



# HOUSING & DEVELOPMENT FOCUS GROUP

## CLOSING REPORT FOR THE FOCUS GROUP

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June 2014



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## **Sources of Information**

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- **Rural Community Profile for Wivelsfield Parish – Rural Evidence Project - January 2012**
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- **Wivelsfield Parish Council Survey 2012**
- **Lewes District Council Local Plan Joint Core Strategy Part 1 Proposed Submission Document- May 2014**
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# Housing & Development Focus Group

## Executive Summary

The Localism Act was given Royal Assent in November 2011 and for the first time it allows communities to shape and influence local planning and design, by being involved in the plans for growth in local homes and business whilst protecting local amenities, environment and countryside.

### Vision Statement

To help the Steering Group understand the local community's views on future development of housing in Wivelsfield. To help the residents of Wivelsfield identify how the planning system can improve the parish through the promotion and control of future development proposals.

### Objectives

- To comply with the housing targets laid down in the Lewes District Core Strategy
- To embrace, introduce and deliver sustainable managed growth
- To understand the views and direction expressed by the community regarding future development in the Parish and to utilise the opinions submitted in the Neighbourhood Plan General survey
- To develop an overall approach to housing that respects the views of the community
- To propose and decide where, when and how the requirements for new housing developments should be met
- To determine the types of housing required
- To liaise with the relevant Focus Group to determine what infrastructure requirements would be required
- To liaise with the relevant Focus Group to determine what social requirements e.g. schools, doctors would be required
- To understand and use the AirS Housing Needs survey as a basis for considering Affordable Homes
- To propose key practical and achievable recommendations to the Steering Group

### Housing Development

This report tracks the development of the Parish in terms of its historical roots and also housing development over the last 60 years to set the context for the future. During the last 60 years the housing stock has increased by 526, averaging a sustainable 813 per decade.

### Potential Housing Development

This report takes consideration of Lewes District Council Strategic Housing Land Availability Assessment ( SHLAA ) and their proposed Housing Trajectory. A number of additional sites,

brought forward by landowners at the request of the Parish Council, have also been considered. All these sites were presented to the community at the Neighbourhood Plan Open Day for comments which are summarised in the report.

### **Neighbourhood Plan Open Day – June 7<sup>th</sup> 2014**

The Open Day took place in the Wivelsfield Primary School Hall from 10.00 to 14.00 hours. Approximately 20 display boards were erected to explain, inter alia, the reason for the Neighbourhood plan, the Key Stages in the Plan, Progress to date and information from each Focus Group. During the four hours some 153 members of the community attended.

### **Neighbourhood Plan General Survey**

In April 2014 the Neighbourhood Plan Steering Committee issued two surveys to all 854 households in the Parish. The first survey document was the Neighbourhood Development Plan General Survey ( 231 or 27% responses returned ) and the second survey was the Housing Needs Survey (209 or 24% responses returned).

The Conclusions were as follows:-

- There is an overwhelming preference, 72%, within the Parish to allocate brownfield sites for housing development
- Just under half of the respondents felt that the allocation of 30 houses for Wivelsfield Green was adequate
- Small developments were considered to be most likely sources of house plots
- Almost 86% of respondents considered there is no need additional non-residential developments in the Parish e.g. offices

### **Recommendations**

The Housing & Development Focus Group will make recommendations on housing sites once the criteria for sites has been established. The setting of criteria is due to be considered by the Steering Group following the completion of the State of the Parish Report

### **Housing Needs Survey**

This was a 2 part survey form that looked at both Affordable and Open Market Housing. It reviewed current prices of both rented and property prices along with useful information on costs vs household income.

### **Housing Needs Survey – Affordable Housing**

4 households identified themselves as being in need of Affordable Housing over the next 5 years as shown below. Of these 4 households, 3 were living with parents and 1 was renting from a Housing Association. 2 respondents were on the Local Authority or Housing Association Register. 2 of the households in need of affordable housing indicated a preference wanted to purchase a property on the open market, 1 to rent from a Housing Association and 1 was seeking a shared ownership property.

### **Housing Needs Survey – Market Housing**

As with much of the South of England the prospects for renting or purchasing homes on the Open Market is limited for families and individuals. The mean income in Wivelsfield Parish is

just under £50,000 and the median income is £38,000. This compares with Lewes District figures of £36,500 and £28,500 respectively. ( Source East Sussex in Figures ).

# Housing & Development Focus Group

## Closing Report of the Wivelsfield Parish Council Neighbourhood Plan

### Introduction

The Localism Act was given Royal Assent in November 2011 and for the first time it allows communities to shape and influence local planning and design, by being involved in the plans for growth in local homes and business whilst protecting local amenities, environment and countryside.

Historically and currently there has been limited involvement in local community planning via the efforts of the Parish Council. On the next level, Lewes District Council has created a Local Plan (2003) but with very little input at the Parish level. Such a plan has been both weighty and not always easy to understand. The introduction of a Neighbourhood Plan will allow the residents of Wivelsfield Parish for the first time to work as a community, under the umbrella of the Localism Bill, on the plans for our village, and these Plans will be part of the Lewes District Local Plan. There is the caveat that the content of the Housing and Development Focus Group, must comply with and be broadly in line with the Lewes District Council Local Plan. Additionally, it must be representative of the views of the community and it must be well researched and developed. Our Neighbourhood Plans will have proper legal status.

### Vision Statement and Objectives

In order to provide a framework for the Housing & Development Focus Group, a Vision Statement and Objectives were developed.

#### Vision Statement

To help the Steering Group understand the local community's views on future development of housing in Wivelsfield. To help the residents of Wivelsfield identify how the planning system can improve the parish through the promotion and control of future development proposals.

#### Objectives

- To comply with the housing targets laid down in the Lewes District Core Strategy
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- To liaise with the relevant Focus Group to determine what infrastructure requirements would be required



- To liaise with the relevant Focus Group to determine what social requirements e.g. schools, doctors would be required
- To understand and use the AirS Housing Needs survey as a basis for considering Affordable Homes
- To propose key practical and achievable recommendations to the Steering Group

## History of the Parish

### Pre 20th century - The Historical Context of the Parish of Wivelsfield

Wivelsfield is a watershed between the tributaries of the Adur, draining westwards, and the Ouse, draining east. East/west ridges of higher ground run to the north and south of this. The varied habitat provided by damp water meadows and higher land, often wooded, has nurtured a rich variety of wild life and human activity over the centuries.

Ever increasing evidence is coming to light of human activity in Wivelsfield from prehistoric times. Three Celtic habitation sites are along the east/west 'Long Ridge', north of Green Road. Iron Age round houses, Roman finds and archaeological evidence of Anglo-Saxon activity have been found at a number of sites in the village.

'Wifelsfalsa' is first mentioned by name in the mid-8th century charter, from which it is deduced that there were already settlements here and that Wifel had given his name to the area. Also, because feld means 'open area', this indicate that there was arable land and a farming community. This north-south strip of land, mentioned in the Anglo-Saxon charter, is on the far eastern side of Wivelsfield, and was known as 'Stanmer hamlet' for centuries.

The pattern of scatted farmsteads continued over the centuries with shops and an inn being built round the church in Tudor times. Additionally, a blacksmith and other travel related trades grew up at the junction of what is now Green Road and the roads to Chailey and Plumpton. The banks marking the boundaries of the Green can still be seen in places, behind the 19th & 20th century houses that now line Green Road. When a second Post Office was placed here in the early 20th century it was known as Wivelsfield Green post office to differentiate it from the existing post office next to the church.

### 20th century - Development of Housing during 20th Century

Houses were built in the West of the parish c.1920 when Antye and Theobalds farms were sold to cover death duties on the Valebridge Estate and marketed as 'Homes for Heroes'. Covenants on the land limit building to one house per acre. (Source WSRO SP2106)

In the early 50's council housing was built (10 Homes) in Fair Place,

In the 1980's Charlwood Gardens & Road (99 homes)

In 1988 Downscroft (32 homes) followed by Laurel Close and Hawthorne Close were built (17 homes)

In the 90's a further 8 homes were built in Fair Place followed by another 8 homes.

Various singles infills including Coppards Close, South Road, Green Road etc Estimate 35+ The Eastern portion of what is now known as Wivelsfield Green developed relatively recently after the world famous Allwood Nursery site became available in the 1960's which enabled housing to be built in Downsview Drive (43 homes) and Allwood Crescent (30 homes).

In the 80's older council housing at Green Corner was replaced (29 homes).  
 In the late 80's & early 90's Farncombe Close (23 homes) was added followed by Strood Gate (24 homes) in the 90's.  
 Further West, Blackmores (16 homes) and Tanners Field (4 homes) were added in the 90's.

### More recent housing developments

In 2010 a development of 72 homes was built in the North Western corner of the Parish as Orchard Close, adjacent to Theobalds Road and Charlwood Gardens

In 2012 an "Exception Site" development of 14 affordable houses was built at Shepherds Close, Coldharbour Farm on Hundred Acre Lane. This housing is dedicated to housing people with a local connection.

### Progressive Sustainable Development Since 1950

Decade	Description of Development	Number of Homes	Total Homes Built since 1950 (Approximate)
1950's	In the early 50's council housing was built (10 Homes) in Fair Place	10	10
1960's	The Eastern portion of what is now known as Wivelsfield Green developed relatively recently after the world famous Allwood Nursery site became available in the 1960's which enabled housing to be built in Downsview Drive (43 homes) and Allwood Crescent (30 homes).	73	83
1980's	In the 1980's Charlwood Gardens & Road (99 homes)	99	182
1980's	Various singles and infills including Coppards Close, South Road, Green Road etc Estimate 35+	35	217
1980's	In the 80's older council housing at Green Corner was replaced (29 homes).	29	246
1980's	In 1988 houses were built in Downscroft and Hawthorn Close and Laurel Close off Charlwood Road (45 homes)	49	295
1990's	In the late 80's & early 90's Farncombe Close (23 homes) was added followed by Strood Gate (24 homes) in the 90's.	47	342
1990's	8 homes were built in Fair Place followed by another 8 homes.	16	358
1990's	Further West, Blackmores (16 homes) and Tanners Field (4 homes) were added in the 90's. Latest	20	378
2010's	In 2010 a development of 72 homes was built in the North Western corner of the Parish as	72	450

	Orchard Close, adjacent to Theobalds Road and Charlwood Gardens		
2010's	In 2012 an "Exception Site" development of 14 affordable houses was build at Shepherds Close, Coldharbour Farm on Hundred Acre Lane.	14	464
2010 's (expected)	Ridge Way site in the north of the Parish has been approved at Appeal for 62 houses.	62	526

### **Known Proposed Housing Developments**

Ridge Way site in the north of the Parish has been approved at Appeal for 62 houses. There is currently an Appeal pending for mid-October 2014 for 75 houses on the land to the south of North Common Road. An outline planning application has been submitted for a development of 29 homes on land behind existing housing on the Eastern side of Valebridge Road.

### **LDC Strategic Sites - Core Plan Submission May 2014**

Edge of Haywards Heath - Ridge Way extension 113 houses  
Edge of Burgess Hill - Theobalds – 100 net new houses

## **Planning Environment**

### **Lewes District Council Joint Core Strategy**

The Local Plan Part 1 - Joint Core Strategy Proposed Submission Document has been produced by Lewes District Council. The strategy set out is the result of extensive evidence gathering. It promotes sustainable development and sets out the scale, type and broad location of key development proposed in the district to 2030. Important local issues are addressed, such as promoting sustainable economic growth and regeneration to support the local economy; meeting changing housing needs, including the delivery of increased levels of affordable housing; and protecting and enhancing the distinctive character of the built and natural environment.

The broad policy framework established in the Joint Core Strategy will be supported in due course by the preparation of more detailed and non-strategic policies, including Neighbourhood Plans. It is the intention that the Wivelsfield Neighbourhood Plan will form part of the Joint Core Strategy.

### **Strategic Housing Land Availability Assessment – SHLAA**

In identifying suitable land available for housing development Lewes District Council has made great use of the output from SHLAA. The Strategic Housing Land Availability Assessment (SHLAA) is required by the National Planning Policy Framework (NPPF) in order to “establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period” (para 159, NPPF). The SHLAA is therefore a key evidence report in the development of planning policies in the district. However, the evidence base consists of several additional documents that should be considered collectively when making policy decision.

The SHLAA’s primary role is to: Identify sites with potential for housing; Assess their housing

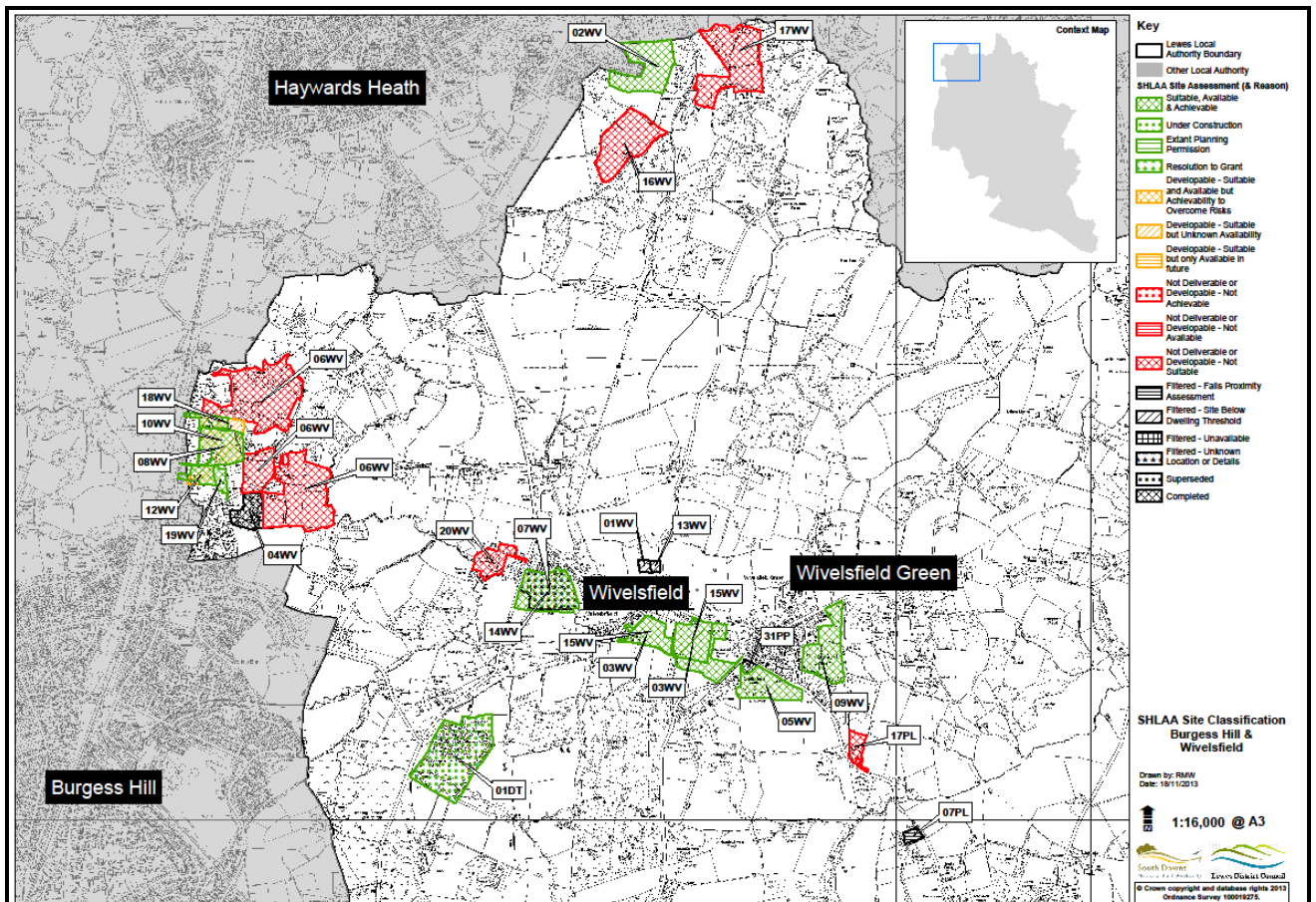
potential; Assess when they are likely to be developed.

Sites assessed to be suitable are identified as either:

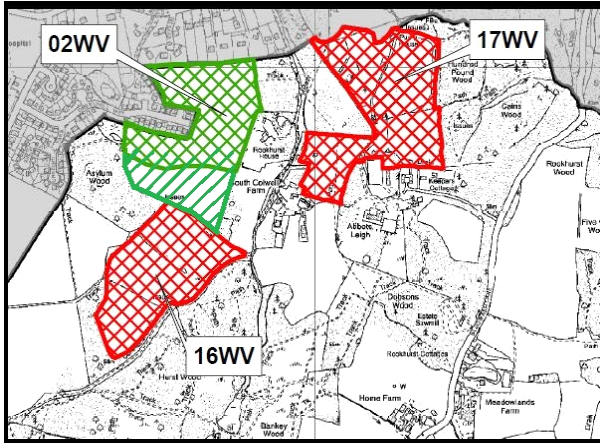
**Deliverable** (Suitable, Available and Achievable);

**Developable** (Suitable and considered to be available at a specific point in time/ unknown or the achievability of the site is unknown/marginal).

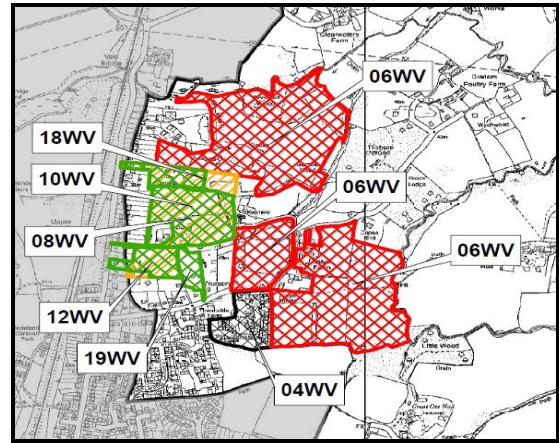
## Wivelsfield Parish Sites Considered in the SHLAA Appraisal Process



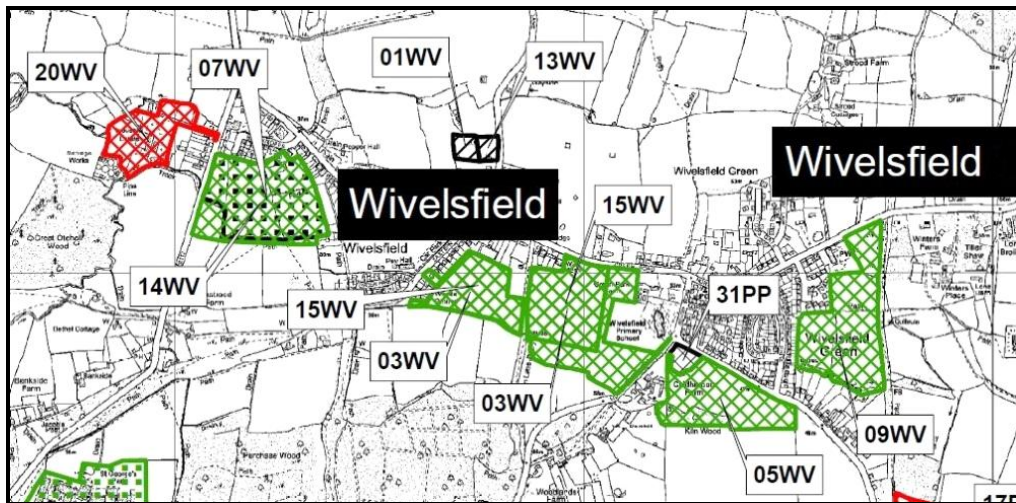
### SHLAA Sites in the north of the Parish



### SHLAA Sites in the west of the Parish



### SHLAA Sites in the centre of the Parish



**Initial Housing Trajectory Presented in the Emerging Core Strategy -  
Source SHLAA Section 7 Appendices November 2013 Appendix 1**

**Plan Led Housing Trajectory**

SITE REF.	LOCATION	POTENTIAL CAPACITY	BUILD RATE PER ANNUM	NOTIONAL START DATE	APRIL 2013 to MARCH 2018	APRIL 2018 to MARCH 2023	APRIL 2023 TO MARCH 2028
02WV	Land at Greenhill Ridge Way	140	40	2017	40	100	
03WV	Land at Eastern Road Green Lane	150	40	2015	120	30	
05WV	Land at Colharbour Farm South Road	65	40	2014	65		
08WV	The Homestaed, Homestaed Land B Hill	75	40	2016	75		
09WV	Land at North Common Road	55	40	2014	55		
10WV	Land East of Valebridge Road, B Hill	150	40	2018	0	80	70
12WV	Land at Medway Gardens	37	37	2014	37		
14WV	Land East of B2112 Ditchling Road	100	40	2015	100		
15WV	Land at Eastern Road	190	40	2015	120	70	
18WV	Land at the Nuggets Valebridge Road	14	14	2014	14		
19WV	Land at Oakbridge Theobalds Road	10	10	2014	10		
<b>TOTAL</b>		<b>986</b>	<b>381</b>		<b>636</b>	<b>280</b>	<b>70</b>

**Lewes District Council Housing Allocations as at May 2014**

<b>LEWES DISTRICT COUNCIL - PLANNED LEVEL OF HOUSING LOCAL PLAN – MAY 2014</b>					
Settlement	Completions April 2010- April 2013	Commitment as at 1 April 2013	Housing Delivered on Strategic Sites	Housing to be delivered through subsequent allocation	Total
<b>Springhills / Ridegway</b>	<b>0</b>	<b>0</b>	<b>175</b>	<b>0</b>	<b>175</b>
<b>Theobalds</b>	<b>70</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>170</b>
<b>Wivelsfield Green</b>	<b>15</b>	<b>3</b>	<b>0</b>	<b>30</b>	<b>48</b>
<b>Total</b>	<b>85</b>	<b>3</b>	<b>175</b>	<b>130</b>	<b>393</b>

## Strategic Environmental Assessment – Screening Opinion

There is a potential need for a Screening Opinion with regard to the additional net 130 houses delivered through subsequent allocation. Whilst discussions have taken place between Lewes District Council and Wivelsfield Parish Council no decision has been made at the time of producing this report. When such information is available this report will be updated as appropriate.

### Definitions of Settlement Hierarchy Used in SHLAA

Settlement category	Function	Settlements within this category
Primary Regional Centre	A large settlement accessible by road and public transport with a centre containing a large range of retail units, including the sale of higher order goods, a range of leisure opportunities, significant levels of employment and facilities such as a hospital with A & E services. Such settlements meet all of their own needs for higher level services.	Brighton and Eastbourne (both settlements are outside Lewes District, but they exert a strong influence on the district)
Secondary Regional Centre	A settlement accessible by road and public transport with a centre containing a range of retail units, including high street chains. A reasonable range of leisure opportunities are available and the town contains significant levels of employment. Key facilities, such as a hospital, are available. Such settlements meet the majority of their own needs.	Haywards Heath (this settlement is outside Lewes District, but it exerts a strong influence on the northern part of the district)
District Centre	Accessible settlements by road and public transport containing a range of shops, employment opportunities and facilities including a secondary school. Such settlements are not reliant upon other centres to meet day to day needs, but they require support from nearby secondary or primary centres to meet the higher level needs of their residents.	Burgess Hill (this settlement is outside Lewes District, but it immediately borders the eastern boundary and is an influence on the north western part of the district), Uckfield (outside Lewes District, but is a strong influence on the north eastern part of the district), Seaford, Lewes, Newhaven, Peacehaven & Telscombe
Rural Service Centre 100+	Sustainable locations (with either a frequent bus or rail service) with a number of key services and facilities that meet many day to day needs of their residents and those from the wider rural hinterland. Some employment opportunities are available.	Newick, Ringmer
Service Village 30 - 100	Villages that have a basic level of services and facilities, public transport provision (possibly not frequent) and limited employment opportunities. Residents can have some of their day to day needs met in such locations, although higher order settlements need to be accessed to enable this to be fully achieved.	Barcombe Cross, Ditchling, Firle, Glynde, Plumpton Green, <b>Wivelsfield Green</b>
Local Village 10 - 30	Villages that have very few facilities and services and have poor levels of accessibility to higher order settlements. Few, if any, employment opportunities are available.	Broyle Side, Cooksbridge, Chailey North, Chailey South, Falmer, Kingston, Piddinghoe, Rodmell, South Street (Chailey Parish), South Heighton
Hamlet	Settlements that generally have a population of less than 100, have an historic core (generally with a church), but are generally lacking social infrastructure and ease of accessibility to higher order settlements.	Barcombe, Bishopstone, Norton, Chailey Green, East Chilington, Hamsey, Offham, Plumpton, Iford, Streat, Southease, Tarring Neville, Telscombe Village, <b>Wivelsfield</b> , Westmeston

## LETTER TO LANDOWNERS – Call for Potential Sites by WPC

In order to comply with the Lewes District Council need for housing supply the Parish Council and various members of the community have stated openly that they are not against any development, they would support sustainable managed growth in the Wivelsfield Green settlement. To this end the Parish Council issued a letter to landowners asking if they had sites they would wish to have considered for possible future development.

### Copy of letter from the Parish Council to Landowners

#### Background

A Neighbourhood Plan is a mechanism for helping communities, including both local residents and businesses, to influence the planning of the area in which they live and work. It can be used to:

- Develop a shared vision for the neighbourhood.
- Propose where new homes, shops, offices and other development should be built.
- Identify and protect important local green spaces.
- Influence what new buildings should look like.

Wivelsfield Parish is preparing a Neighbourhood Development Plan, under the provisions of the Localism Act 2012. As part of its work in assessing future development needs, the Steering Group is calling upon landowners and agents of land within the Parish for expressions of interest in applying for future development permission.

#### Why are we calling for sites?

This is an informal opportunity for landowners and developers to propose sites within Wivelsfield Parish, for development. This exercise will not in itself decide whether a site would be allocated for development by the neighbourhood plan nor will it commit the proposer(s) to applying for planning consent, but it will enable the Steering Group to better understand the needs and wishes of the electors within its Parish area. The site suggestions received by us will be used to guide and inform the preparation of the Allocations of Land and Site Development section of the Neighbourhood Plan.

If you want a site/s to be considered for development by the Neighbourhood Plan, we would like to hear from you. The sites need not be in your ownership if you have a responsibility for managing them and proposals can be put forward for a wide range of development uses.

Please contact the clerk of Wivelsfield Parish Council at:

Parish Council Office (Adj. to The Cock Inn)  
North Common Road  
Wivelsfield Green  
Haywards Heath  
RH17 7RH

Or email [clerk@wivelsfield.net](mailto:clerk@wivelsfield.net)

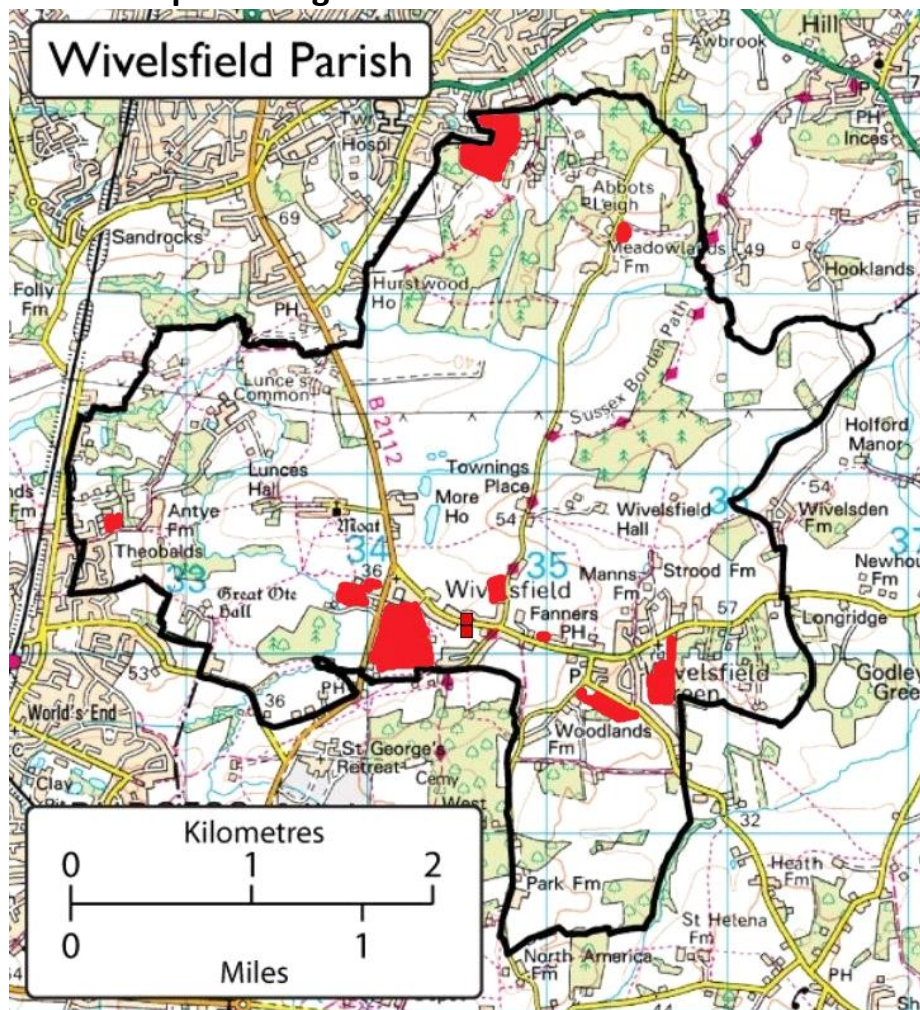
Please let us hear from you no later than 7 April 2014



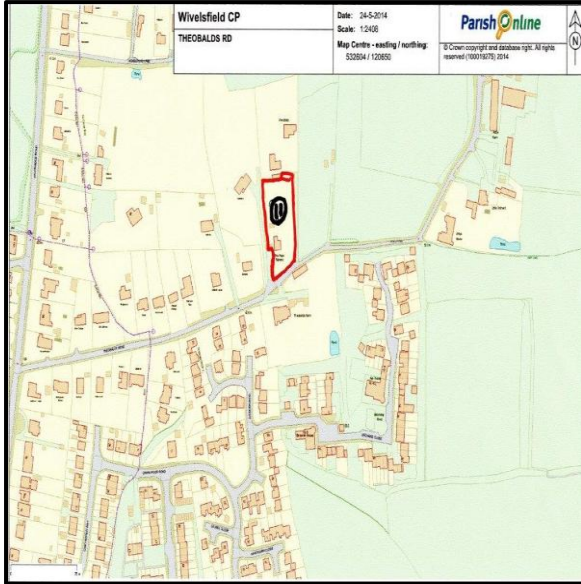
## LIST OF SITES SUBMITTED BY LANDOWNERS

SITE NO.	DESCRIPTION	APPROX. SITE SIZE
1	North of Slugwash Gardens, Slugwash Lane.	0.9 ACRES
2	Rest of Coldharbour Farm Field, Hundred Acre Lane/South Road.	7+ ACRES
3	Gleasons site, North Common Road. Note:- Plans currently under appeal.	9.5 ACRES
4	Three plots adjacent to Site 1, Slugwash Lane.	0.5 ACRES
5	East of B2112, behind Blackmores, Green Rd.	29 ACRES
6	Springfield Industrial Site, West of B2112.	2.8 ACRES
7	Taylor Wimpy, Ridge Way. Note:- Planning permission given on top half of site.	6.7 ACRES
8	Green Road, opposite war memorial.	2 ACRES
9	Next to Rookhurst Cottages, Slugwash Lane.	0.5 ACRES
10	Two plots adjacent to Site 2, Hundred Acre Lane.	NOT KNOWN
11	Peak Nursery, Theobalds Road.	NOT KNOWN

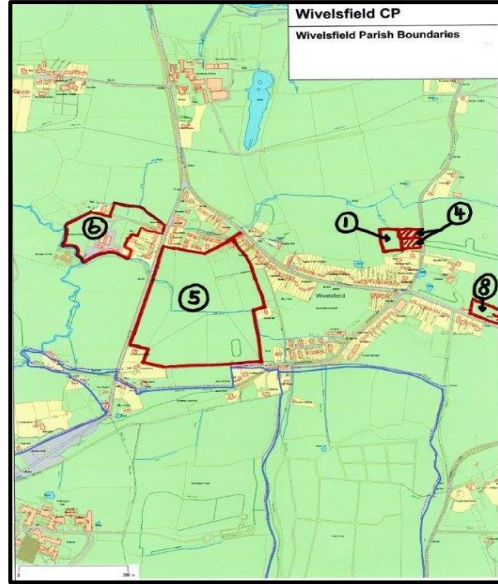
Map showing Locations of all sites submitted



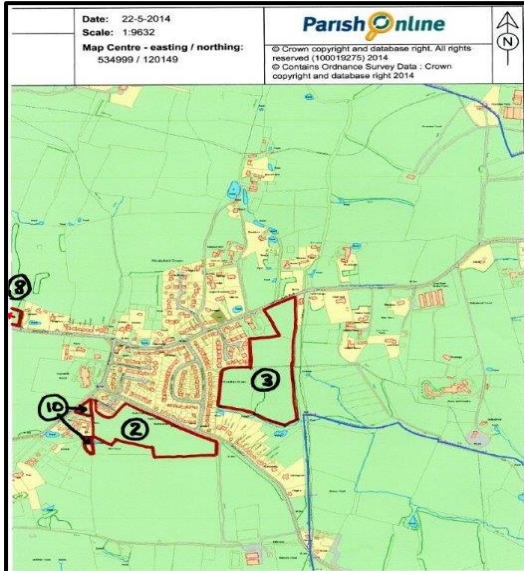
**Map 1 Site 11**



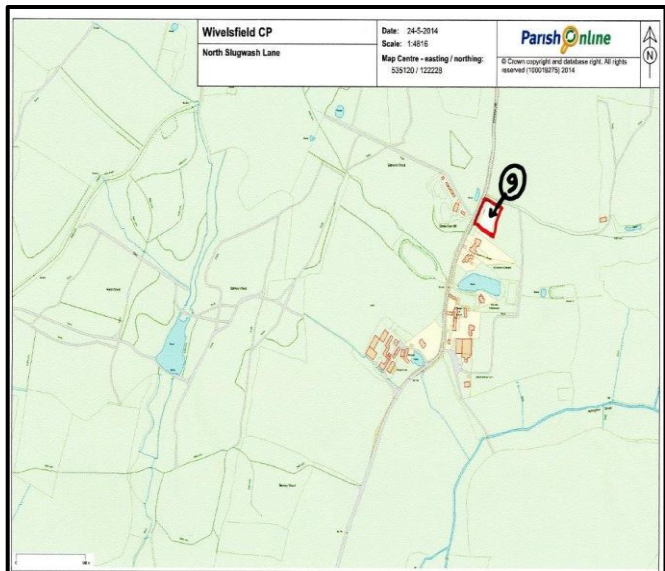
**Map 2 Sites 1, 4, 5, 6, 8**



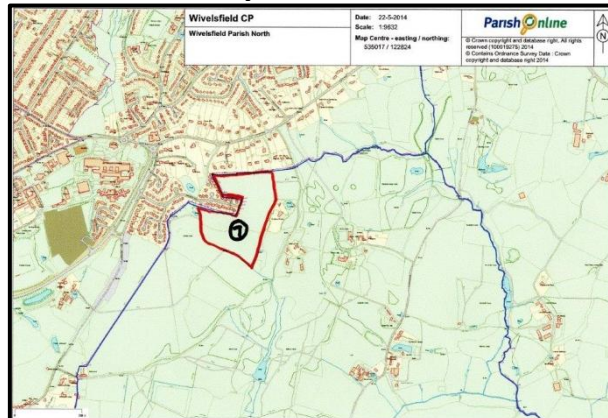
**Map 3 Sites 2, 3, 8, 10**



**Map 4 Site 9**



**Map 5 Site 7**



## PUBLIC CONSULTATION


Open Event – First Community Consultation - Annual Parish Meeting – 13 March 2014



The Annual Parish Meeting was held in the Village Hall and the opportunity was taken to hold an Open Event and consult with the public. Display boards explained the reason for and the objectives of a Neighbourhood Plan. Each Focus Group displayed a partially completed SWOT Analysis and the public was asked to add their comments. Members of Housing & Development Focus Group were on hand to discuss the topic with community and their views on the subject were added to the SWOT analysis.




## SWOT Analysis



Wivelsfield Parish  
Neighbourhood Plan

# Wivelsfield Parish Neighbourhood Plan



Wivelsfield Parish  
Neighbourhood Plan

## Results of SWOT Analysis - Housing & Development

### STRENGTHS

- **Safe, community feel**
- Existing rural village housing design
- Good fit with the natural environment of the countryside
- Attractive central village green setting
- Larger developments set back from view from main road
- Commercial properties not overbearing

### OPPORTUNITIES

- **Are we able to use more brownfield sites?**
- Ability to plan, shape and guide future development
- To influence planning decisions by refining LDC policies to suit the parish circumstances
- To identify suitable sites for realistic housing growth and development and makes a reasonable contribution to LDC requirements
- To identify sustainable housing development opportunities
- Engage community in planning

### WEAKNESSES

- Three communities, Wivelsfield Green, Wivelsfield, Theobalds
- Pedestrian vulnerability on narrow pavements
- High house prices, high rental prices
- Apathy and lack of interest
- No parking for Travis Perkins and village shop
- **No employment for our young people**
- **Are house prices high? I think they have stagnated and not kept up**

### THREATS

- **No to any houses. There is enough traffic through village. We want to keep rural.**
- **Flooding always a concern especially on lower lying sites that developers would like to use!**
- **LDC**
- If no Neighbourhood Plan, LDC can dictate what happens in village
- Over or inappropriate development leading to loss of rural character
- Developments not sustainable
- Development design not in keeping with existing properties
- Loss of agricultural land to developers
- Loss of rural environment

**CONTRIBUTIONS FROM COMMUNITY OPEN DAY EVENT THURS 13 MARCH 2014**  
Text in **Bold** shows responses from community members. Points in black were focus group contributions.

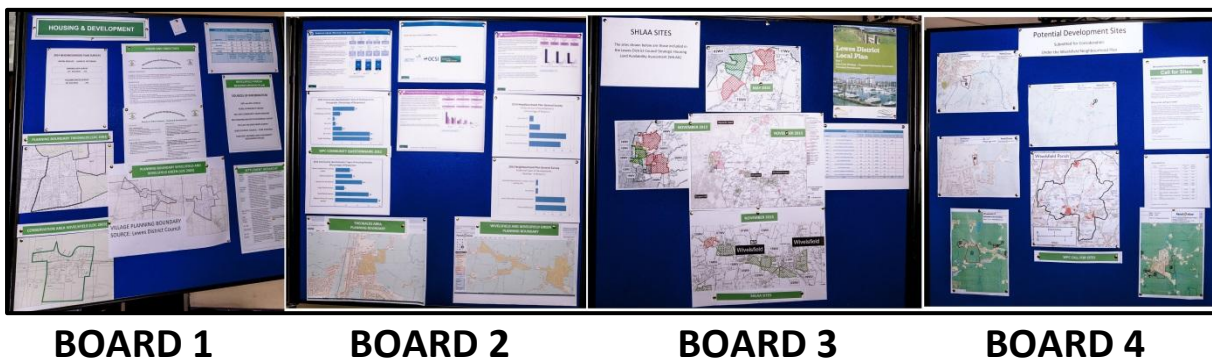
## Open Event – Second Community Consultation Open Day Saturday 7<sup>th</sup> June 2014

An Open Day was scheduled for Saturday 7<sup>th</sup> June in the Wivelsfield Primary School Hall from 10.00 to 14.00 hours. Approximately 20 display boards were erected to explain, inter alia, the reason for the Neighbourhood plan, the Key Stages in the Plan, Progress to date and information from each Focus Group. During the four hours some 153 members of the community attended to Open day ( a record book was kept of each visitor ).





## PHOTOGRAPHS OF THE DISPLAY BOARDS



There was a great deal of interest in what was on display for Housing and Development. The material on display was as follows:-

### Display Board 1

- Vision and Objectives of the Housing & Development Focus Group
- SWOT Analysis
- Table of Houses Required from Wivelsfield Parish
- Sources of Information
- Settlement Hierarchy
- Planning Boundary Maps

## Display Board 2

- AirS Statistics
- 2012 Parish Survey Statistics
- Parish Plans

## Display Board 3

- SHLAA Map of Wivelsfield Parish
- SHLAA map of West area on the Parish
- SHLAA map Wivelsfield Green settlement
- SHLAA map of northern area – Ridge Way
- Lewes District Housing Trajectory

## Display Board 4

- Call for sites from Landowners
- List of sites submitted
- Wivelsfield Parish Map showing location of all sites submitted
- 5 Detailed site maps – showing locations of all 11 sites submitted

## Comments Arising from Discussion

The following verbal comments were made during the Open Day by members of the Community in discussion with the members of the Housing and Development Focus Group

- The village does not need large developments
- Large developments are not sustainable
- The village should be able to deliver 30 houses in the Plan period
- New housing in Wivelsfield needs to support sustainability of the village as a community to attract both young families and elderly residents who will be able to stay in the village in their retirement.
- Utilise small sites wherever possible
- Use brownfield sites
- The village should be kept as a village and not be built into a town
- Affordable housing should be for those with the correct ties to the Parish
- Additional school places must be made available for the local children
- Need to maintain the viability of existing village amenities (e.g. school, pub, shop.)
- Resist large scale housing that will have a detrimental impact on the village. Prefer small scale developments
- Housing needs to be low energy as this is vital for the environment
- No development on greenfield sites, take brownfield sites first
- Houses should be environmentally friendly and preferably zero carbon
- Affordable housing is important, as is sheltered housing and properties aimed at the elderly.
- Need to ascertain the real need for housing – affordable, elderly, etc., as opposed to more 3 to 5 bedroom houses
- Wivelsfield has taken many new houses in last couple of years. Any new houses should be small scale fitted in around area – not large developments in one location
- Enough houses have been built in Wivelsfield Parish.
- Small diversity development for local needs only
- Roads at rush hours will immediately become more log jammed

## Summary of Suggestion Box Comments about Submitted Sites

### Site 1 - North of Slugwash Gardens, Slugwash Lane.

1 Comment for site – 2 comments against site

- Rural area – not considered as first option - Support low grade infill

### Site 2 - Rest of Coldharbour Farm Field, Hundred Acre Lane/South Road.

Nil Comments for site – 6 comments against site

- This is a unique green field site. It has never before been considered for development and adds greatly to the rural landscape. Surely this is worth preserving?
- There would be real drainage issues here – water already pours off these fields. Definitely against this site.
- Prime agricultural land. Do not consider acceptable – not in keeping with rural aspect of village.
- Reject proper greenfield development lack of short term need. Impact. Better sites available.
- These [along with site 10] are greenfield (or garden sites no 10). Development should be resisted.
- Assurances given by LDC when Affordable Homes constructed there would be no further development on this land

### Site 3 - Gleasons site, North Common Road. Note:- Plans currently under appeal.

2 Comments for site – 2 comments against site

- would destroy the village/rural views and increase traffic along the Downsview Drive 'rat run'.
- Poor agricultural land. Acceptable providing big buffer zone with footpath – prone to flooding!!
- One of the only greenfield open spaces still used so should not be built on.
- Possibly support. Expansion of existing development much more sustainable than no 2.

### Site 4 - Three plots adjacent to Site 1, Slugwash Lane

3 Comments for site – 1 comments against site

- Rural area – not considered as first option.
- Preferred site (alongside others - see comment against site 6 )
- Preferred site (alongside others – see comment against site 6)
- Support. Low grade infill – minimum impact.

### Site 5 - East of B2112, behind Blackmores, Green Rd.

1 Comments for site – 5 comments against site

- Small infill sites would be better to maintain the village feel and provide sufficient housing.
- Small developments much more acceptable than huge building areas.
- Rural area – not considered as first option.

- Site 5 far too big. The need is for affordable housing with small clusters rather than large areas being built on.
- Too large a development site and would ruin the ambience and rural nature of the area
- Possibly support as long term development allocation. due to low quality land sensible expansion of village. Better traffic provide B2116.

### **Site 6 - Springfield Industrial Site, West of B2112.**

12 Comments for site – Nil comments against site

- Good option for brown site development
- Need to be building on brown field sites. Leave the green areas green
- Building on a brown site more appropriate.
- This is a 'brownfield site' – is a blot on the landscape, and has been for many years. It is well worth developing this site. It is near to much better transport links and a 'B' road.
- Springfield – clearly this should be a favourable site given its location, being a brownfield site thus fitting in with the local development strategy.
- This seems the obvious site to develop that will cause least offence to existing residents. It would also be convenient for bus routes and existing services etc.
- Preferred site. Would like to keep Wivelsfield 'Green' – hence prefer small sites. Brownfield sites should have priority. Must minimise traffic through village.
- Smaller sites would be better to safeguard 'village' and prevent its character being completely changed.
- No 6 is a brownfield site so should be a priority so no loss of agricultural land.
- It would also not increase traffic into village too much. 9 and 11 would also be suitable
- Support brownfield development. Probably {can't read word} 30 plot need

### **Site 7 - Taylor Wimpy, Ridge Way. Note:- Planning permission given on top half of site.**

3 Comments for site – 1 comments against site

- This is too large a site but ideally placed for access, perhaps ¼ of this could be used.
- The Ridge Way site already has the infrastructure, being near to H Heath. I would be in support of a few more houses here. It would be good to develop some smaller sites by infilling here and there.
- Any development on this site will add hugely to the existing (and comparatively modern) Greenhill Way site and will – in effect – expand Haywards Heath into the green countryside surrounding the town which at present keeps Wivelsfield as a village. Wivelsfield will in effect become part of Haywards Heat in an increasingly urban area and atmosphere. Our neighbourhood countryside is disappearing.
- Support. Better infrastructure tie into new hospital development.

### **Site 8 - Green Road, opposite war memorial**

3 Comments for site – Nil comments against site

- Preferred site (alongside others - see comment against site 6 )
- Preferred site (alongside others – see comment against site 6 )
- Support. Low grade infill provided only linear.



### **Site 9 - Next to Rookhurst Cottages, Slugwash Lane.**

3 Comments for site – 2 comments against site

- No thank you! Reasons against...
  1. Lane is already too busy and dangerous.
  2. No public transport runs through Slugwash Lane
  3. Ruin look of the lane
  4. Get rid of green belt between Haywards Heath and village.
- (next to Rookhurst Cottages) I strongly oppose development on this site. It would be undesirable ribbon development that would erode the green belt separating Wivelsfield Green from Haywards Heath. It would also increase the traffic on what is already a dangerously busy lane. It would spoil the rural environment.
- Preferred site (alongside others - see comment against site 6 )
- Preferred site (alongside others – see comment against site 6)
- Support low grade infill as 8

### **Site 10 - Two plots adjacent to Site 2, Hundred Acre Lane.**

2 Comments for site – 6 comments against site

- Both acceptable small development
- Over development of this site.
- Why offer these sites as well as site 2. Building in the garden would create a crowded environment.
- Site at back and side. Issue of access to site at back. Over development of Coldharbour Farm.
- Entrance between Coldharbour Farm and Coldharbour Croft. Access – private property? Where would alternative entrance be?
- Access onto roadway or private driveway would be an issue.
- Support low grade infill
- These [along with site 2] are greenfield (or garden sites no 10). Development should be resisted.

### **Site 11 - Peak Nursery, Theobalds Road.**

3 Comments for site – 4 comments against site

- Theobalds Road is an unadopted single track road – where would vehicular access be to this site? Theobalds Road entrance is almost on the brow of a hill on Valebridge Road and is already a very busy road with traffic to and from Haywards Heath. Any increase in volume of traffic could lead to accidents and exist from Theobalds would be almost impossible.
- Theobalds Road is a single lane farm track with no capability to cope with increased numbers of cars. End of Theobalds Road has poor visibility with brow of hill and speed that cars come down Rocky Lane – into Valebridge Road. With H. Heath relief road being opened in July 2014 the traffic along Rocky Lane will only increase.
- Preferred site (alongside others - see comment against site 6 )
- Preferred site (alongside others – see comment against site 6)
- Support conversion of existing development

## NEIGHBOURHOOD PLAN SURVEYS

In April 2014 the Neighbourhood Plan Steering Committee issued two surveys to all 854 households in the Parish. The first survey document was the Neighbourhood Development Plan General Survey and the second survey was the Housing Needs Survey.

### Survey Responses Returned

<b>GENERAL NDP SURVEY</b>
<b>231 RESPONSES      27%</b>
<b>HOUSING NEEDS SURVEY</b>
<b>209 RESPONSES      24%</b>

The Steering Committee was very pleased with the high number of responses received indicating a good general interest by the community in the Neighbourhood Plan.

### General NDP Survey – Housing Questions

#### Key Findings

Just under half of those responding 101 (44.5%) indicated that they had lived in the Parish for 20 or more years, whilst 51 (22.5%) had lived there for between 11 and 20 years, 42 (18.5%) between 0 and 5 years and 33 (14.5%) for between 6 and 10 years.

The greatest number of people living in respondents households were those aged 26-50, with 151 (25.4%) falling into this category, whilst 130 (21.8%) were aged between 51 and 65, 88 (14.8%) between 66 and 75, 54 (9.1%) between 17 and 25, 52 (8.7%) between 11 and 16, 46 (7.7%) 76 and over, 40 (6.7%) between 5 and 10 and 34 (5.7%) aged between 0 and 4.

Just under half of those responding 100 (44.6%) indicated that they felt that the allocated minimum number of homes for Wivelsfield Parish over the next 15-20 years (30) was adequate, whilst 85 (38.0%) indicated that that it should be less than allocated minimum of 30, 29 (13.0%) that it should be more than 30 but less than 70 and 11 (4.9%) indicated a preference for more than 70.

With regard to allocating sites for new homes, of the 225 respondents completing the question:

- 164 or nearly three-quarters (72.3%) indicated a preference for the use of brownfield sites i.e. those previously used for commercial/building purposes
- 155 or just over two-thirds (68.9%) indicated that small infills on vacant plots within existing developments should be considered;

- 12 (5.3%) indicated no opinion;
- 11 (4.9%) indicated that greenfield development outside current building lines on the edge of Parish settlements should be considered;

With regard to the need for additional non-residential developments in the Parish e.g. offices, an overwhelming number of respondents 185 (85.7%) indicated that they thought that there was no need, whilst 31 (14.4%) indicated that there was a need.

When asked whether particular areas of the Parish should be protected from housing development, an overwhelming number of respondents 156 (79.2%) indicated that there were, whilst 41 (20.8%) indicated that there were not.

Just over two thirds of those responding 110 (62.2%) indicated that they would like to see housing and other community assets delivered via a Community Land Trust, whilst 67 (37.9%) would not.

Approaching two thirds of those responding 130 (63.1%) indicated that they would not welcome the development of more businesses locally, whilst 76 (36.9%) indicated that they would.

Just over three quarters of those responding 169 (76.5%) indicated that they do not run a business (or are self-employed) working from home, whilst 52 (23.5%) do.

Of the 42 respondents that completed the question and run a business (or are self-employed) working from home within the Parish:

- 29 (69.1) had other requirements
- 14 (33.3%) indicated a preference for small start up business premises
- 9 (21.4%) indicated a preference for meeting spaces with wi-fi facilities
- 7 (16.7%) indicated a preference for shared work/office space
- 6 (14.3%) indicated a preference for small start-up workshops

For detailed responses to the questions please refer to Appendix 1 Attached

## Conclusions

- There is an overwhelming preference, 72%, within the Parish to allocate brownfield sites for housing development
- Just under half of the respondents felt that the allocation of 30 houses for Wivelsfield Green was adequate
- Small developments were considered to be most likely sources of house plots
- Almost 86% of respondents considered there is no need additional non-residential developments in the Parish e.g. offices

## Recommendations

**The Housing & Development Focus Group will make recommendations on housing sites once the criteria for sites has been established. The setting of criteria is due to be considered by the Steering Group following the completion of the State of the Parish Report.**

# Household Needs Survey

## Affordable Housing Needs

### Summary of the Information

854 forms issued and 209 forms were returned and the trends obtained are summarised below.

- 100.0% of respondents currently have their main home in the parish.
- 51.7% of respondents currently own their own home without a mortgage.
- 86.4% of respondents currently live in a house.
- The most common size of residence currently occupied by respondents has 4 or more bedrooms (44.7%).
- 2.0% of respondents identified that their current home required adaptations in order for them to remain living in it.
- Of respondents completing the question: 99.4% currently live in the parish.
- 67.9% of respondents would support an affordable housing development of 15 units for local people in the Parish if there were a proven need.
- 12.4% of respondents would support the development of other housing within the parish. The most commonly supported forms of such housing would be semi-detached housing with 2/3 bedrooms.
- 9.8% of respondents knew of a household that would need to leave the parish in pursuit of affordable housing.
- 15.3% of respondents knew of a household that would need to leave the parish in pursuit of open-market housing

As part of the first section of the Survey indications were given as to suggested locations for Affordable and Market Housing. Preliminary analysis indicates a wide of locations throughout the village.

### Survey of Part 2 Results of the Housing Needs Questionnaire

A total of 33 respondents completed Part 2 of the Housing Needs Survey. Of these:

- A total of 15 households were identified as being in need of affordable housing, meeting the requirements of local connection, income and personal circumstances. 4 were located in Wivelsfield and 11 in Wivelsfield Green.
- 12 households that had completed Part 2 of the survey were excluded from the subsequent analysis on the basis that they had sufficient income to obtain housing via the open market, that their current home was adequate in meeting their current housing requirements or that they did not possess a sufficiently strong local connection to the parish. This made them ineligible for affordable housing and given that they did not express a desire for market housing, they were excluded from that analysis also.
- 6 households that completed Part 2 of the survey expressed a desire to obtain open market housing. 3 were located in Wivelsfield and 3 in Wivelsfield Green.

## Summary of Market Demand

With reference to the following table there are three tenants who wish to buy on the Open Market, two owners who wish to downsize and one owner wishes to upsize in the Open Market. With reference to the Report's Summary of this Table, the Focus Group believes that their conclusions drawn are not supported by the data.

**Table 9 - Summary of Market Demand**

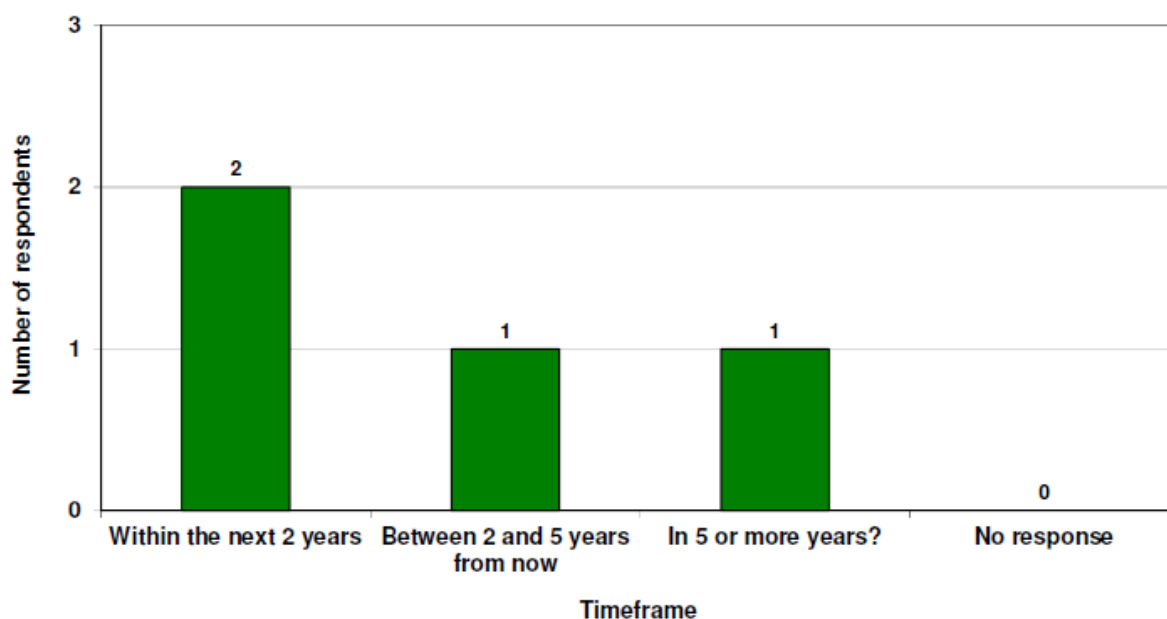
Type of Household	Age	Timeframe for move (years)	Income (£ 000s)	Savings (£ 000s)	Local Connection	Current tenure / type	Reasons for moving / type of accommodation needed
Family with children	40s	Up to 2 years	40+	?	Live in the Parish	Rent	Tenure – seeking to buy on open market (house or bungalow)
Couple	70s	?	N/a	?	Live in the Parish	Own 3 bed house	Need to downsize to 2 bed property
Family with children	30s	Up to 2 years	10-18	Up to 3,000	Live in the Parish	Own 3 bed house (OWM)	Need larger home (4 bed) – possible opportunity for shared ownership
Family with children	50s	Up to 2 years	10-18	?	Live in the Parish	Own 4 bed house	Divorce – need to down size and buy alternative property
Couple	50s	Between 2 and 5 years	40+	10+	Live in the Parish	Rent 4 bed house	Tenure – seeking to buy on open market
Couple	30s	Up to 2 years	40+	10+	Live in the Parish	Rent 1 bed house	Tenure – seeking to buy on open market

Note: OWM = own with mortgage

## Need for Affordable Housing

Four households identified themselves as being in need of Affordable Housing over the next 5 years as shown below. Of these four households, three were living with parents and one was renting from a Housing Association. Two respondents were on the Local Authority or Housing Association Register. Two of the households in need of affordable housing indicated a preference wanted to purchase a property on the open market, one to rent from a Housing Association and one was seeking a shared ownership property.

**Timeframe for moving amongst households in need**



## Affordability

- To enable an accurate calculation of the number of people that are in housing need and cannot afford to either purchase or rent on the open market, respondents were asked for their gross annual income and the amount of savings they have.
- Those respondents who have the highest income were still below the figure determined to be able to afford a property in Wivelsfield Parish.
- One household has an income below £24,999 per annum - which is the lowest level of income that would be considered eligible for shared ownership housing.
- Three households have an income of over £24,999 and are therefore eligible for shared ownership housing.

## Lewes District Council Housing Needs Register

LDC Housing Needs Register as at 31 March 2014 was examined to obtain a wider picture of the potential demands for Affordable Housing in the Wivelsfield Parish. The following table details the Register's applicants for different sizes of houses. It should be noted that the number shown in the column headed "Register" are new applicants who may or may not currently live in the Parish and therefore cannot be regarded as an accurate indication of an incremental total local housing need.

Similarly, the "Transfer" column may include applicants who already reside in Affordable Homes within the Parish and merely wish to upsize or downsize.

Even taking these figures as a maximum, the Wivelsfield Parish the Parish element represents less than 0.9% of the total District needs.

Housing Register @ 31 March 2014	1 Bedroom			2 bedroom			3 Bedrooms			4 Bedroom			5+ Bedroom			Total
Location	Register	Transfer	Total	Register	Transfer	Total	Register	Transfer	Total	Register	Transfer	Total	Register	Transfer	Total	
Wivelsfield	9	0	9	3	3	6	0	2	2	0	0	0	0	0	0	17
Total	806	225	1031	415	158	573	186	98	284	40	19	59	6	2	8	1955

## Conclusion – Housing Needs

The Housing Needs Report highlights that there are only four identified respondents with an Affordable housing requirement. One of these respondents is already living in a Housing Association property and there is only a need for a net three new Affordable properties over the next five years.

## Open Market Housing

### Property Prices in the District

The table below shows the Land Registry's average selling price for different types of open-market housing in the District between April and June 2013 (the latest data release).

From these figures the income required to purchase each type of property has been provided. This is calculated on the basis of a securing a 90% mortgage with a 3.5 x gross

income lending ratio. From this it can be seen that the lowest income required to purchase an average price flat in the District would be £46,218.

### Average House Prices in the District (by type)

Housing Type	Average Price	Income Required
All Housing	£280,369	£72,094
Detached	£387,084	£99,535
Semi-Detached	£246,336	£63,343
Terraced	£248,111	£63,799
Flat	£179,739	£46,218

Source: Land Registry (2013)

These figures provide an overview of the current status of house prices across the District (based

on sale prices). It should be noted that house prices may fluctuate at various times of year and between different geographical areas.

House prices in rural areas are also likely to be higher than the District-wide averages outlined above, largely due to the limited supply of property available for sale and the higher average size of such housing stock.

### Property prices in the Parish

A property search on [www.rightmove.co.uk](http://www.rightmove.co.uk) was also carried out to provide an indication of current prices of properties available in Wivelsfield Parish. Table 4 shows the lowest prices for open market properties on sale in Wivelsfield Parish and Table 5 shows the lowest prices for properties available to rent in the same area. The rental values for income required are based on monthly rents not exceeding 25% of an individual or households gross income.

From this search undertaken in June 2014, the household income required to afford to purchase the cheapest home on the market was £50,142 for a 1 bed flat in Plumpton Green (The property search was extended to 3 miles from the centre of the Parish due to a lack of properties marketed for sale).

### Lowest Current Property Prices

Property Type	Location	Lowest Price	Income Required
1 bed flat	Plumpton Green	£195,000	£50,142
2 bed terraced house	Bolnore	£214,950	£55,272
3 bed apartment	Bolnore	£290,000	£74,571
2 bed apartment	Plumpton Green	£299,950	£77,130
3 bed semi-detached house	Plumpton	£310,000	£79,714
4 bed detached house	Wivelsfield	£350,000	£90,000

From this search undertaken in June 2014 and based on current property prices, the household

income required to afford to rent an entry level home was £40,800 for a 2 bed flat in Bolnore. The property search was extended to 3 miles from the centre of the Parish due to a lack of properties marketed for rent).

### **Lowest Current Property Rental Prices**

<b>Property Type</b>	<b>Location</b>	<b>Lowest Price</b>	<b>Income required (@25% gross income)</b>
2 bed flat	Bolnore	£850 pcm	£40,800
2 bed flat	Lindfield	£985 pcm	£47,280
2 bed semi-detached	Ditchling	£1,550 pcm	£74,400
3 bed terraced	Lindfield	£1,050 pcm	£50,400
4 bed detached house	Plumpton Green	£1,750 pcm	£84,000

### **Conclusion – Open Market Housing**

As with much of the South of England the prospects for renting or purchasing homes on the Open Market is limited for families and individuals. The mean income in Wivelsfield Parish is just under £50,000 and the median income is £38,000. This compares with Lewes District figures of £36,500 and £28,500 respectively. ( Source East Sussex in Figures ).