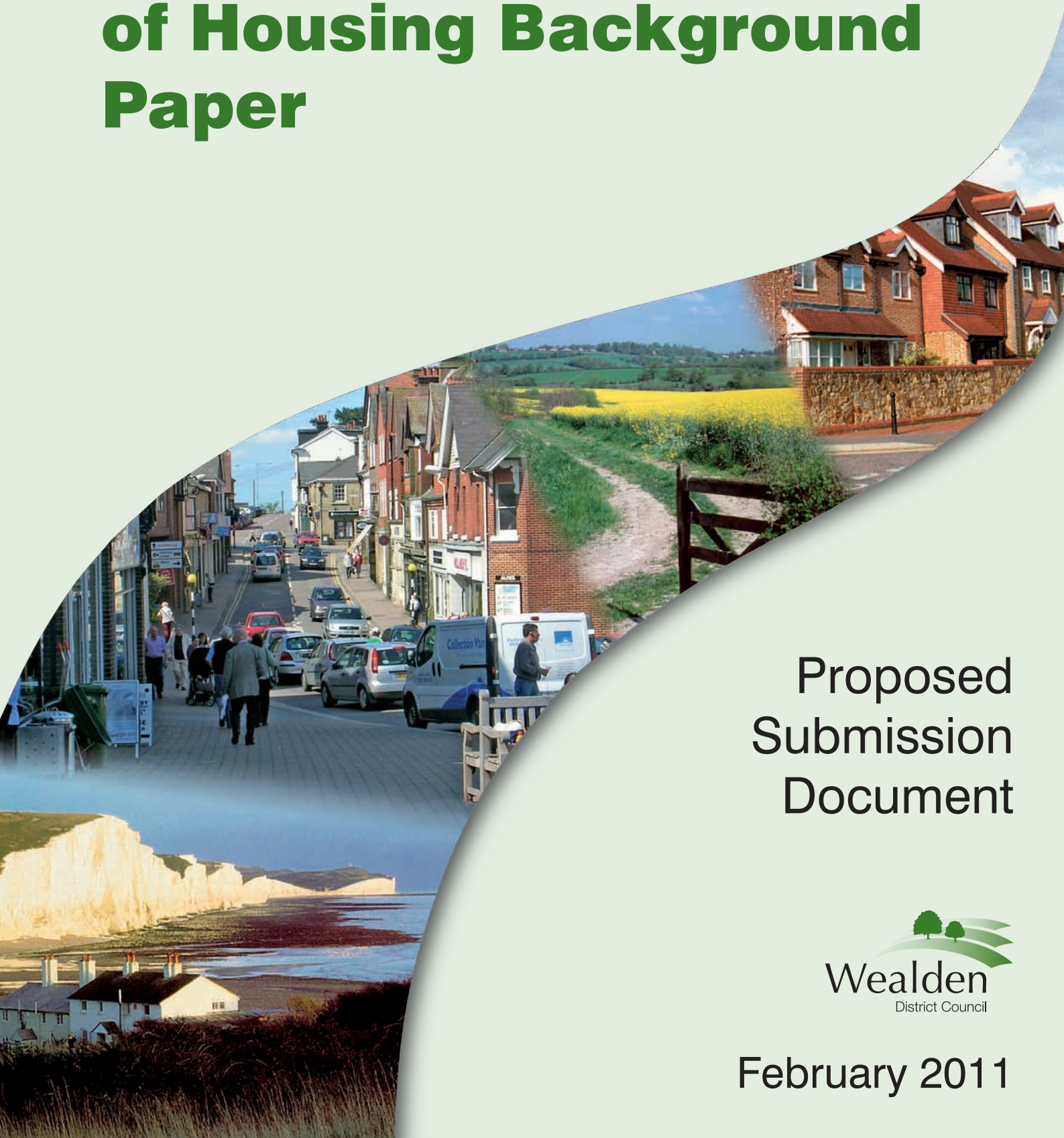
Wealden District Council
Local Development Framework

Managing the Delivery of Housing Background Paper



Proposed Submission Document

Wealden District Council

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1 Background

1.1 The Council has prepared a series of background papers to accompany the Proposed Submission Core Strategy. The papers cover a range of issues and provide technical and detailed information, derived from a number of our specialist studies, which informs the content of the Proposed Submission Core Strategy.

These background Papers are:

BP1: Development of the Proposed Submission Core Strategy

BP2: Managing the Delivery of Housing

BP3: The Economy and the Provision of Jobs

BP4: Provision for Gypsies and Travellers

BP5: Biodiversity

BP6: Green Infrastructure

BP7: Summary of Town Masterplanning Documents

BP8: Summary of Core Strategy Consultation and Participation

BP9: Assessment of the Proposed Submission Core Strategy under the Habitat Regulations

BP 10: Sustainability Appraisal of the Proposed Submission Core Strategy

BP 11: Infrastructure Delivery Plan

BP12: Equalities Impact Assessment

BP13: Implementation and Monitoring Framework

1.2 This Background Paper, entitled Managing the Delivery of Housing, provides information on how relevant policy, guidance and evidence has been used to inform the Core Strategy's vision, objectives and policy in relation to housing delivery.

1 Background

2 Introduction

2.1 The Wealden Core Strategy will set out the vision, objectives and spatial development strategy for the District. The Core Strategy needs to contain policies in relation to housing issues, including a target figure for the number of new homes to be built over the period 2006-30. This figure needs to be based on a robust evidence base and will need to be set in the context of government guidance.

2.2 As regards housing policy, guidance is provided in Planning Policy Statement 3:Housing[(1)]. The PPS reflects the Government's stated commitment to improving the affordability and supply of housing in all communities, including rural areas. The PPS states that the government is committed to achieving a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community and that the government is seeking to improve affordability across the housing market, including by increasing the supply of housing. The PPS confirms that the planning system should deliver a sufficient quantity of housing taking into account need and demand and seeking to improve choice.

2.3 Both the SHMA[(2)] and the Housing Needs Assessment [(3)]identify substantial housing need within Wealden and also highlight very significant affordability issues. In addition to these studies, the Council's housing register also indicates a very high level of current housing need. Substantial numbers of new households are also anticipated to fall into need over the coming years due to high house prices and private rental levels in the District. In particular, Wealden is identified as one of the highest house price areas within the country and this means that market housing is out of reach of many households within the area.

2.4 In addition to the high levels of housing need within Wealden, there are other reasons why new housing development is required within the District. Demographic forecasts show that natural change within Wealden's population is downwards (i.e. deaths exceed births) and therefore without any in-migration, Wealden's population would decrease. This natural change leading to a declining and more elderly population, could have a potentially very damaging effect on the future customer base for existing services and facilities within the District as well as for the viability and vitality of Wealden's town centres by reducing the economically active sector. It could also be harmful in a wider way to the local economy as there would be a declining pool of labour within the area. There is also a very strong trend towards smaller household size with much greater numbers of single people, particularly the elderly, within the population. This means that for any given population level, a greater number of dwellings is required. In order to maintain the viability of services and facilities and the vitality of the local economy there is therefore a requirement for significant new housing development within the District which would encourage some in-migration in order to maintain population levels.

1 Planning Policy Statement 3: Housing. Communities and Local Government 2010 www.communities.gov.uk
2 Wealden Housing Market Assessment 2007. www.wealden.gov.uk
3 Housing Needs Assessment. Wealden District Council 2010 www.wealden.gov.uk.

2 Introduction

3 National Planning Policy Guidance

3.1 Planning Policy Statements set out the Government's national policies on aspects of planning in England. The principal guidance to all local authorities in respect of Housing is set out in Planning Policy Statement 3 (PPS3) "Housing"[4] which sets out a national policy framework for delivering the governments housing objectives. This complements and should be read in conjunction with other relevant statements in particular PPS1 "Delivering Sustainable Development"[5] and its supplement "Planning and Climate Change."[6] PPS 3 reflects the Government's stated commitment to improving the affordability and supply of housing in all communities, including rural areas. The delivery of housing in rural areas should respect the key principles in PPS3, providing high quality housing that contributes to the creation and maintenance of sustainable rural communities in market towns and villages.

3.2 The Core Strategy sets an overall target for housing provision in the context of the South East Plan which is based on a robust evidence base taking into account housing needs but also environmental and infrastructure constraints .

3.3 In addition to setting an overall target for housing provision, PPS 3 (para 22) states that local planning authorities should set out in Local Development Documents (LDDs) the following:

- The likely overall proportions of households that require market or affordable housing, for example, x% market housing and y% affordable housing;
- The likely profile of household types requiring market housing e.g. multi-person, including families and children (x%), single persons (y%), couples (z%).
- The size and type of affordable housing required.

3.4 The appropriate figures should be based on the findings of the Strategic Housing Market Assessment (SHMA) and other local evidence.

3.5 PPS 3 also states that LDDs should include a local previously-developed land target and trajectory (having regard to the national and regional previously-developed land target in the Regional Spatial Strategy (RSS)). In this context it is noted that the national annual target is that at least 60% of new housing should be provided on previously developed land. However it is considered that this figure is unlikely to be achievable within a District such as Wealden (see Section 10).

3.6 Local Planning Authorities (LPAs) need to set out in LDDs their policies and strategies for delivering the overall level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption. LPAs also need to identify sufficient deliverable sites to deliver housing in the first 5 years. To be considered deliverable, sites should, at the point

4 [1] Planning Policy Statement 3: Housing. Communities and Local Government 2010. www.communities.gov.uk
5 Planning Policy Statement 1: Delivering Sustainable Development. Communities and Local Government 2005. www.communities.gov.uk
6 Supplement to PPS 1 "Planning and Climate Change." Communities and Local Government 2007. www.communities.gov.uk

of adoption of the relevant LDD be defined as available, suitable and achievable[7]. The carrying out of a comprehensive Strategic Housing Land Availability Assessment (SHLAA)[8] will be an important source of information in this context.

3.7 Local Planning Authorities should also:

- Identify a further supply of specific, developable sites for years 6-10 and, where possible, for years 11-15. Where it is not possible to identify specific sites for years 11-15, broad locations for future growth should be indicated.
- Linked to the above, also identify those strategic sites which are critical to the delivery of the housing strategy over the plan period.
- Show broad locations on a key diagram and locations of specific sites on a Proposals Map.
- Illustrate the expected rate of housing delivery through a housing trajectory for the plan period.

3.8 The guidance emphasises that allowances for windfalls should not be included in the first 10 years of land supply unless LPAs can provide robust evidence of genuine local circumstances that prevent specific sites being identified.

3.9 There is a requirement for local authorities to monitor the supply of deliverable sites on an annual basis linked to the Annual Monitoring Report (AMR) process.

3.10 Reflecting the principles of "Plan, Monitor, Manage", LDDs should set out a strategy that describes their approach to managing delivery of the housing and previously-developed land targets and trajectories.

7 To be classified as deliverable a site will need to be considered available, suitable and achievable. Paragraph 54, PPPS 3. Communities and Local Government 2006.

8 Wealden Strategic Housing Land Availability Assessment 2010. www.wealden.gov.uk

4 Consultation - Issues and Options

Issues and options 2007

4.1 Wealden District Council carried out a comprehensive consultation on an Issues and Options Paper as part of the preparation of its proposed Core Strategy in July 2007 and a range of comments were received in relation to housing policy and housing growth. Whilst there was concern expressed by some at the overall growth that could be accommodated given infrastructure constraints, there was a great deal of support for many of the housing propositions put forward in the Issues and Options Paper. In terms of housing mix, it was recognised that there was a need to develop options which reflect the needs of specific housing market areas, which may cross administrative boundaries. A high priority was afforded to affordable housing provision by residents as a whole as well as by the Local Strategic Partnership (LSP) and many Town and Parish Councils. In terms of affordable housing, the comments led to the conclusion that a bespoke approach would need to be identified which is responsive to the needs of particular areas, the viability of development and how the housing requirement is being distributed spatially[(9)].

4.2 A specific question asked whether sites solely for affordable housing should be allocated in rural areas. Approximately two thirds of respondents disagreed with the proposition. There was a view expressed that mixed tenure developments are preferred from a sustainable and mixed communities perspective. Some respondents, including the Local Strategic Partnership, considered that a more flexible approach is warranted in order to achieve mixed and balanced communities.

4.3 As regards the use of a possible exceptions site policy, the majority of respondents agreed (79%) with the statement that "the Council should maintain a rural exceptions policy with appropriate criteria". Some stated that this should be subject to there being a specific and local demonstrable need.

Spatial Development Options Consultation 2009

4.4 Further consultation in relation to the Core Strategy was undertaken in the summer of 2009. This was required as a response to changes to the Planning Regulations in June 2008. The purpose of the consultation was to further the development of the Council's agreed spatial strategy by providing the opportunity for the local community, Parish and Town Councils, other statutory consultees and key organisations to comment on the strategic aims and alternative options for future housing and employment growth in the District and other key issues. As regards specific issues raised, the need for affordable housing was noted by a number of respondents. In particular many rural Parish Councils acknowledged the need for affordable housing in rural areas. In addition, the Wealden LSP expressed the view that affordable housing should be increased according to need, including on small rural sites. In relation to Parish Council responses, a further source of information is provided by "bridging templates"[(10)] completed by Parish Councils. These

9 LDF/LDS Progress report. Cabinet Local Development Date Framework Sub Committee www.wealden.gov.uk
10 Bridging Templates - from Parish Plans to Core Strategy 2009

templates were completed by the Parish Councils in order to draw priorities from their own Parish Plans into a format that could provide evidence for the Wealden Core Strategy.

5 Key Issues

5.1 The Sustainable Community Strategy for East Sussex "Pride of Place[11]" contains within its list of key tasks an objective to "increase the supply of homes and increase and diversify the supply of affordable homes, housing and tenures in all areas, both rural and urban". The Wealden section of Pride of Place,which is entitled the "Wealden Vision", contains the aim for "enough decent, affordable homes to meet the needs of everyone who lives in or needs to live in the District". Also included within Pride of Place are objectives to encourage sustainable design including energy and water efficiency, greater use of renewables and sustainable transport, and opportunities for achieving these objectives will be examined including through setting policies, where appropriate, in the Strategic Sites and Delivery and Site Allocations DPDs.

5.2 In terms of the Wealden Housing Strategy 2008-13, one of the Council's key strategic aims is “to contribute positively to people’s health, well being and quality of life by striving to meet housing needs." The Housing Strategy states that "it is essential to ensure that Wealden provides the right type of housing to meet the needs of residents. This includes increasing the provision of much needed affordable housing, primarily for rent[12]." The Strategy also emphasises the need to work with developers to ensure that there is a high quality mix of housing types, sizes and tenures in the District.

5.3 The Council's Housing Needs Assessment[13] highlights the acute level of affordable housing need within the District and it is noted that the main means of achieving affordable housing delivery is by means of the construction of market housing and the requirement to deliver a significant proportion of new homes built in the form of affordable dwellings. The need for a significant level of house building within Wealden in order to address needs is also highlighted in the Strategic Housing Market Assessment[14].

5.4 It is important that further land for residential development is allocated in a timely fashion if the Council is to avoid the prospect of the location of future housing development being determined outside of its own control and being "appeal led" rather than plan led. In this respect the authority will need to ensure that it continues to maintain a 5 year housing land supply.

5.5 The Council will best be able to retain control over the location of new residential development through allocations made and tested through the LDF process alongside a robust trajectory and phasing programme together with appropriate contingency plans. These contingency plans will need to provide a clear strategy in the event of any delivery issues or should there be any change in the planning framework or legislation as a result of the recent change of Government. The contingency plans will provide a strategy in the event of infrastructure obstacles preventing development within identified growth areas or on major allocated sites. Monitoring would be undertaken in a rigorous manner on a

11 Pride of Place, a Sustainable Community Strategy for East Sussex. Working Towards a Better Future for Local People and Local Communities. East Sussex Local and Strategic Partnerships, updated 2009. www.essp.org.uk
12 Wealden Housing Strategy 2008-13
13 Housing Needs Assessment. Wealden District Council 2010. www.wealden.gov.uk
14 Wealden Housing Market Assessment 2007. www.wealden.gov.uk

quarterly basis enabling action to be taken promptly where necessary and contingency plans to be put in operation in an effective manner to ensure delivery.

5.6 An important element of the Council's evidence base in relation to its spatial strategy and for identification of its housing land supply is the Strategic Housing Land Availability Assessment (SHLAA)[(15)]. The Council's SHLAA was undertaken in a very rigorous manner according to published best practice guidelines and included independent financial viability tests of individual sites to ensure that schemes could be delivered. Officers from the Council's Development Management Team were also closely involved in this work in order to ensure that up to date site information was fully considered as part of the process.

15 Wealden Strategic Housing Land Availability Assessment 2010. www.wealden.gov.uk

6 Wealden - Housing Issues

6.1 Wealden is a diverse District with five small market towns and many villages within what is largely a rural District. In terms of housing there are therefore a wide range of issues. It is possible, however, to draw some general conclusions. Firstly, the Strategic Housing Market Assessment has identified that Wealden as a whole (particularly North Wealden) contains a high proportion of family type households - couples and single parents with children[16]. This is set to change over the next 20 years if demographic trends continue. The majority of new households that form over the next 20 years are expected to be single person households and a large proportion of these are likely to be elderly.

6.2 As with other parts of the country, Wealden has an ageing population so it is important that any new housing built meets the needs of all the community. National studies and the Housing Needs Assessment suggests that the majority of older people want to remain in their own home and have services brought into them. So new housing needs to be accessible, adaptable and easy to maintain and run.

6.3 The District has a high proportion of owner occupied properties (83%) and a lower proportion of both social rented (8%) and private rented properties (9%) than East Sussex as a whole or the South East. Both North and South Wealden have a high proportion of detached dwellings at 50% and 40% respectively. Both areas also have a low percentage of smaller properties (terraced houses and flats) at slightly under 25% of the stock[17]. This compares to the South East as a whole where 30% of the properties are detached and 41% are smaller properties.

6.4 Housing affordability issues are highlighted in both the Strategic Housing Market Assessment (SHMA) and the Housing Needs Assessment. Average house price levels are extremely high in Wealden and this means that many of Wealden's residents are unable to afford to purchase housing on the private market. A standard and widely accepted measure of affordability is the house price to median income ratio which gives an indication of whether an area's residents are able to afford private market housing. The Wealden figure for this ratio is 9.4 compared to an East Sussex average of 7.6, a South East average of 7.3, and a figure for England of 6.3[18]. In fact Wealden has the highest ratio of all of the East Sussex authorities and is therefore one of the most difficult and expensive places in which to access the housing market. Furthermore, the Strategic Housing Market Assessment highlights that not only are a high proportion of Wealden's households unable to afford to purchase market housing, but a high proportion are also unable to afford private rented accommodation.

6.5 Table 1 shows Wealden house prices relative to East Sussex and England and Wales as a whole.

16 In North Wealden 29% of households are families with children and in South Wealden this is 22% (Census 2001). Source: Appendix 4 Wealden Housing Market Assessment 2007. www.wealden.gov.uk

17 Wealden Housing Market Assessment 2007. www.wealden.gov.uk

18 Source: Department for Communities and Local Government, Live Housing Tables, Table 577. East Sussex in Figures.

Table 1 House Prices January to March 2010

	Detached	Semi	Terrace	Flat/Maisonette	All dwellings
Wealden	£379,500	£233,000	£198,400	£141,900	£288,700
East Sussex	£334,800	£218,700	£198,000	£145,000	£236,600
England and Wales	£340,000	£202,400	£191,900	£217,900	£234,800

Note: HM Land Registry house price sales data as recorded on East Sussex in Figures

6.6 The table below shows the average weekly entry-level costs of housing in Wealden.

Table 2 Average weekly entry level costs of housing in Wealden

Size	Social Rent	Intermediate	Private Rent	Buy (Resale)
1 bedroom	£62	£84	£106	£97
2 bedrooms	£76	£113	£149	£178
3 bedrooms	£89	£138	£186	£244
4 bedrooms	£89	£217	£345	£359

Note: These prices are taken from CORE area report for Wealden 2008/09. Private rent and buy from rightmove.co.uk (August 2009) and Fordham Research 2009 (Wealden Housing Needs Assessment 2010)

6.7 The average median household income in Wealden in 2009 was £32,591, the highest of the East Sussex authorities, above the national and East Sussex averages (£29,363 and £29,153 respectively) but still slightly below the South East average of £33,291[19]. The average sale price of houses within Wealden District in May 2010 was £312,314[20]. Within Wealden however, income levels range between an average of £44, 700 in Uckfield Ridgewood ward (the highest in East Sussex) and an average of £21,700 in Hailsham East (the lowest in East Sussex) - a difference of £23,000. This disparity in income levels across the District is significant and a particular factor in relation to socio economic issues and housing affordability.

6.8 There is also a wide disparity between residence based and workplace based earnings. The average **workplace based** weekly earnings in Wealden in 2009 were £328 - lower than the national (£399), South East (£416) and East Sussex average (£341). This is the second lowest rate for the East Sussex authorities after Rother[21] Average

19 EsiF/CACI - Paycheck estimates 2009
20 Source: Hometrack, May 2010.
21 .Source: Annual Survey of Hours and Earnings (ASHE),. Office for National Statistics ESiF - workplace and resident based median earnings - 2006 - 2009. East Sussex in Figureswww.eastsussexinfigures.org.uk.

residence based weekly earnings in 2009[22], which take into account people who commute to better paid jobs outside of the District, were £431 - higher than the National (£400) and East Sussex average (£386), but lower than the South East average (£436). This is the highest level of the five East Sussex authorities. The difference in wages between those working in Wealden and those working outside the District at £103 per week, is therefore significant.

6.9 There is, however, some variation within the District with regard to house prices and in general the highest house prices are within the north of the District and within the rural areas.

6.10 The Housing Register and Housing Needs Assessment are both indicators of housing need. The Housing Register represents an up to date register of need for the District of those who have registered for affordable housing. Although the Housing Register is a good measure of local need, it is recognised that many households, although in housing need, do not apply to the local authority for housing. There are many reasons for this. Frequently, households do not believe that they have a realistic chance to be housed due to the shortage of affordable housing in the area in which they wish to live in. They may also not apply as they may want affordable home ownership (shared ownership) and they may associate the housing register with rented accommodation. Overall there are currently more than 2,100 households on the Council's Housing Register. The Housing Register data highlights particularly high levels of need in Hailsham, Polegate, Pevensey and Uckfield. The Housing Needs Assessment[23] identifies a total of 1199 households in current need. This information is, however, based on a survey sent to a sample of households (i.e. not 100% coverage) and it is also possible that those most in need may not complete the survey for various reasons. The Housing Register and Housing Needs Assessment figures for current need for Wealden Parishes are contained within Appendix 1.

6.11 The Housing Needs Assessment also includes estimates of the number of households unable to afford market housing on an annual basis. This follows the steps of the needs assessment model specified by the SHMA Practice, which takes into account incomes, affordability and the availability of affordable housing. On this basis, the assessment has identified an annual affordable housing need of 812 in Wealden. The number of households estimated to be unable to afford market housing on an annual basis is contained within Appendix 2. Figures for the number of undelivered affordable homes with planning approval is provided in Appendix 3.

6.12 Population projections show an increase in Wealden's population from 143,200 in 2006 to 152,900 in 2031. At the same time household projections show the number of households increasing from 60,800 in 2006 to 70,000 in 2031[24]. These statistics, however, hide some important features. Firstly, the natural change in the existing population within Wealden has a downward trend - i.e. deaths exceed births. In effect this means that over

22 Source: Annual Survey of Hours and Earnings (ASHE),. Office for National Statistics ESiF - workplace and resident based median earnings - 2006 - 2009 www.eastsussexinfigures.org.uk
23 Housing Needs Assessment. Wealden District Council 2010. www.wealden.gov.uk
24 Policy-based population projections, East Sussex County Council 2010. These population projections are based on projected housing completions of 9,600 within Wealden District over the period 2006-31.

the period 2006-26 (based on the continuation of past trends) Wealden's population would actually decrease by approximately 8,100 were it not for the projected net in-movement of population into the District[25].

6.13 Despite the natural change in the existing population within Wealden having a downward trend, there is a projected upward trend in terms of household numbers. The impact of this can be seen by looking at a hypothetical zero net migration forecast. Even in this hypothetical scenario, despite a projected decrease in the population of 8,100 there would still be a projected increase in the number of households over the same period (by approximately 2,100) and this is due to the trend towards smaller household sizes and in particular the projected increase in single person households. In reality we would expect net in-migration into Wealden to continue into the future. Further information on projected change in Wealden households is provided in Section 7. The fact that natural change within Wealden has a downward trend has implications for the provision of services within the District. If there is no allowance for some in-migration to the District, then the District's population will fall and the customer base for many services will decline. This could seriously affect the viability of any services within the District and could negatively impact on the vitality of, for example, existing shopping centres within the District.

6.14 There is therefore a need for housing provision which would enable some in-migration and halt the natural change towards a declining and more elderly population. Furthermore, the need for economic regeneration in the south of Wealden and skills shortages within this area means that there is also a need to provide houses for the skilled workers required to help support the local economy.

Conclusion

6.15 It is clear that there are important housing issues within Wealden which need to be addressed by the Core Strategy. There are over-riding affordability issues within the District, with high house prices and rental levels making the District one of the least affordable areas in the country. Data from the Housing Register and Housing Needs Assessment indicates a very high level of housing need which needs to be addressed through the provision of affordable housing. Policies in the Core Strategy can assist in ensuring the provision of affordable housing through the requirement for market housing to provide a proportion of affordable homes in addition to affordable housing being provided on exceptions sites (see Section 9) . The current mix of housing within Wealden is biased towards detached homes which exacerbates both affordability issues and housing choice in parts of the district. The district therefore needs a varied mix of dwelling types and sizes to accommodate the current and future needs of occupiers. The needs of disabled and older people in particular need to be borne in mind when designing new housing. The District has a substantial older person population that will grow considerably over the next 15 years. Furthermore the natural change in population is downwards and this, combined with smaller household size, means that there is a need for housing growth in order to support local services and the local economy. In reality in-migration will continue and provision needs to be made for this in order to ensure that sufficient housing is provided for the population as a whole.

25 Zero net migration forecast (East Sussex County Council)

7 Market Housing Requirements

7.1 The following section examines market housing requirements in Wealden and in particular the types and sizes of properties that are needed.

7.2 The following household projections show the numbers of households broken down by household type:

Table 3 Forecast change in Wealden Households

Household type	No. of households 2006	Projected no. of households 2030	Projected growth in households 2006-30	Percentage change in households 2006-30
All couples (including with and without children)	37,800	41,800	4,000	10.6%
Lone parents	2,900	2,600	- 300	-10.3%
One person	17,400	29,500	12,100	69.5%
Other (multi-person)	2,700	3,800	1,100	40.7%
Wealden Total	60,800	77,600	16,900	27.6%

Source: ONS 2008 trend based subnational population projections

7.3 By looking at the profile of how households are currently housed, we can calculate an indicative profile of the types of properties required within Wealden. This is done by applying the forecast change in the numbers of different types of households in Wealden to the proportions of how households are currently housed. This then shows the size of property 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 SHMA which is based on good practice guidance.

Table 4 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)

7.4 The Table above shows the profile of how households were housed in South East England in 2004/05 and is the most up to date information available.

7.5 By applying the forecast change in the numbers of different households in Wealden (Table 3) to the proportions in Table 4 we can calculate an indicative profile of the size of properties required. This is detailed in Table 5 below:

Table 5 Indicative Future household growth in Wealden and nature of housing requirement

Household type	Change in households 2006-30	No. of bedrooms					
		1	2	3	4	5	6
All Couples (including with and without children)	4,000	200	760	1880	880	200	40
Lone Parent	-300	-3	-96	-162	-30	-9	0
1 Person	12,100	3,872	3,751	3,509	896	121	0
Other	1,100	11	253	473	275	88	11
Total	16,900	4080 (24.1%)	4668 (27.6%)	5700 (33.7%)	2021 (11.9%)	400 (2.4%)	51 (0.3%)

7.6 The Table shows the indicative proportions of different sized properties required over the period to 2030. The proportions in the Table can be applied to the housing growth figure for Wealden in order to calculate a figure for the number of different type of properties required.

7.7 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 SHMA notes that household income and financial resources can often be a more important determinant of property size than the number of people in the household as such.

Wealden's Housing Markets

7.8 The SHMA examines Wealden on the basis of two housing market areas - the Eastbourne Housing Market area (which includes South Wealden) and the North Wealden

Housing Market area (the remainder of Wealden). It is noted that the Eastbourne Housing Market is a fairly well contained market area whereas the remainder of Wealden overlaps with other market areas such as Tunbridge Wells and East Grinstead is less well defined.

7.9 The following Table shows the profile of different types of properties throughout Wealden as well as comparative figures for East Sussex and the South East.

7.10 Proportion of Different Types of Dwellings

Table 6 Proportion of Different Types of Dwellings

	Detached House	Semi Detached House	Terraced House	Flat/ Maisonette	Caravan/ Temporary	Total
Eastbourne	18%	23%	26%	32%	0%	100%
South Wealden	**40%**	**36%**	**13%**	**9%**	**2%**	**100%**
Eastbourne Market Area (includes Eastbourne and South Wealden)	26%	27%	22%	24%	1%	100%
North Wealden	**50%**	**27%**	**12%**	**11%**	**0%**	**100%**
Wealden	**46%**	**31%**	**12%**	**10%**	**1%**	**100%**
East Sussex	34%	25%	19%	22%	0%	100%
South East	30%	29%	23%	18%	1%	100%

Source: Census 2001 (Wealden SHMA 2007)

7.11 Table 6 shows that compared to both East Sussex and the South East as a whole, both North and South Wealden are characterised by a greater proportion of larger properties, although this is more pronounced in North Wealden than in South Wealden. Also in terms of the Eastbourne Housing Market area (of which South Wealden is a part) the SHMA considers that this is counterbalanced by a greater proportion of smaller properties (including flats and maisonettes) within Eastbourne itself.

7.12 The SHMA confirms that there is a relatively strong bias towards larger properties in the housing stock of dwellings within North Wealden when compared to the South East as a whole. It is therefore considered that there is a need for provision of more smaller sized properties in North Wealden, particularly terraced houses and flats. An increased number of smaller properties will also assist in addressing affordability issues.

7.13 The proportion of larger properties is particularly pronounced within the rural areas of North Wealden as well as within Crowborough and it is therefore within these areas that there can be seen to be a particularly pronounced need for smaller sized properties.

7.14 In the case of South Wealden, it is also noted that there is a bias towards larger stock but that this is balanced somewhat by the types of properties in the Eastbourne urban area which has a preponderance of smaller properties, such that the overall figures in the Eastbourne market area are reasonably closely aligned with the South East figure as a whole. The SHMA therefore recommends that within South Wealden the provision of larger dwellings (3 and 4 bedrooms) would be appropriate in this market area, as part of a mix of dwelling types (including terraced housing and flats) to improve choice and help meet needs. It is further noted that the provision of such larger homes could help to link with other regeneration objectives in this area.

Conclusion

7.15 As only 22% of Wealden's housing stock is made up of terraced houses or flats and maisonettes, there is a need to ensure the provision of a proportion of smaller units in new development throughout the District. The provision of a proportion of such units will help to ensure balanced communities and help to improve choice and accessibility. There is a particular need for provision of more smaller sized properties in North Wealden, especially 2 and 3 bedroom terraced houses and flats, and particularly in the rural areas. The provision of a slightly higher proportion of larger dwellings (3 and 4 bedrooms) would be appropriate in South Wealden as part of a mix of dwelling types. Policies regarding densities and the proportions of different types of dwellings will be incorporated within the Strategic Sites and Site Allocations DPDs.

8 Housing Issues - Wealden's Towns and Rural Areas

8.1 The following section looks at the particular needs and requirements within different parts of the District as identified from a variety of evidence based sources, in particular the Council's Housing Register, Housing Needs Assessment and the SHMA. Most of the growth within Wealden is likely to be in the form of urban extensions as this provides for a more sustainable basis for growth. The following paragraphs identify for each of our towns their particular issues in respect of housing needs.

Hailsham

8.2 Hailsham has 496 households on the Council's Housing Register. This represents 5.8% of the households within the town and is the highest proportion of any area within the District. The majority of these currently live within the town (Appendix 4).

8.3 Data from the Housing Needs Assessment also indicates that 165 households are currently in need and estimates a future annual need in respect of some 266 households. There is currently an affordable housing stock of some 1203 units within Hailsham and assuming that the current rates of turnover are maintained, then it would take 8 years to house all of those currently on the Housing Register that require a 2 bed house, 6 years to house those that require a 3 bed house and 51 years to house those that require a 4 bed house (see Appendix 5). There are shorter waiting periods for flatted accommodation as approximately 50% of affordable stock is flatted or 1 bedroom accommodation and there is also a higher turnover of this type of accommodation.

8.4 Hailsham has significantly lower median income, savings and equity levels than Wealden as a whole and this means that much higher proportions of households would be unable to afford market accommodation (if they were to move home now) than in Wealden as a whole (30% of households in Hailsham as compared to 16% of all households in the District as a whole).[26]

8.5 Economic regeneration is a priority in Hailsham and there is high unemployment within parts of the town. Hailsham East Ward has the highest claimant rate in the District at 4.8% in August 2010 and this compares to a District wide figure of 1.4%[27]. Hailsham East is the only ward in Wealden to be above the South East average (2.4%). Hailsham South and West has a rate of 2.3% with Hailsham Central and North being 1.6%. In addition, Hailsham has above the Wealden average rate of long term unemployment in all wards. Economic issues are also highlighted by the fact that Hailsham has particularly low rates of economic activity and is below the Wealden average in all wards for the percentage of economically active people[28]. It is clear that revitalisation of the town's economy, which tends to be characterised by relatively low wages and low skills, will represent a major challenge.

26 Housing Needs Assessment. Wealden District Council 2010. www.wealden.gov.uk
27 JSA Claimant Count, May 2010. ONS/NOMISwww.eastsussexinfigures.org.uk
28 www.eastsussexinfigures.org.uk

8.6 There are also issues of social deprivation within the town and Hailsham East Ward is ranked within the 20% most deprived in England, with the level of child poverty being more than twice the East Sussex average at 39.3%.

8.7 As regards the types of properties which are required within Hailsham, it is noted that the town has a significantly lower proportion of detached properties than the District as a whole (30% in Hailsham in comparison to 46% District wide) and higher proportions of other types of properties. The profile of Hailsham's properties closely reflects that of the South East as a whole. With this in mind, and with the approach recommended in the SHMA to have some larger properties in South Wealden to help to balance Eastbourne's property profile, it is suggested that there is scope to have a property profile as regards new properties in Hailsham which is more aligned with the South Wealden average (see Table 6).

Conclusion

8.8 New housing is required in Hailsham to meet acute housing needs. It is also required in order to ensure the availability of an appropriate pool of skilled labour to support the town's economy and to ensure a customer base to maintain the viability of services and to ensure the vitality of the town centre itself. The property profile of new properties within Hailsham should reflect the South Wealden average (see Table 6).

Polegate

8.9 Polegate has 201 households on the Council's Housing Register. This represents 5.6% of the households within the town and is the second highest proportion of any area within the District. The majority of these households currently live within South Wealden with approximately 40% currently living within Polegate itself (Appendix.4).

8.10 Data from the Housing Needs Assessment also indicates that 151 households are currently in need and estimates a future annual need in respect of some 124 households. There is currently an affordable housing stock of some 291 units within Polegate and assuming that current rates of turnover are maintained, then it would take 35 years to house all of those currently on the Housing Register that require a 2 bed house, 34 years to house those that require a 3 bed house and an indefinite wait in respect of those that require a 4 bed house (see Appendix 5). There are shorter waiting periods for flatted accommodation as approximately 50% of affordable stock is flatted or 1 bedroom accommodation and there is also a higher turnover of this type of accommodation.

8.11 Polegate has significantly lower median income, savings and equity levels than Wealden as a whole and this means that much higher proportions of households would be unable to afford market accommodation (if they were to move home now) than in Wealden as a whole (25% of households in Polegate, as compared to 16% of all households in the District as a whole)[(29)].

29 Housing Needs Assessment. Wealden District Council 2010. www.wealden.gov.uk

8.12 The town is characterised by having below average household size (1.94 compared to a Wealden average of 2.29) and has the highest proportion of people in the 65 and over age ranges of any of the towns within Wealden.

8.13 Economic issues are highlighted by the fact that unemployment rates are above the District wide level at 1.7% for Polegate North and 1.6% for Polegate South. Polegate also has the highest proportion of the main towns of people with no qualifications[30].

8.14 As regards the types of properties which are required within Polegate, it is noted that the town has a significantly lower proportion of detached properties than the District as a whole (20% in Polegate in comparison to 46% District wide)[31] and higher proportions of other types of properties in particular bungalows and flats. With this in mind, and with the approach recommended in the SHMA to have some larger properties in South Wealden to help to balance Eastbourne's property profile, it is suggested that there is scope to have a property profile as regards new properties in Polegate which is more aligned with the South Wealden average (see Table 6). It is considered that this would also help to attract a younger age profile (and more families) to Polegate which currently has a high proportion of people within the 65+ age range.

Conclusion

8.15 Housing growth is required in Polegate to meet acute housing needs as well as to support the local economy. The property profile of new properties within Polegate should reflect the South Wealden average (see Table 6).

Uckfield

8.16 Uckfield has 288 households on the Council's Housing Register. This represents 4.9% of the households within the town and is one of the highest proportions of any area within the District. The majority of these currently live within Uckfield (Appendix.4).

8.17 Data from the Housing Needs Assessment also indicates that 274 households are currently in need and estimates a future annual need in respect of some 189 households. There is currently an affordable housing stock of some 589 units within Uckfield and assuming that current rates of turnover are maintained, then it would take 14 years to house all of those currently on the Housing Register that require a 2 bed house, 20 years to house those that require a 3 bed house and an indefinite wait in respect of those that require a 4 bed house (see Appendix 5). There are shorter waiting periods for flatted accommodation due to the higher turnover of this type of accommodation.

8.18 Uckfield has median savings and equity levels that are below District wide levels (savings of £3,700, compared to District wide levels of £8,000 and equity levels of £158,000 compared to District wide levels of £208,000). Median household income is, however, slightly higher than Wealden as a whole (£28,900 compared to £26,000). The proportion

30 www.eastsussexinfigures.org.uk
31 Housing Needs Assessment. Wealden District Council 2010 www.wealden.gov.uk.

of households unable to afford market accommodation if they were to move now, is higher than District wide levels (21% compared to 16%)[32].

8.19 The town is characterised by a high proportion of families with children (30% compared to a district wide proportion of approximately 20%). Older person householders make up just 22% of households in Uckfield, compared to a District wide figure of 34%.

8.20 The overall unemployment rate in Uckfield is 1.7%, just above the District wide figure of 1.4%.

8.21 There is a low proportion of detached properties (33% compared to a District wide figure of 46%) and a high proportion of semi-detached and terraced properties (52% compared to a District wide figure of 43%)[33]. The proportions are, in fact, very closely aligned with the South East average. It is considered that this would be an appropriate property profile for new properties within Uckfield to help foster a good mix of properties which would be available to a wide section of the population.

Conclusion

8.22 Housing growth is required in Uckfield to meet acute housing needs and to support the vitality of the areas economy and services as well as the town centre itself. The property profile of new properties within Uckfield should reflect the South East average (see Table 6).

Crowborough

8.23 Crowborough has 302 households on the Council's Housing Register. This represents 3.7% of the households within the town. The majority of these currently live within the town (Appendix 4).

8.24 Data from the Housing Needs Assessment also indicates that 84 households are currently in need and estimates a future annual need in respect of some 120 households. There is currently an affordable housing stock of some 707 units within Crowborough and assuming that current rates of turnover are maintained, then it would take 9 years to house all of those currently on the Housing Register that require a 2 bed house, 22 years to house those that require a 3 bed house and 36 years wait in respect of those that require a 4 bed house (see Appendix 5).

8.25 Crowborough has median income, savings and equity that are broadly in line with the District wide figure. The proportion of households unable to afford market accommodation (if they were to move home now) is below the District wide figure at 13.5% compared to 16.4% for the District as a whole, but is still significant in terms of housing need[34].

32 Housing Needs Assessment. Wealden District Council 2010. www.wealden.gov.uk
33 Housing Needs Assessment. Wealden District Council 2010. www.wealden.gov.uk
34 Housing Needs Assessment. Wealden District Council 2010. www.wealden.gov.uk

8.26 Crowborough's property profile is not dissimilar from that of North Wealden as a whole albeit that there is a slightly higher proportion of flats and a slightly lower proportion of semi-detached and terraced properties than for North Wealden as a whole. The SHMA has, however, clearly highlighted the need for more smaller properties in North Wealden. For this reason, it is suggested that the profile of new properties in Crowborough should more closely reflect either the East Sussex or South East profile, but it is recognised that Crowborough has, and should continue to contain, a significant proportion of families.

Conclusion

8.27 Housing growth is required in Crowborough to meet significant levels of housing need and to help support the vitality of the area. The property profile of new properties within Crowborough should reflect the East Sussex or South East profile (see Table 6).

Heathfield

8.28 Heathfield has 110 households on the Council's Housing Register. This represents 2.2% of the households within the town. The majority of these currently live within the town (Appendix 4).

8.29 Data from the Housing Needs Assessment also indicates that 44 households are currently in need and estimates a future annual need in respect of some 88 households. There is currently an affordable housing stock of some 252 units within Heathfield and assuming that current rates of turnover are maintained, then it would take 36 years to house all of those currently on the Housing Register that require a 2 bed house, 13 years to house those that require a 3 bed house and an indefinite wait in respect of those that require a 4 bed house (see Appendix 5).

8.30 Heathfield has median income, savings and equity that are broadly in line with the District wide figure. The proportion of households unable to afford market accommodation (if they were to move home now) is below the District wide figure at 12.6% (compared to a District wide figure of 16.4%), but is still significant in terms of housing need[(35)].

8.31 The property profile for Heathfield is quite similar to that for Crowborough, albeit a slightly greater proportion of flats and a greater proportion of bungalows. Again the suggested recommendation is for a property profile which more closely reflects either the East Sussex or South East profile, but it is recognised that Heathfield has, and should continue to contain, a significant proportion of families and therefore of family type properties.

Conclusion

8.32 Some housing growth is required in Heathfield to help meet significant levels of housing need and help support local services and facilities. The property profile of new properties within Heathfield should reflect the East Sussex or South East profile (see Table 6).

35 Housing Needs Assessment. Wealden District Council 2010. www.wealden.gov.uk

Westham/ Stone Cross

8.33 This area is included as, whilst not one of Wealden's towns, it is identified as a potentially good location for providing much needed and sustainable growth within the south of the district. It has good transport connections and does not suffer from the same infrastructure constraints as other areas. Growth in this location would also have synergy with Eastbourne's emerging core strategy work and help to address economic problems in the area.

8.34 Westham Parish has 61 households on the Council's Housing Register. This represents 2.5% of the households within the town. The majority of these currently live within South Wealden, with approximately 23% currently living within Westham itself (Appendix 4). There is currently an affordable housing stock of 123 units within the Westham Parish and assuming that the current rates of turnover are maintained, then it would take 45 years to house all of those currently on the Housing Register that require a 2 bed house, 12 years to house those that require a 3 bed house and an indefinite wait in respect of those that require a 4 bed house.

8.35 Data from the Housing Needs Assessment also indicates that 33 households are currently in need and estimates a future annual need in respect of some 45 households.

8.36 Westham Parish has median savings and equity levels that are below District wide levels (savings of £6,800 compared to District wide levels of £8,000 and equity levels of £175,000 compared to District wide levels of £208,000). Median household income is, however, slightly higher than Wealden as a whole (£29,900 compared to £26,000). The proportion of households unable to afford market accommodation (if they were to move home now) is below the District wide figure at 11.1% (compared to a District wide figure of 16.4%), but is still significant in terms of housing need[36].

8.37 The existing property profile is particularly biased towards detached properties. It is suggested that a property profile for new properties which reflects the South Wealden average would be more appropriate as it would allow for a more balanced profile whilst still being in keeping with the approach recommended in the SHMA to have some larger properties in South Wealden to help to balance Eastbourne's property profile (see Table 6).

Conclusion

8.38 Housing growth is required in Westham to help meet significant levels of housing need and would also have synergy with Eastbourne's emerging core strategy work as well as helping to address economic problems in the area. The property profile for new housing development in Westham Parish should reflect the South Wealden average (See Table 6).

36 Housing Needs Assessment. Wealden District Council 2010. www.wealden.gov.uk

Rural Areas

8.39 As regards rural areas, the level of need varies widely across areas with particularly high numbers of people on the Council's Housing Register in Herstmonceux, Ninfield, Pevensey, Forest Row and Frant for example (Appendix 1). Many rural areas are also identified in the Housing Needs Assessment as having a significant number of households currently in need and the Assessment also identifies many rural areas also have a significant future annual need (Appendices 1 and 2).

8.40 As noted in the SHMA[37], the existing property profile of the rural areas is strongly biased towards larger properties. In respect of South Wealden, the SHMA recommends that there is a need for some larger properties in this area to help counter balance the bias towards smaller properties in Eastbourne. There remain, however, significant affordability issues within Wealden and therefore a need for a significant proportion of smaller properties. It is therefore considered that a balanced property profile would be appropriate for new properties in the rural areas of South Wealden and that this should reflect the South Wealden average. This will enable a significant proportion of larger properties to be built whilst still helping to counter balance the bias towards larger properties which applies to these areas.

8.41 Particularly significant affordability issues apply to the rural areas of North Wealden as house prices are highest in these areas[38]. There is therefore a need for more smaller properties in these areas as recommended in the SHMA[39]. In the case of rural areas in North Wealden, it is considered that the profile for new properties should reflect the East Sussex or South East average. This will enable a greater proportion of smaller properties to be built thus helping to counter balance the bias towards larger properties which is particularly pronounced in these areas.

Conclusion

8.42 Some new housing development is required in rural areas to meet housing needs and to maintain the vitality of these areas. In South Wealden the property profile of new residential development should reflect the South Wealden average and in North Wealden the property profile of new properties should reflect the East Sussex or South East average (see Table 6).

37 Wealden Housing Market Assessment 2007. www.wealden.gov.uk
38 Housing Viability Assessment - Final Report, Three Dragons consultants, August 2009 www.wealden.gov.uk
39 Wealden Housing Market Assessment 2007. www.wealden.gov.uk

8 Housing Issues - Wealden's Towns and Rural Areas

9 Affordable Housing Policy

Tenure mix for affordable housing

9.1 The Council has commissioned specialist consultants (Three Dragons) to look at the viability of affordable housing in relation to any allocations and policy formulation for the Core Strategy.The Housing Viability Assessment[40] undertaken by Three Dragons tested viability based on 70% being social rented housing and 30% being intermediate housing.

9.2 The Council's 2010 Housing Needs Assessment (HNA) suggests that a split with 83% being social rented and 17% being intermediate housing reflects the affordable tenure required on the basis of affordability (Table 6.20 of Housing Needs Assessment[41]). It is considered by the Council's Housing Department that it is desirable to encourage a higher proportion of intermediate housing and therefore the recommended split is around 80% social rented and 20% intermediate housing. This tenure mix helps balance the issues of need, aspiration and viability. The findings of the Three Dragons study have been reviewed in light of this recommended tenure split. This review concluded that increasing the social rented element of affordable housing by 10% should not affect the overall conclusions of the original report[42].

Unit Mix for affordable housing

9.3 The Housing Needs Assessment indicates that 57% of households in need are families with children, followed by single adults at 20%, older person households at 13% & multi adult households without children at 10%. This is shown in the Table below.

Table 7 Housing Needs Survey 2009

Gross Need - Household Type		
Household Type	**No**	**%**
Older Person	162	13
Single non Pensioner	247	20
Adults only	123	10
Families with children	694	57
Total	1226	100

Source: Housing Needs Assessment 2010 (Table 6.15)

40 Housing Viability Assessment - Final Report, Three Dragons consultants, August 2009 www.wealden.gov.uk
41 Housing Needs Assessment, Fordham Research - January 2010
42 Housing Viability Assessment - Supplementary Report. Three Dragons - May 2010.

9.4 A further assessment of housing need can be obtained by examining the Wealden Housing Register. Using priority bands A-B of the Wealden Housing Allocation Policy this indicates that 22% of households on the Register are families which need 2 bedroom houses, 16% of households are families which need 3 bedroom houses & 6% of households are families which need at least 4 bedrooms. With a further 13% made up of couples, 41% single households and 2% other (multi adult household). A detailed breakdown is provided at Appendix 14.

9.5 We can also examine the types of property which become available through affordable housing relets and new build. Over the period of 1 April 2007 to 31 March 2009, only 21% of social housing stock that becomes available per year is 2/3/4 bedroom houses in comparison to 51% of vacancies in flats & 1 bedroom houses and 28% of vacancies in specialised and older persons units. A detailed breakdown is provided in Appendix 6.

9.6 In summary, it can be seen that the Housing Needs Assessment confirms that 57% of all households that are in need of affordable housing are families with children (Table 7). Analysis of the Council's Housing Register, priority bands for rehousing A&B, reflects a similar pattern with the largest group of households being families with children (44%). Conversely as stated in paragraph 9.5, the majority of social housing relets across the Council & RSL stock are flats or maisonettes which would be unsuitable for these families with only approximately 22% of social housing relets (and new build) being 2/3/4 bedroom houses.

9.7 Taking into account these different factors, the recommended mix that the Council should be seeking for affordable housing is shown below. This reflects the proportions of families in housing need but is adjusted to allow for low numbers of properties suitable for families becoming available through relets. Furthermore, the highest proportion is recommended to be 2 bedroom properties which offer the greatest range of flexibility as they can be occupied by either families or couples.

1 bedrooms 10%

2 bedrooms 50% (No more than 20% to be flats/maisonettes)

3 bedrooms 30% (no flats/maisonettes)

4 bedrooms 10% (no flats/maisonettes)

9.8 As regards intermediate housing in particular, data from the Homebuy Intermediate Housing Register indicates that 53% of households require at least 1 bedroom, 35% require at least 2 bedrooms, 11% require at least 3 bedrooms and 1% require at least 4 bedrooms (see Appendix 7). The most flexible type of property is two bedroom accommodation, particularly for the affordable home ownership market. These fit well with first time buyers, single households, couples and families with one child. Therefore the recommended mix for intermediate affordable housing consists mainly of two bedroom and some three bedroom accommodation. The overall suggested mix is shown below:

Rented mix

1 bedroom	10%
2 bedroom	35%
3 bedroom	25%
4 bedroom	10%

Intermediate mix

2 bedrooms	15%
3 bedrooms	5%

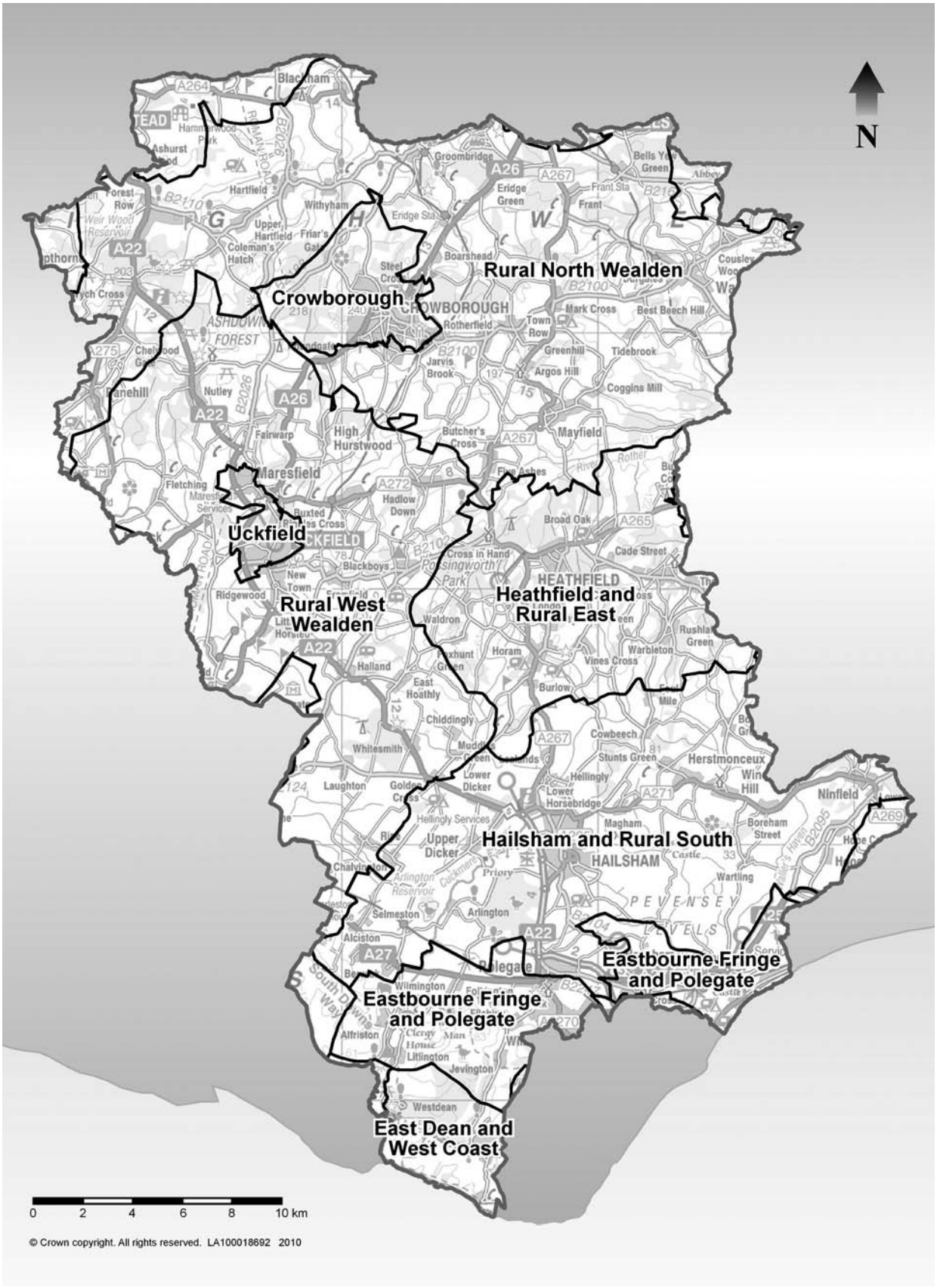
Affordable housing proportions and thresholds

9.9 The Housing Viability Assessment undertaken by Three Dragons consultants on behalf of the Council[43] was commissioned jointly by Housing and Planning services in view of the strong links between meeting housing needs and the emerging Core Strategy. The study examined the impacts of affordable housing and other Section 106 contributions upon the viability of housing schemes. In particular the study makes recommendations as regards the proportion of affordable housing sought on mixed tenure schemes and the size thresholds for developments above which affordable housing is sought. A Supplementary Report has also been commissioned which looks at a number of issues which have arisen since the original report was commissioned including, for example, the significant fall in house prices which occurred from the latter half of 2008[44].

9.10 The original study defined a number of sub markets within the District based on areas which have similar house price levels and these are shown on the map below. The study recommendations included a number of options including the option of having a policy with a single proportion of affordable housing for the whole District which is realistic in all market areas or more bespoke proportions for different market areas. The study concludes that the latter option will allow for a greater number of affordable homes to be built and give the District the greatest opportunity of meeting its acute affordable housing need.

43 Housing Viability Assessment - Final Report, Three Dragons consultants, August 2009.
44 Housing Viability Assessment - Supplementary Report. Three Dragons - May 2010.

Figure 1 Sub Markets covering Wealden DC



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9.11 The proportions which the study testing (and Supplementary report) show to be viable are as follows:

"- Rural North Wealden, Rural West Wealden, Heathfield and Rural East, East Dean and West Coast should be capable of delivering 50% affordable housing generally without grant;

- For Hailsham and Rural South, Eastbourne Fringe and Polegate, a more realistic proportion would be 35% affordable housing (although in some cases it is possible that a grant may be needed in relation to sites with high alternative or existing use values);

- In Crowborough and Uckfield some developments will be capable of delivering 50% affordable housing (given some flexibility in the type of dwelling and tenure mix which is acceptable) but some schemes, especially on sites with high alternative or existing use values, will struggle to deliver this amount of affordable housing. On balance, it therefore appears appropriate to set an overall proportion of affordable housing at 40% for these settlements (which would generally appear to be achievable without grant) but we suggest that the Council consider applying a higher percentage on allocated greenfield sites[45]."

Thresholds for triggering affordable housing requirements

9.12 In terms of thresholds, a number of options are also suggested by the study as follows:

"the Council's current approach to thresholds, which uses different thresholds for different parts of the District (10 dwellings in the 5 main towns and 3 dwellings elsewhere), is one policy option which the Council would be justified in retaining. There are two other options which we believe should also be considered:

• Reducing the threshold to 0 dwellings across the District. This would maximise the supply of affordable housing in all parts of Wealden; and

• Retaining a threshold of 10 dwellings for the five main towns but introducing a 0 dwelling threshold in the remaining (more rural) parts of the District[46]."

Summary of Evidence Base for Affordable Housing and Draft Policy

9.13 Considering the high priority given to provision of affordable housing in terms of the Council's objectives as stated in the Sustainable Community Strategy and Housing Strategy, and as highlighted by the Council's consultation exercises, a major objective is to deliver the maximum possible number of affordable homes. This is supported by evidence from the SHMA which suggests that, in view of the high levels of affordable housing need, the Council should seek to maximise opportunities for delivery of affordable housing. The Housing Viability Assessment suggests that up to 50% affordable housing could be achievable in some areas (such as some rural areas). Concerns in relation to achieving an appropriate balance between market and affordable housing were raised

45 Housing Viability Assessment - Final Report, Three Dragons consultants, August 2009
46 Housing Viability Assessment - Final Report, Three Dragons consultants, August 2009

as part of the Issues and Options consultation in 2007 and it is not considered that proportions as high as 50% would be appropriate in terms of mixed and balanced communities. It is also noted that the study figures would not support an affordable housing proportion above 35% in some areas (Hailsham and Rural South, Eastbourne Fringe and Polegate) and that on some specific sites within these areas this figure might even prove difficult in the current climate. It is therefore considered that, as a guide for sites allocated through the Strategic Sites and Delivery and Site Allocations DPDs, the requirement should be for at least 35% affordable housing within these areas and a requirement for at least 40% in other areas. In the case of windfall developments it is anticipated that only a limited number of these will be over the threshold figure, and it is proposed that the requirement should be for these sites to provide at least 35% affordable housing.

9.14 As regards the site size thresholds, it is noted that current policy has different thresholds for different parts of the District, with higher thresholds within the towns. This has meant that it has not been possible to achieve affordable housing on sites where development has been under 10 units and indeed there is evidence of schemes coming in below this threshold which have therefore not delivered any affordable housing. The Housing Viability Assessment notes that in terms of determining an appropriate site size threshold it is important to examine the site size profile of housing delivery in the area. In the case of Wealden, we have examined the site size profile of housing sites over the past 10 years as shown below:

Table 8 Wealden Residential Completions 1999-2009

	Town Parishes	Rural Parishes
0-5 units	42%	40%
6-9 units	17%	9%
10+ units	41%	53%
Total	100%	100%

9.15 The above Table shows figures for residential completions over the last 10 years. It is clear from these figures that, in terms of proportions of units delivered, smaller sites are even more significant within town Parishes than they are within rural Parishes, although both areas have a roughly similar profile. For this reason, it is considered that it would not be appropriate to continue with the current policy which has a higher threshold within the towns than within rural areas, and that it would be more appropriate if the same threshold applied to both areas. It is however acknowledged that at smaller site sizes, it is often not possible to have on-site delivery of affordable housing as this may relate just to a single isolated unit which many affordable housing providers are unwilling to deliver. There would also be significant workload and logistical issues relating to applying lower site size thresholds. For these reasons, it is considered that an appropriate site size threshold would be 5 units (net) which should be applied district wide.

9.16 A recent change to PPS 3 means that the national indicative density of 30 dwellings per hectare is now deleted from the guidance. It would be appropriate to have a threshold which also applies to sites of a minimum size in order to ensure that any lower density developments which may be permitted also have a requirement to provide affordable housing. This would apply in the case of low density developments and could apply in the case of sites of 0.2 hectares or more.

9.17 The following policy has been drawn up which applies to all residential development including new build, conversion and change of use. This includes all forms of Older Persons accommodation such as Sheltered, Assisted Living and Extra Care plus live/work.

9.18 The following is the proposed affordable housing policy for the Core Strategy.

Policy WCS 8 Affordable Housing

New housing developments will be expected to provide for a mix of dwelling size, type and tenure that meet the identified housing needs of the community.

The Council will require affordable housing on sites of 5 or more dwellings (net) or on sites of 0.2 hectares or more. Affordable housing will be required at a level of 35% of the number of dwellings in any scheme. Where sites are allocated in a site allocations Development Plan Document, that document may specify a different, and potentially higher, housing target, having regards to the findings of the Wealden Housing Viability Assessment and any site specific considerations.

Affordable housing provision should incorporate a mix of tenures. The Council will negotiate the exact tenure split on each site. However, the presumption is that around 80% of the total number of affordable homes provided will be for social rented accommodation with the remainder being for intermediate accommodation.

The affordable housing will be integrated into the development and be indistinguishable in design terms from the market housing on the site.

Affordable housing should be delivered on site, however, in exceptional circumstances Wealden District Council will accept a commuted sum or free serviced land in lieu of on site provision. These circumstances may include provision where a Registered Provider finds it uneconomic or impractical to provide the units in the scale or form agreed. Any financial contributions will be pooled and used to enable affordable housing provision within Wealden District.

9.19 In addition to the above policy, suitable schemes for 100% affordable housing will be encouraged either within the development boundary or outside the development boundary in the form of exception sites (see below).

9.20 The overall target for Wealden as whole would be to achieve 30% of all residential development to be affordable housing. This is the target based on the proposed

requirements as discussed above. This figure has been calculated on the basis of an indicative profile of site supply (Table 4.1 of the Housing Viability study). The reason for this is that many sites will fall below the 5 threshold (approx 16% of units could come forward on sites of less than 5 units) and therefore will not require an affordable housing element. It could also be the case that commuted payments will be collected on some sites in lieu of an affordable housing element.

Exceptions Site Policy

9.21 Guidance is provided in PPS 3 as regards rural exception sites policies. This refers to using a rural exception site policy which allows for small sites to be developed specifically for affordable housing in small rural communities that would not normally be used for housing because, for example, they are subject to policies of restraint. The PPS states that these should only be used where it can be guaranteed that the housing will remain as affordable housing in perpetuity. Wealden District Council has a saved policy which relates to exception sites (policy HG3 in the Wealden Local Plan 1998) and this will remain as saved until replaced by a new policy within the Core Strategy. The Council's Scrutiny Committee has recognised the need for some of the criteria within the Exceptions Site Policy (policy HG3) to be relaxed, or applied more pragmatically, in order to ensure delivery of affordable housing on such sites.

9.22 The following exceptions site policy is proposed:

Policy WCS 9 Rural exception affordable housing

In exceptional circumstances, planning permission may be granted for small scale affordable residential development in rural areas outside development boundaries in order to meet an identified local housing need among those people unable to compete in the normal housing market.

Suitable sites will be located within or be well-related to a settlement which either provides reasonable access to local services and facilities, or has good accessibility to larger settlements nearby which provide a range of services and facilities. The scale of the proposed affordable housing development should be appropriate in relation to the size of the settlement and sites should not be isolated or intrusive within the landscape. Sites developed under this policy will be subject to controls on the occupancy of the housing to ensure it continues to provide affordable homes which address local housing needs in perpetuity. The affordable homes will be managed by an approved Registered Provider.

Allocation of sites solely for affordable housing

9.23 PPS 3 also suggests that consideration can be given to allocating sites solely for affordable housing. In this respect, such an approach was used by Wealden District Council in the Non-statutory Local Plan. A high proportion of the sites allocated in that

Plan have, however, not come forward and it is believed that a significant reason for this has been that the landowners are holding onto the land in the expectation that the sites may be allocated for market housing in the future. This exercise, whilst yielding a low number of units also proved very resource intensive in terms of Member and Officer time and may actually have diverted attention away from making more concerted use of our exceptions policy. It is also noted that in terms of the Issues and Options consultation in 2007, the majority of respondents disagreed with the proposition that sites solely for affordable housing should be allocated in rural areas.

9.24 It is therefore concluded that the Council will place greater emphasis on allocated mixed tenure housing sites through the LDF process and by use of its proposed Exceptions Policy.

9 Affordable Housing Policy

10 Housing Land Supply

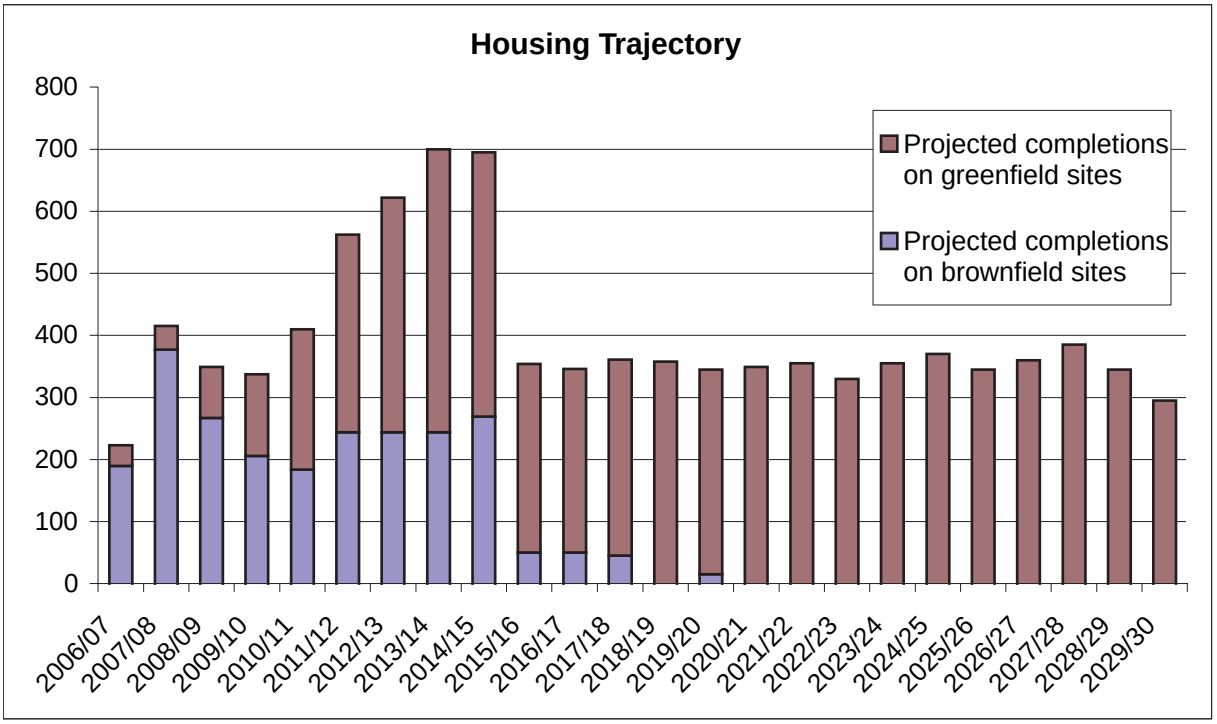
10.1 The recently revised PPS 3 has confirmed that in planning for future growth local authorities should continue to use their plans to identify sufficient sites and broad areas for development to deliver their housing ambitions for at least fifteen years. Authorities should also have a five year supply of deliverable[(47)] sites.

10.2 In seeking to ensure a plan led approach to the delivery of housing growth within Wealden it is important to be able to demonstrate, at any one time, a 5 year supply of deliverable housing sites. The identification in Core Strategies of areas for growth will be informed by a wide range of evidence including SHMA, Housing Needs Assessment and SHLAA.

10.3 A schedule of completions since April 2006 and outstanding planning consents is contained within Appendix 8. The total number of completions and outstanding planning consents will be important in the context of determining the total number of housing units that need to be provided for in terms of new allocations. This is because both completions and any outstanding consents deliverable within the plan period can be counted against any target figure set for total housing development for the District for the period of the Core Strategy (2006-30).

10.4 The following Housing Trajectory shows projected completions over the plan period.

Figure 2 Housing Trajectory



47 To be classified as deliverable a site will need to be considered available, suitable and achievable. Paragraph 54, PPS 3. Communities and Local Government 2006.

10.5 For the period 2006-2010, the figures shown in the trajectory are dwellings which have already been completed and for the remainder of the plan period the trajectory shows projected completions. The data is based on housing completions and land supply data as at 1 April 2010 and for the purposes of the housing data in the remainder of this Background Paper, the base date is also 1 April 2010 . Projected completions on sites which have outstanding planning consent are taken into account in calculating total projected completions over the plan period. The trajectory also includes projected completions from proposed allocations. The total number of new dwellings projected to be built over the plan period is 9,574.

Windfall Development

10.6 In addition to land allocated for housing development through the development plan, some development will come forward on windfall sites. Development on such land can count towards housing completion figures although no allowance can be made in advance for windfall development. The following section examines the prospects for housing development on windfall sites during the LDF period. The average number of residential units completed on windfall sites over the last 10 years is 211 per annum (Appendix 9).

10.7 Recent changes to PPS 3 have deleted the reference to a national indicative minimum density of 30 dwellings per hectare and also now mean that the definition of previously developed land (PDL) excludes private residential gardens. Both of these changes mean that it is possible that the number of residential units developed on windfalls sites may potentially fall in the future and also that the amount of development which is classified as being on PDL is also likely to fall (as any development occurring on garden sites will no longer be classified as being on PDL).

10.8 The future average rate of development on windfall sites is unknown. For the purposes of estimating the total number of dwellings which may come forward from this source, it is assumed that the annual rate of development on windfall sites may fall to approximately 150 p.a. as a result of changes to PPS 3 (as compared to the average of 211 per annum over the last 10 years). Any changes to development boundaries in the LDF may affect this estimation.

10.9 Wealden District Council does not intend to rely on windfall sites to contribute to its housing land supply although it is acknowledged that windfall sites may well come forward at the type of rates suggested above. Any development coming forward from windfall sites could help to maintain the housing land supply in the case of unforeseen difficulties associated with bringing forward allocated sites. Development on windfall sites could particularly help as regards housing land supply within the towns.

Previously Developed Land

10.10 PPS 3 makes it clear that the priority for development should be previously developed land, in particular vacant and derelict sites and buildings. In this respect the following section examines the prospects for housing development on previously developed land within Wealden.

10.11 Table 9 shows figures for residential development on previously developed (PDL) land for the last 10 years.

Table 9 Residential development on previously developed (PDL) land for the last 10 years

Year	Residential units built on PDL (net)	Total number of residential units built	Proportion of residential units built on PDL (%)
2000-01	172	251	69%
2001-02	193	257	75%
2002-03	234	276	85%
2003-04	147	147	100%
2004-05	113	128	88%
2005-06	117	173	68%
2006-07	190	230	83%
2007-08	377	415	91%
2008-09	267	350	76%
2009-10	206	337	61%
Total	**2016**	**2564**	**79%**

10.12 The proportion of residential development on PDL has not fallen below 60% for any year over the past 10 years. The total proportion of development on PDL over the 10 year period amounts to 79%. This would appear to reflect to a significant extent the high level of development which has occurred on windfall sites over this period (82% of completions have been on windfall sites over this period - see Appendix 9).

Evidence from SHLAA

10.13 The figures in Table 10 below show potential deliverable capacity of SHLAA sites which are either 100% PDL or which are mixed greenfield/PDL sites with more than 50% PDL. This capacity is on sites which are assessed as being suitable, available and achievable in SHLAA.

Table 10 Potential deliverable capacity of SHLAA sites which are either 100% PDL or which are mixed greenfield/PDL sites with more than 50% PDL

	Deliverable capacity 2010-14	Deliverable capacity post 2014	Total capacity
Sites which are 100% PDL	439	1013	1452
Sites which are mixed greenfield/PDL with more than 50% PDL	87	124	211

10.14 The above figures show that in the order of up to approximately 500 residential units could potentially be built on PDL up to 2014 and up to approximately 1,100 units could potentially be built on PDL after 2014. The total capacity is up to approximately 1,600 on PDL and it is therefore clear that it is unrealistic for Wealden to rely to a high degree on PDL land for housing land supply.

10.15 We need to add to this any development on PDL which is anticipated to come forward from windfall sites as discussed below.

10.16 The change of definition of garden land such that it will now be classified as "greenfield" rather than "brownfield" will affect the overall figures for PDL land and an attempt has been made to estimate the extent of this (see Appendix 10). Figures show that approvals on garden land account for approximately one third of total approvals on small sites. On average, windfalls on small sites account for approximately 41% of total windfall completions. If we assume average development on windfall sites at 150 p.a. it is therefore considered that the level of development which could have occurred on garden land could have been in the order of approximately 20 units per annum.

10.17 In order to calculate the level of development on PDL land, if we assume windfalls at approximately 150 p.a. and assuming that 94% of this is on PDL (the overall proportion of windfall development which has occurred on PDL land over the last 10 years - see Appendix 11), this would mean an annual rate of development on PDL land of 141. If we then subtract the amount of this which may occur on garden land (and would therefore no longer qualify as PDL) this would amount to 121 per annum. Over the period 2010 to 2030, this would result in a figure in the order of 2,420 dwellings on PDL land.

Housing Issues: Needs and Supply

Conclusion

10.18 Evidence base studies confirm high levels of housing need within Wealden. This applies to both current levels of need, as evidenced by information from the Council's Housing Register, and also estimated future levels of need. The high levels of house

prices and private rents means that Wealden is one of the worst areas in the country as regards housing affordability.

10.19 The East Sussex Sustainable Community Strategy includes the objective to "increase the supply of homes and increase and diversify the supply of affordable homes, housing and tenures in all areas, both rural and urban" whilst the Wealden section of the document contains the aim for "enough decent, affordable homes to meet the needs of everyone who lives in or needs to live in the District". The Council's Housing Strategy[48] has the objective of "striving to meet housing needs" and of "increasing the provision of much needed affordable housing, primarily for rent." These studies highlight the need for the Core Strategy to address the high levels of housing need in the area.

10.20 Natural change in the existing population within Wealden is downwards with a trend to smaller household sizes and thus there is a danger that insufficient housing development, which did not allow for some in-migration, would lead to a declining customer base as regards Wealden's services and facilities and a declining pool of labour. This could specifically impact on the viability and vitality of the District's town centres.

10.21 The most acute levels of need appear to be in some of the main towns, notably Hailsham, Polegate and Uckfield. There remain, however, very high levels of need in the other towns within the District as well as in many rural areas.

10.22 There are also economic problems in parts of the south of the District with areas where high unemployment and deprivation are present in addition to areas which have a low skilled workforce. Some growth is therefore required in these areas in order to support the needs of the local economy as well as to help meet the needs of their communities. Such areas have the greatest levels of housing need in addition to some specific economic problems which need addressing. Housing development within or on the outskirts of the towns in the south of the district would enable these issues to be addressed.

10.23 There are, however, some infrastructure constraints within the south of the District. These in particular include traffic constraints in relation to Hailsham town centre and the A271 in North Hailsham as well as in relation to the A22 and A27 in the Polegate area. This is in addition to constraints imposed by the location of sewage treatment works in East Hailsham and wastewater treatment capacity constraints in the area. There is therefore a need to match planned growth with capacity in these areas.

10.24 Some of the much needed and sustainable growth required within the south of the district could be met within Westham and Stone Cross. These areas already have good transport connections and do not suffer from the same infrastructure constraints as other areas. Growth in this location would also have synergy with Eastbourne's emerging core strategy work, the recent joint Local Authority Local Enterprise Partnership (LEP) submission and help to address economic issues in the south of the District.

48 Wealden Housing Strategy 2008-13. www.wealden.gov.uk

10.25 Significant housing development is also required in Uckfield which has high levels of housing need and where there is a need for development to help support the vitality of the town centre as well as to help fund necessary town centre road improvements.

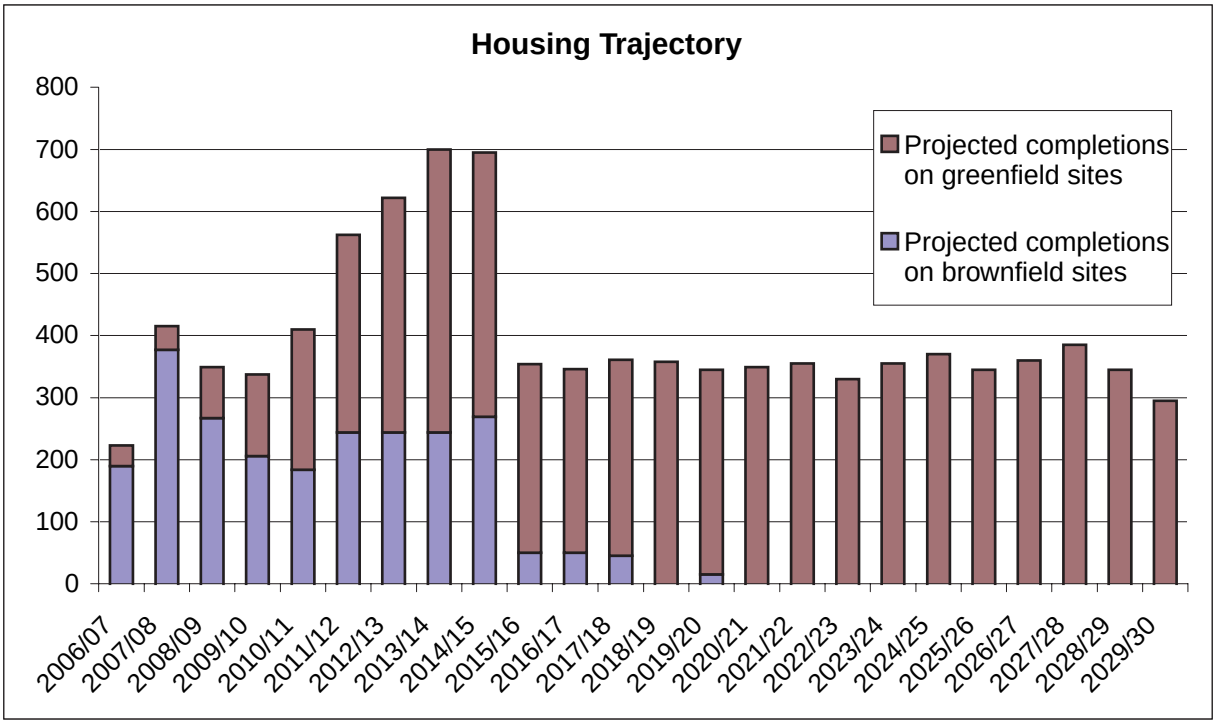
10.26 More modest levels of housing development will be required in Crowborough and Heathfield as well as in the Districts rural areas where housing needs are significant although not generally quite as acute as in Hailsham, Polegate and Uckfield. This will help to meet housing needs whilst also helping to support local services and the local economies.

Housing Need

10.27 Development should provide a mix of housing sizes, types and tenures to meet the needs of the District's communities. Guidance is provided in this Housing Issues Background Paper and in the Strategic Housing Market Assessment and the precise mix can also depend on the size and special characteristics of the site and the character and housing needs of the surrounding area. Greater detail in relation to housing mix will be set out for larger sites in the Strategic Site Allocations DPD.

10.28 In order to meet housing need for the area, provision will be made for 9,574 new dwellings for the period 2006-30. The following Housing Trajectory shows projected completions over the plan period.

Figure 3 Housing Trajectory



10.29 For the period 2006-2010, the figures shown in the Trajectory are dwellings which have already been completed. For the remainder of the plan period the trajectory shows projected completions. Projected completions on sites which have outstanding planning

consent are taken into account in calculating total projected completions over the plan period. The trajectory also includes projected completions from proposed allocations and a schedule of allocated sites currently without planning consent is provided at Appendix 12. The total number of new dwellings projected to be built over the plan period is 9,574. The projected completion figures for each year are shown in Appendix 13.

10.30 Table 11 below sets out how the strategic requirements will be met over the plan period

Table 11 How the strategic requirements will be met over the plan period

Town/settlement	Already built (April 2006-2010)	Currently permitted (as of 1 April 2010)	Deliverable Allocated sites	New Allocations	Total
Hailsham	149	811	254	1300	2514
Uckfield	194	548	0	1000	1742
Crowborough	275	312	45	300	932
Stone Cross and Westham	14	28	0	650	692
Polegate	47	486	0	700	1233
Heathfield & Waldron	136	156	0	160	452
Other	516	818	100	575	2009
Total	**1331**	**3159**	**399**	**4685**	**9574**

10.31 Phasing of site development is shown in the Diagram below.

Table 12 Phasing of site development

	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	
Projected completions											3558										
Uckfield urban extension (SD1)																					1000
East Hailsham urban extension (SD2)															600						
North Hailsham urban extension (SD3)																					700
Crowborough - urban area (SD8 - SD9)										140											
South East Crowborough urban extension (SD10)																			160		
Land at South Polegate and East Willingdon (SD4)																					700
Stone Cross urban extensions (SD6 - SD7)																		650			
Heathfield urban extension (SD11)										160											
Tunbridge Wells urban extension (within Frant Parish SD12)																				120	
Villages																					455

10.32 Table 13 illustrates how the housing target figure is projected to be provided over the plan period (2006-2030). In accordance with Government guidance, the figures in the table do not include any allowance for windfall development, however, there is the prospect that a significant number of dwelling units could come forward through this means. Notwithstanding the recent change in definition of PDL, which means that garden land within urban areas is now excluded, it remains likely that a substantial part of this windfall development could occur on PDL.

Table 13 Monitoring Housing Delivery

Site Name	Date phased to commence	Completions already built 2006-2010	2010-2015	2015-2020	2020-2025	2025-2030	Site Total
Uckfield Urban Extension (SD1)	2016	0	0	200	400	400	1000
East Hailsham urban extension (SD2)	2017	0	0	240	360	0	600
North Hailsham urban extension (SD3)	2021	0	0	0	250	450	700
Crowborough Urban Area Town Centre and Jarvis Brook (SD8-SD9)	2015	0	0	140	0	0	140
South East Crowborough Urban Extension (SD10)	2024	0	0	0	40	120	160
Land at Polegate and Willingdon (SD4)	2019	0	0	25	300	375	700
Stone Cross urban extensions (SD6-SD7)	2015	0	0	250	260	140	650
Heathfield urban extension (SD11)	2015	0	0	160	0	0	160
Tunbridge Wells urban extension (within Frant Parish SD12)	2026	0	0	0	0	120	120
Site allocations - Villages	2015	0	0	205	125	125	455
Other deliverable sites	N/A	0	2989	545	24	0	3558
District Total			**2989**	**1765**	**1759**	**1730**	**8243**
Completions already built		1331					1331
Cumulative Total		**1331**	**4320**	**6085**	**7844**	**9574**	**9574**
Triggers for management action			Management action to be taken if development falls below 3300 at April 2015 or if development is above 5300	Management action to be taken if development falls below 5000 at April 2020 or if development is above 7000	Management action to be taken if development falls below 6800 at April 2025 or if development is above 8800	N/A	N/A

10.33 Housing completions will be monitored on an annual basis through the Annual Monitoring Report. Where there is a significant divergence from the figures in Table 13 in terms of either under or over provision the Council will seek to re-adjust its phasing in order to ensure consistency of delivery.

Managing over provision

10.34 Over provision could potentially occur in the case of windfall development coming forward. In accordance with PPS 3, the above projections make no allowance for windfall development, however any windfall units, once constructed, count towards the housing target for Wealden. In the event that such units come forward, or in the case of any other schemes which are not phased coming forward sooner than anticipated, then it is possible that there could be potential over provision. If such over provision is substantial then it may be necessary for some greenfield site development to be re-phased, i.e. slowed down, in order to avoid over-provision. However, this will also be dependent upon where the windfall development is located, as there will be particular objectives to meet in certain locations. PPS 3 makes it clear that where such divergence from the projected delivery is not substantial (for example within 10-20 per cent) and future performance is still expected to achieve the rates set out, there may be no need for specific management actions at that time.

10.35 In the case that any divergence is considered to be significant and therefore requiring action to be taken, then in determining which sites should be deferred, the Council will take account of the following factors:

- any known delivery problems in order to ensure that any rephasing of development can realistically be achieved; and
- the relative need for any sites to be developed within the early part of the plan period in order to ensure that Core Strategy objectives are delivered.

10.36 The Council will work with landowners/developers, key service providers and the Council's Housing Market Partnership in determining any appropriate rephasing and to ensure that any rephased development programme is deliverable. The Council will also review deliverability on a regular basis.

Managing under provision

10.37 In the process of determining its strategic development areas and in making site allocations, the Council will ensure that there is every prospect that these can be realistically be delivered within the timeframes set out. It is possible, however, that development could be delayed by factors outside the Council's control, which could relate to issues such as unforeseen delays in infrastructure provision or commercial factors for example.

10.38 Dependent upon the extent of any under-provision, the Council will take the following actions in order to ensure that this is addressed:

- the Council will work with partners to identify any obstacles to development, in order to ensure that these obstacles are addressed; and
- site phasing will be adjusted to bring forward development on sites which can be developed sooner than phasing currently shows. Such sites could be those that have been held back in the phasing programme in order to ensure an even flow of development across the plan period. Regard will also be had to the contribution of such sites to achieving the strategic objectives of the Core Strategy.

10.39 Specifically in the case of development at Crowborough, a reserve urban extension site is identified through the Core Strategy which will be allocated for development in the event of under provision at allocated sites within or adjoining the town due to potential road infrastructure issues. Subject to the extent of the under provision, either the whole of this site or alternatively just part of the site may be allocated for development.

10.40 The Council will work with landowners/developers, key service providers and the Council's Housing Market Partnership in determining any appropriate rephasing and to ensure that any rephased development programme is deliverable.

10.41 The Council has previously been very active in addressing issues in relation to housing delivery, particularly in relation to the recent economic downturn and in finding ways to unlock barriers to delivery.

10.42 This has been done in conjunction with developers and RSLs and specific events have been arranged to facilitate this. The Council has been particularly proactive in relation to ensuring that funding is available to assist affordable housing delivery and has also worked with RSLs to ensure that other barriers to affordable housing delivery are overcome.

10.43 In particular Wealden District Council agreed to dispose of a number of brownfield sites to RSLs at a discounted rate to assist the delivery of affordable housing. The Council has also negotiated in partnership with RSLs for sites previously proposed for market housing to be developed for affordable housing.

10.44 The Council has also taken a flexible approach to the development of market housing sites in order to ensure that any potential barriers are removed. This flexibility relates to the following issues in particular: site layouts; materials choice; conditions and developer contributions; percentages and tenure of affordable housing.

10.45 Particular initiatives include the creation of a new post of Development Manager to assist the above process and also the dedication of additional capital funds to assist affordable housing delivery.

10.46 In the case of under-provision of housing, the Council will review the situation and will consider whether it is appropriate for any of the above measures to be pursued, or indeed if any additional measures should be considered. Such measures will be considered at a Corporate level to ensure that the widest possible range of options are reviewed. The Council will continue to work with RSLs and developers and the Wealden Housing Market Partnership in particular as well as with adjoining local authorities through

the East Sussex Housing Delivery Group, in order to ensure that all possible options can be considered to maintain housing delivery.

10.47 In the case that there is a substantial under-provision of housing and where there are insufficient deliverable sites to be brought forward and other measures (such as those described above) are insufficient in order to maintain development at the rates set out in the trajectory, it will be necessary to consider the need for further site allocations through a new DPD.

10.48 Table 14 sets out some of the key monitoring indicators and targets in relation to housing provision.

Table 14 Key monitoring indicators and targets in relation to housing provision

Core Strategy Outcome	Policy delivery Indicators	Target	Indicator No.	Data Source
To ensure the delivery of housing is meeting requirements	Annual housing completions and housing trajectory	Maintaining completion rates as per housing trajectory	AMR Core Output indicator H1 and H2 (a-d)	In house monitoring
	Maintenance of a 5 year supply of deliverable sites	At least a 5 year supply of housing	AMR Core Indicator H1 and H2 (a-d); NI 159	In house monitoring
To ensure that affordable housing targets are met	The number and proportion of affordable homes completed in the District	30% of new dwellings to be affordable	AMR Core Indicator H5; NI 155	In house monitoring
To ensure provision of new pitches for gypsies and travellers	The number of new pitches granted planning permission	23 additional pitches to be granted planning permission by 2016	AMR Core Indicator H4	In house monitoring

10 Housing Land Supply

Appendices

Appendix 1

Households in Current Need

Parish	Households on Housing Register - June 2010	As % of total no. of households	Housing Needs Assessment - households in current need (% in need)	As % of total no. of households
Town parishes				
Crowborough	305	3.7%	84	1.0%
Hailsham	512	6.0%	165	1.9%
Heathfield & Waldron	112	2.3%	44	0.9%
Polegate	213	5.9%	151	4.2%
Uckfield	285	4.9%	274	4.7%
Parishes - South Wealden				
Alciston	2	4.2%	0	0.0%
Alfriston	12	3.2%	0	0.0%
Arlington	0	0.0%	0	0.0%
Berwick	1	0.9%	4	3.7%
Chalvington with Ripe	2	0.4%	0	0.0%
Cuckmere Valley	1	1.2%	0	0.0%
East Dean & Friston	9	1.2%	20	2.6%
Hellingly	17	2.9%	22	3.8%
Herstmonceux	42	3.8%	3	0.3%
Hooe	5	2.8%	0	0.0%
Long Man	2	1.1%	0	0.0%
Ninfield	23	3.6%	6	1.0%
Pevensey	81	5.1%	19	1.2%
Selmeston	0	0.0%	4	5.0%

Wartling	0	0.0%	0	0.0%
Westham	65	2.7%	33	1.4%
Willingdon & Jevington	28	0.8%	28	0.8%
Parishes - North Wealden				
Buxted	21	1.6%	21	1.6%
Chiddingly	4	1.1%	0	0.0%
Danehill	10	1.4%	8	1.2%
East Hoathly & Halland	12	2.2%	13	2.3%
Fletching	7	1.7%	3	0.8%
Forest Row	103	5.2%	77	3.9%
Framfield	14	1.8%	12	1.5%
Frant	26	4.2%	9	1.4%
Hadlow Down	10	3.3%	11	3.8%
Hartfield	28	3.4%	13	1.6%
Horam	26	2.3%	14	1.3%
Isfield	7	3.1%	0	0.0%
Laughton	5	2.3%	0	0.0%
Little Horsted	1	1.3%	0	0.0%
Maresfield	21	1.5%	41	2.9%
Mayfield & Five Ashes	30	2.0%	16	1.1%
Rotherfield	12	0.9%	9	0.7%
Wadhurst	67	3.4%	63	3.2%
Warbleton	2	0.4%	0	0.0%
Withyham	14	1.3%	32	2.9%
Not specified	24		0	
	2161	3.5%	1199	2.0%

Appendix 1

Appendix 2

Estimated gross need per annum

Parish	Housing Needs Assessment - gross need per annum by Parish	As a % of all households
Town parishes		
Crowborough	120	1.5%
Hailsham	266	3.1%
Heathfield & Waldron	88	1.8%
Polegate	124	3.4%
Uckfield	189	3.2%
Parishes - South Wealden		
Alciston	0	0.0%
Alfriston	5	1.3%
Arlington	0	0.0%
Berwick	1	0.7%
Chalvington with Ripe	4	0.7%
Cuckmere Valley	0	0.0%
East Dean & Friston	7	0.9%
Hellingly	9	1.6%
Herstmonceux	3	0.3%
Hooe	6	3.4%
Long Man	0	0.0%
Ninfield	13	2.0%
Pevensey	37	2.3%
Selmeston	3	3.9%
Wartling	5	3.0%
Westham	45	1.8%

Appendix 2

Willingdon & Jevington	33	1.0%
Parishes - North Wealden		
Buxted	22	1.7%
Chiddingly	0	0.0%
Danehill	7	1.0%
East Hoathly & Halland	5	0.8%
Fletching	1	0.1%
Forest Row	28	1.4%
Framfield	21	2.8%
Frant	14	2.3%
Hadlow Down	12	4.1%
Hartfield	11	1.3%
Horam	19	1.7%
Isfield	0	0.0%
Laughton	2	0.9%
Little Horsted	0	0.0%
Maresfield	23	1.6%
Mayfield & Five Ashes	14	0.9%
Rotherfield	10	0.8%
Wadhurst	62	3.1%
Warbleton	3	0.5%
Withyham	16	1.5%
Not specified	0	0.0%
	1228	2.0%

Appendix 3

Undelivered affordable units with planning approval as at 1 April 2010

Parish	Undelivered Affordable Units that have planning approval as at 1 April 2010
Town parishes	
Crowborough	73
Hailsham	306
Heathfield & Waldron	
Polegate	180
Uckfield	182
Parishes - South Wealden	
Alciston	
Alfriston	
Arlington	
Berwick	
Chalvington with Ripe	
Cuckmere Valley	
East Dean & Friston	
Hellingly	134
Herstmonceux	
Hooe	
Long Man	
Ninfield	
Pevensey	
Selmeston	
Wartling	
Westham	20

Appendix 3

Willingdon & Jevington	
Parishes - North Wealden	
Buxted	65
Chiddingly	
Danehill	1
East Hoathly & Halland	9
Fletching	
Forest Row	
Framfield	
Frant	
Hadlow Down	
Hartfield	18
Horam	
Isfield	
Laughton	12
Little Horsted	
Maresfield	24
Mayfield & Five Ashes	22
Rotherfield	
Wadhurst	
Warbleton	
Withyham	
Not specified	
	1046

Appendix 4

Wealden District Council Housing Register

Housing Register 28 July 2010 - first choice area & where applicants currently live										
Parish	**No. Of people stating this to be their first choice area**	**Living in Parish**	**Living in adjacent Parish**	**Living in South of District (SHMA)**	**Living in North of District (SHMA)**	**Living in Wealden**	**Living in East Sussex**	**Living in West Sussex**	**Living in Kent**	**Elsewhere**
Alciston	1	1				1				
Alfriston	11	2	3	8		8	3			
Berwick	1			1		1				
Buxted	24	10	8		19	19	2	1		2
Chalvington & Ripe	4	2	2			4				
Chiddingly	4	3			4	4				
Crowborough	302	204	12	6	246	252	15	4	16	15
Cuckmere Valley	1				1	1				
Danehill	10	9	1		10	10				
East Dean & Friston	10	5			1	6	2			2
East Hoathly	12	5	2		10	10	2			
Fletching	5	2	2		4	4		1		
Forest Row	97	54	5	4	70	74	2	11	1	9
Framfield	15	6	3		12	12	2			1

Frant	26	13	3		17	17	2		7	
Hadlow Down	8	5	1		8	8				
Hailsham	496	314	31	348	35	383	60	5	3	45
Hartfield	25	16	5		21	21			3	1
Heathfield & Waldron	110	62	9	16	78	94	11	1	1	3
Hellingly	20	3	12	16		16	3			1
Herstmonceux	42	24	7	35	2	37	3			2
Hooe	4	1		1		2	2			
Horam	29	15	7	4	22	26	2		1	
Isfield	7	3	2	1	6	7				
Laughton	4	3		1	3	4				
Little Horsted	1	1			1	1				
Longman	1	1		1		1				
Maresfield	19	7	9	1	16	17	1			1
Mayfield	28	22	2		25	25	2			1
Ninfield	22	11	1	1	12	13	7		1	1
Pevensey	75	30	7	45	5	50	14	3	1	7
Polegate	201	76	51	136	11	147	37	1	1	15
Rotherfield	12	6	4	1	10	11				1
Uckfield	288	186	18	15	229	244	22	7	5	10
Wadhurst	62	39			42	42	8	1	7	4
Warbleton	2		2		2	2				

Westham	61	14	15	32	7	39	17			5
Willingdon & Jevington	28	9	4	16	1	17	8		1	2
Withyham	12	8	2		10	10	1			1
WDC	22					17	2	1		2
Total Numbers		**1172 (56%)**	**230 (11%)**	**689 (33%)**	**940 (45%)**	**1657 (79%)**	**230 (11%)**	**36 (2%)**	**48 (2%)**	**131 (6%)**

Appendix 4

Appendix 4

Appendix 5

Housing Register and stock Turnover Data

Crowborough

Housing Register Breakdown 28 July 2010	
Crowborough	**Number**
1 child family	53
2 child family	42
3 child family	23
4 child family	7
5 child family	4
7 child family	1
Other	4
Couple	42
Single person	127
Total	303

Stock Turnover - 3 years 2007/09 2008/09 2009/10				
Crowborough	**Unit numbers**	**Comments**	**Households waiting**	**Waiting time - Years**
Sheltered	34			
bedsit	47			
1 bed flat	45			
2 bed flat	35			
3 bed flat	1			
bung	10			
1 bed house	0			
2 bed house	17	includes 14 new build	53	9
3 bed house	9	includes 3 new build	65	22
4 bed house	1	1 new build	12	36
Total	199			

Hailsham

Housing Register Breakdown 28 July 2010	
Hailsham	**Number**
1 child family	93
2 child family	66
3 child family	33
4 child family	16
5 child family	0
6 child family	1
Other	12
Couple	60
Single person	216
Total	497

Stock Turnover - 3 years 2007/09 2008/09 2009/10				
Hailsham	**Unit numbers**	**Comments**	**Households waiting**	**Waiting time - Years**
Sheltered	39			
bedsit	6			
1 bed flat	40			
2 bed flat	85			
3 bed flat	1			
bung	16			
1 bed house	0			
2 bed house	33		93	8
3 bed house	46	Includes 5 new build	99	6
4 bed house	1	1 new build	17	51
Total	267			

Heathfield

Housing Register Breakdown 28 July 2010	
Heathfield	**Number**
1 child family	24
2 child family	16
3 child family	9
4 child family	3
5 child family	0
7 child family	0
Other	4
Couple	17
Single person	38
Total	111

Stock Turnover - 3 years 2007/09 2008/09 2009/10				
Heathfield	**Unit numbers**	**Comments**	**Households waiting**	**Waiting time - Years**
Sheltered	28			
bedsit	0			
1 bed flat	7			
2 bed flat	2			
3 bed flat	1			
bung	6			
1 bed house	0			
2 bed house	2		24	36
3 bed house	6		25	13
4 bed house	0		3	Indefinite
Total	52			

Appendix 5

Polegate

Housing Register Breakdown 28 July 2010	
Polegate	**Number**
1 child family	59
2 child family	15
3 child family	9
4 child family	3
5 child family	0
6 child family	0
Other	3
Couple	39
Single person	80
Total	208

Stock Turnover - 3 years 2007/09 2008/09 2009/10				
Polegate	**Unit numbers**	**Comments**	**Households waiting**	**Waiting time - Years**
Sheltered	25			
bedsit	0			
1 bed flat	17			
2 bed flat	4			
3 bed flat	0			
bung	5			
1 bed house	0			
2 bed house	5		59	35
3 bed house	3		34	34
4 bed house	0		3	Indefinite
Total	59			

Uckfield

Housing Register Breakdown 28 July 2010	
Uckfield	**Number**
1 child family	63
2 child family	46
3 child family	20
4 child family	3
5 child family	3
6 child family	0
Other	6
Couple	35
Single person	113
Total	289

Stock Turnover - 3 years 2007/09 2008/09 2009/10				
Uckfield	**Unit numbers**	**Comments**	**Households waiting**	**Waiting time - Years**
Sheltered	41			
bedsit	32			
1 bed flat	76	Includes 6 new build		
2 bed flat	25	Includes 10 new build		
3 bed flat	4			
bung	9			
1 bed house	2	Includes 2 new build		
2 bed house	14	Includes 8 new build	63	14
3 bed house	10	Includes 7 new build	66	20
4 bed house	0		6	Indefinite
Total	213			

Appendix 5

Appendix 6

Social housing re-lets and new build

Social housing becoming available through affordable housing relets and new build 1st April 2007 - 31st March 2009				
Unit Type	**No**	**%**	**No**	**%**
Sheltered/Older/Specialist bedsit	46	6.7%		
Sheltered/Older/Specialist 1 bed	121	17.7%		
Sheltered/Older/Specialist 2 bed	26	3.8%		
Sheltered/Older/Specialist 3 bed	1	0.1%	194	28%
Bedsit	49	7.2%		
1 bedroom flat	184	27.0%		
2 bedroom flat	105	15.4%		
3 bedroom flat	2	0.3%	340	50%
1 bedroom house	6	0.9%		
2 bedroom house	60	8.8%		
3 bedroom house	80	11.7%		
4+ bedroom house	2	0.3%	148	22%
Total	**682**	100%		100%

Appendix 6

Appendix 7

Moat Homebuy Register June 2010 - Applicants Requiring Wealden District

Number of Active applicants			178	
Applicants living in Wealden District			97	
Applicants working in the District			45	
Applicants neither living or working in District			36	
Age range of applicants	18-29 91 applicants	30-39 54 applicants	40-49 28 applicants	50+ 5 applicants
Minimum bedrooms required	1 bedroom 95	2 bedrooms 62	3 bedrooms 20	4 bedroom 1
Family Composition	1 adult only 40	1 adult, 1 child 20	1 adult, 2 child 6	1 adult, 3 child 1
2 Adults only 50	2 adults, 1 child 31	2 adults, 2 child 20	2 adults, 3 child 7	2 adults, 4 child 1
Average Single Income			£23,132	
Average Joint Income			£33,876	
Applicants with deposit			78	
Median deposit			£10,000	
Number of disabled applicants			3	

Appendix 7

Appendix 8

Completions and extant planning permissions by Parish

Parish	Completions (net dwellings) April 2006 to April 2010	Extant planning permissions (net dwellings) April 2010
Town parishes		
Crowborough	275	312
Hailsham	149	811
Heathfield & Waldron	136	156
Polegate	47	486
Uckfield	194	548
Parishes - South Wealden		
Alciston	0	0
Alfriston	2	0
Arlington	2	7
Berwick	1	0
Chalvington with Ripe	0	1
Cuckmere Valley	0	0
East Dean & Friston	23	3
Hellingly	14	417
Herstmonceux	33	4
Hooe	1	3
Long Man	2	0
Ninfield	1	8
Pevensey	4	4
Selmeston	1	0
Wartling	3	2
Westham	14	28
Willingdon & Jevington	14	18

Appendix 8

Parishes - North Wealden		
Buxted	30	145
Chiddingly	2	4
Danehill	10	7
East Hoathly & Halland	79	2
Fletching	7	2
Forest Row	70	20
Framfield	19	12
Frant	46	7
Hadlow Down	2	4
Hartfield	2	28
Horam	19	4
Isfield	2	4
Laughton	0	1
Little Horsted	1	0
Maresfield	21	11
Mayfield & Five Ashes	54	58
Rotherfield	9	9
Wadhurst	38	24
Warbleton	1	2
Withyham	3	7
Not specified	0	0
	1331	3159

Appendix 9

Windfalls

The following table shows windfall completions in Wealden over the last 10 years

Year	Total completions (net)	Total Windfalls (net)	Windfalls on Large sites (net)	Windfalls on Small sites (net)
2000/01	251	177	99	78
2001/02	257	196	142	54
2002/03	276	224	126	98
2003/04	147	146	87	59
2004/05	128	127	77	50
2005/06	173	173	114	59
2006/07	230	230	156	74
2007/08	415	415	280	135
2008/09	350	265	92	173
2009/10	337	157	78	79
Totals:	**2564**	**2110**	**1251**	**859**

Appendix 9

Appendix 10

Development on garden land

The change of definition of garden land from brownfield to greenfield will affect the overall figures for PDL land and an attempt has been made to estimate the extent of this. On average, windfalls on small sites account for approximately 41% of total windfall completions (see Appendix 9). As shown in the Table below, the number of dwellings approved on garden land amounts to approximately one third of all permissions granted on small sites (see Tables below). Assuming average development on windfall sites at 150 p.a. it is therefore considered that the level of development which may have occurred on garden land could have been in the order of approximately 20 units per annum, i.e 150 x 41% x 0.33.

Net Dwellings approved on garden land				
Parish	**08/09**	**No of sites**	**09/10**	**No of sites**
Buxted	0	0	2	1
Chiddingly	0	0	1	1
Crowborough	17	14	15	10
East Dean/Friston	0	0	2	2
Forest Row	4	3	0	0
Framfield	0	0	1	1
Frant/Withyham	0	0	1	1
Hailsham	4	3	3	3
Hellingly	0	0	1	1
Heathfield/Waldron	5	3	0	0
Herstmonceaux	3	3	0	0
Horam	1	1	0	0
Maresfield	1	1	1	1
Mayfield/Five Ashes	1	1	0	0
Pevensey	0	0	1	1
Polegate	2	1	2	2
Rotherfield	1	1	0	0

Appendix 10

Uckfield	15	10	9	6
Westham	3	2	1	1
Willingdon/Jevington	2	1	1	1
Withyham	1	1	0	0
Totals:	**60**	**45**	**41**	**32**

New commitments for year 08/09 - PDL & Greenfield Land				
Total Sites	904			
Minor Sites	**181**			

New commitments for year 09/10 - PDL & Greenfield Land				
Total Sites	0	0	904	0
Minor Sites	0	0	**125**	0

Appendix 11

Proportion of windfall units built on PDL land

Year	Windfall units built on PDL (net)	Total number built on windfall sites	Proportion of windfall units built on PDL (%)
2000-01	172	177	
2001-02	193	196	
2002-03	234	224	
2003-04	147	146	
2004-05	112	127	
2005-06	117	173	
2006-07	190	230	
2007-08	377	415	
2008-09	242	265	
2009-10	206	157	
Total	1990	2110	94%

Appendix 11

Appendix 12

Schedule of allocated sites currently without planning consent

		No. Allocated	SHLAA deliverable	Assessment of no. of units deliverable as at 1/04/10 1-5 years	Assessment of no. of units deliverable as at 1/04/10 6+ years	Notes
Alciston	Land adjacent to Rose Cottage, Alciston	1	Not assessed under SHLAA	0	0	Allocated HG6. Appears undeliverable as too small.
Alfriston	Land off Cuckmere Gardens	10	Assessed as currently unavailable due to landowner changing mind (page 188)	0	0	Landowner changed mind
Buxted	Land west of Church Road	40	67 (6 + years) page 192	67	0	Full pp granted 16/06/10 (09/1466)
	Land west of Oakleigh, Five Ash Down	15	25 (1-5 years) 13 (6+ years) = 38 (page 203)	0	0	Site may not be suitable due to density issues and appeal decision . App 06/2317 for 38 units refused 08/01/07 - this decision was appealed and the appeal dismissed. No further progress.
Crowborough	Land Off Cornford Close	11	Unsuitable due to wooded character (page 80) Not submitted as site	0	0	Multiple land ownerships. No further progress
	Land off Crowborough Hill	50	approx. 40-50% of area submitted -potentially suitable but unachievable at present	0	20	Ownership issues with 50-60% of land. Question over viability of remaining area. Scheme dismissed at Appeal for remaining area (07/0574).

			time due to viability issues (page 263)			Recent informal discussions with Dev Management re. remaining land - proposal too high density. Up to approx 25 may be appropriate.
	land off Millbrook Road	35	unavailable at moment due to 14 landowners (page 271)	0	0	No further progress
	remaining area, land at Heatherview farm	25	Listed as unsuitable due to no vehicular access (page 73)	25	0	25 units outstanding. Letter from Rydon Homes 26/03/10 confirms application could be submitted in near future
	Land at Alderbrook, Brooklands Avenue	80	Undeliverable due to access issues - legal covenants prevent access to Brooklands Avenue and no indication that landowners can provide access to Stone Cross Road - fundamental Highways objection to access from Stone Cross Road (page 245)	0	0	Legal covenants prevent access to Brooklands Avenue
Danehill	Land adjacent to village hall, Beaconsfield Road	6	Unsuitable due to impact on Ashdown Forest SPA (page 81)	0	0	Alternative forms of development being discussed
	Land at School Lane	12	SHLAA submitted w/o pp (132/1930). Not assessed as too small to accommodate 6 dwellings	0	0	Landowner changed mind

Hadlow Down	Land at St. Marks Field	7	Currently assessed as unavailable due to landowner changing mind (page 311)	0	0	Landowner changed mind
Frant	Land at Warren Lane Farm, Eridge Green	2	Not assessed under SHLAA	0	0	Allocated HG6. No indication that landowner wants to progress.
Hailsham	Land at Station Road	35	Assessed as unachievable due to viability (albeit marginal viability) issues in relation to high abnormal costs (page 360)	0	0	Landowner not progressed. May become viable if property prices rise. No further progress
	Land east of Battle Road	50	Larger area assessed as suitable for 800 units (25 in 1-5 years). (page 328)	170	0	Outline pp now granted (09/2705) on 27/05/10
	Land adjacent Grovelands School, off Dunbar Drive	35	40. Existing commitment. Resolution to approve subject to 106 ((07/3195) page 40.	40	0	Resolution to grant subject to 106
	Land south of Howard Close	40	Suitable for 44 units 6+ years (page 354) . Site assessed as viable (albeit marginal)	0	44	Outline pp refused 11/09/08 (08/1718). Council has previously made resolution to grant subject to 106 but 106 agreement was not signed.
Isfield	Former Army camp	30	Existing commitment (page 35). 37 units approved subject to 106 - deliverable years 1-5. t (07/3108). Latest informal discussions indicate that 33 units likely to be achievable.	33	0	New application submitted.

Laughton	Land at Pound Lane	6	Assessed as unachievable due to landowner changed mind (page 422)	0	0	Landowner changed mind
Mayfield	Land adjacent to South Street car park	10	Assessed as unsuitable due to unlikely that appropriate access can be provided (page 154)	0	0	Landowner appeared to have changed mind
Polegate	Land west of A22	600	Unsuitable as Folkington link not being built (page 158).	0	0	Appeal to be heard early 2011
Warbleton	Former nursery adjacent to Osborn House, Rushlake Green	4	Site not assessed under SHLAA as too small	0	0	Allocated HG6. Landowner appeared to have changed mind and covenant issues.
TOTAL		**1104**		**335**	**64**	

Appendix 13

Projected completions over plan period

2006 -2007	**2007-2008**	**2008-2009**	**2009-2010**	**2010-2011**	**2011-2012**
230	415	349	337	410	562
2012-2013	**2013-2014**	**2014-2015**	**2015-2016**	**2016-2017**	**2017-2018**
622	700	695	354	346	361
2018-2019	**2019-2020**	**2020-2021**	**2021-2022**	**2022-2023**	**2023-2024**
359	345	349	355	330	380
2024-2025	**2025-2026**	**2026-2027**	**2027-2028**	**2028-2029**	**2029-2030**
345	345	360	385	345	295

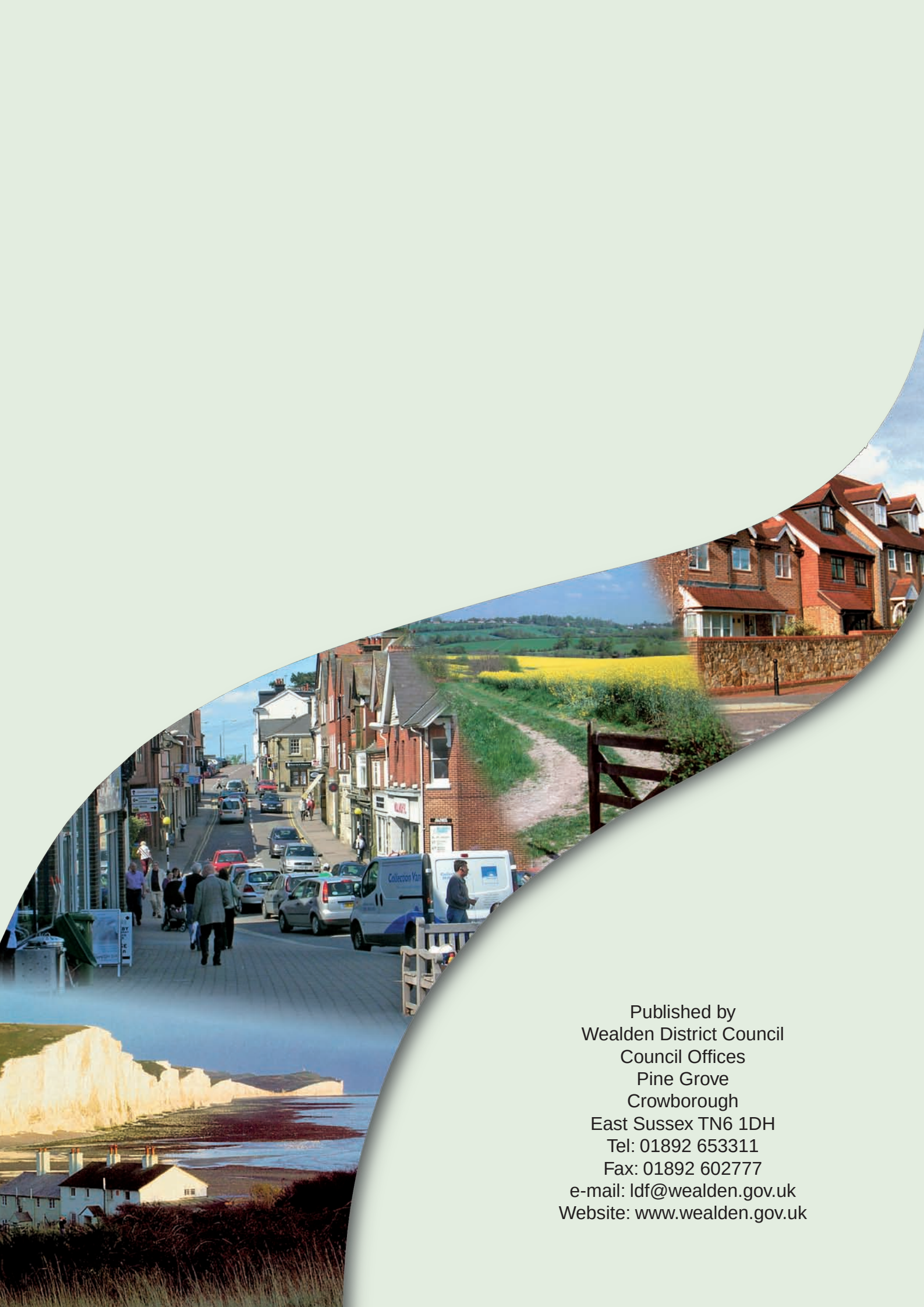
Appendix 13

Appendix 14

Wealden Housing Register Breakdown

WEALDEN HOUSING REGISTER BANDS A-B 6 APRIL 2010				
Household Type	**Band**		**Total**	**Percentage**
	A	**B**		
1 child family	31	45	76	21.71%
2 child family	15	27	42	16.6%
3 child family	5	11	16	
4 child family	3	7	10	6%
5 child family	1	5	6	
6 child family	1	1	2	
7 child family		2	2	
8 child family		1	1	
Couples	12	7	19	13.4%
Retired Couples	11	16	27	
Single People	26	39	65	40.6%
Retired single	34	43	77	
Other	3	4	7	2%
Total	**142**	**208**	**350**	

Appendix 14



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