of every dwelling.

(9) Potential for entrance level bed-space

In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.

(10) Entrance level WC and shower drainage

Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed.

(11) WC and bathroom walls

Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails

(12) Stairs and potential though-floor lift in dwellings

The design within a dwelling of two or more storeys should incorporate both:

a) Potential for stair lift installation; and,

b) A suitable identified space for a through-the–floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying criterion 14.

(13) Potential for future fitting of hoists and bedroom / bathroom relationship

Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.

(14) Bathrooms

An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom.

(15) Glazing and window handle heights

Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach.

(16) Location of service controls

Service controls should be within a height band of 450mm to1200mm from the floor and at least 300mm away from any internal room corner.

Appendix 1

Appendix 2

Membership of the Local Housing Requirement Assessment Working Group

The organisations represented on the Group are:

Town and Country Planning Association

Shelter

The Local Government Association

Planning Officers Society

National Housing Federation

Home Builders Federation

British Dwelling Federation

Royal Town Planning Institute

Chartered Institute of Housing

Building and Social Housing Foundation

Northern Housing Consortium

Royal Institute of Chartered Surveyors

Appendix 2

Appendix 3

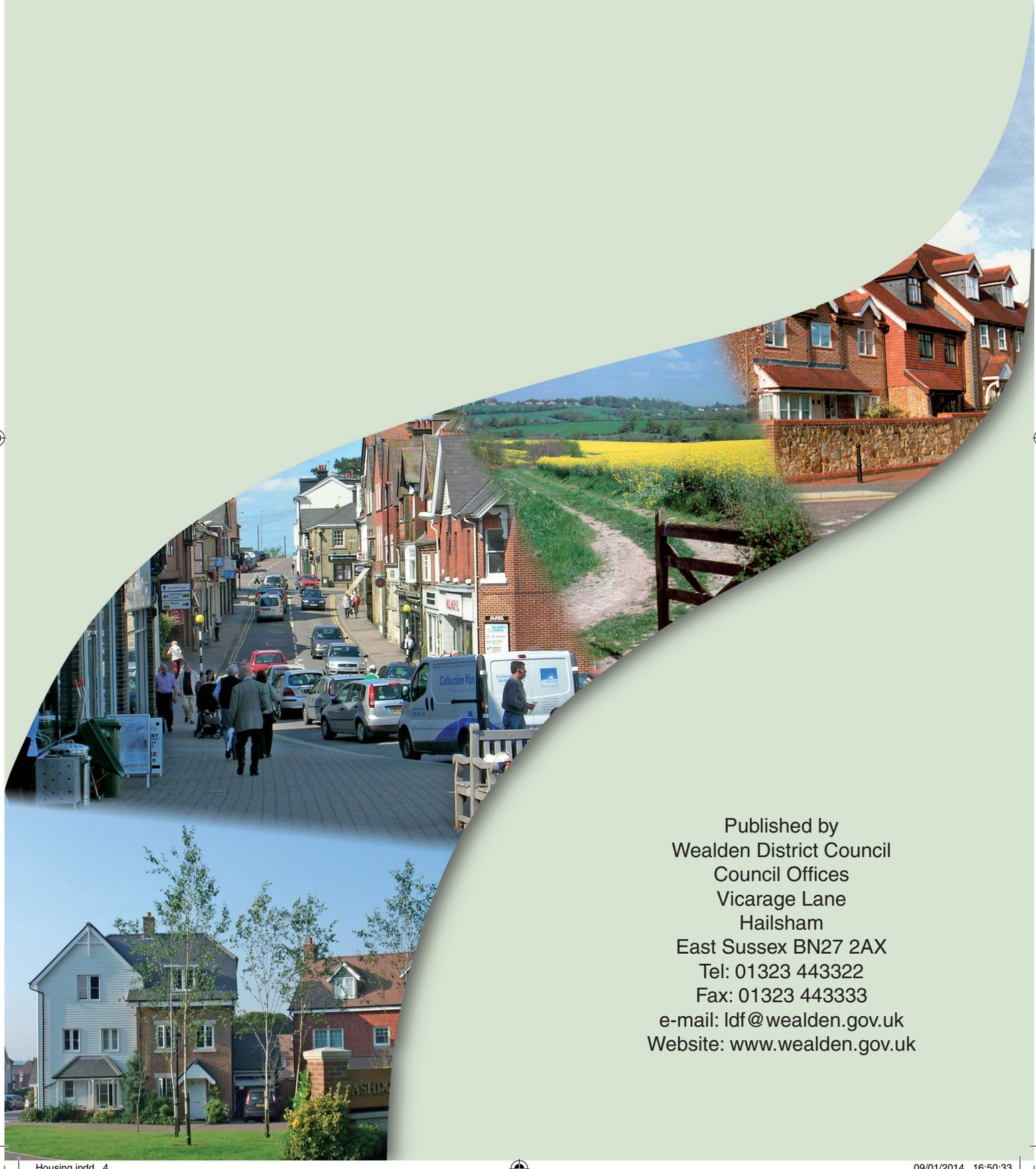
Local Housing Requirement Assessment Working Group Assumptions

The following table is provided by the Local Housing Requirement Assessment Working Group and shows the relationship between the number of rooms in a property and the number of bedrooms as assumed by the group in their calculations.

Number of Rooms in Property	Number of Bedrooms
1	Bedsit
2	1 bedroom flat/house
3	2 bedroom flat/house
4	2/3 bedroom, 1/2 reception room flat/house
5	3 bedroom, 2 reception flat/house
6	3/4 bedroom, 2/3 reception house
7+	4/5+ bedroom house

Appendix 3

Housing.indd 3 09/01/2014 16:50:31



Published by
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Housing.indd 4 09/01/2014 16:50:33