



**Housing Needs Survey Report:
Wivelsfield Parish**

Commissioned by

Wivelsfield Parish Council

Survey undertaken in December 2024

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1. Introduction

1.1 Study context

- 1.1.1 This research was commissioned by Wivelsfield Parish Council to assess affordable housing need in the Wivelsfield Parish – the focus of this survey.
- 1.1.2 The study objectively assessed the current scale and nature of the need for affordable housing. It identified households whose housing needs were not currently being appropriately met, and who could not afford to meet them on the open market within the Wivelsfield Parish.
- 1.1.3 The Housing Needs Survey also identified households whose housing needs may be met on the open market within the Wivelsfield Parish. These households are those not eligible for affordable housing but who have a housing requirement. A breakdown of the housing preferences provided by these households is included within the report.

1.2 What is 'affordable housing'?

- 1.2.1 Affordable housing is that made available for people who cannot afford to rent or purchase properties on the open market. This occurs due to the gap that exists between the income / savings of individuals or households and that required to rent or purchase a property that meets their housing requirements in the specified locality.
- 1.2.2 Across the southeast there are particular issues of affordability because of high house prices – to rent or buy. This is most acute for people working in local typically low paid employment such as agriculture and service industries.
- 1.2.3 Affordable housing generally comprises of one of a range of housing products. These include Social rented housing (rented housing provided at rates significantly below market rents – circa 50% of open market rent), Affordable rented housing (generally provided at 80% of open market rent), Shared Ownership (part owned/part rented properties) and First Homes (new homes available for purchase at discounted rates). Affordable Housing (other than First Homes) is commonly owned and/or managed by Local Authorities and Housing Associations – also more formally known as Registered Providers.
- 1.2.4 Restrictions are generally put in place to govern who can access affordable housing. These typically relate to a household's level of income and savings as well as a household's relationship with a particular location.

This is commonly referred to as a 'Local Connection' and can limit access to those currently living in the same parish as the affordable housing or having done so previously, those with immediate family in the parish or to those who work in the parish.

- 1.2.5 The National Planning Policy Framework¹ (NPPF) 2023 - Annex 2 sets out the following definition of Affordable Housing:

'Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:'

- a) Affordable housing for rent
- b) Starter homes
- c) Discounted market sales housing
- d) Other affordable routes to home ownership

1.3 How is affordable housing need assessed?

- 1.3.1 An assessment of the levels of affordable housing need can be undertaken through the use of a housing need survey distributed to the households in a parish (or alternative spatial area). This captures information which may be used to determine whether individual households current housing needs are being met, and if not, if they are in need of, and eligible for, local affordable housing. This type of analysis provides a detailed snapshot of the level and type of need present when the survey was undertaken.
- 1.3.2 A local Housing Needs Survey gathers information on household make-up (e.g. single adult, family with children, older couple 65+ etc.), current housing type, tenure and circumstance, gross household income and savings, and details on a respondent's local connection to the area.
- 1.3.3 Eligibility for affordable housing is based on two main aspects. Firstly, that the current housing in which the individual/household resides is not adequate for their needs e.g. too few bedrooms or requires adaptation. Secondly, that they cannot afford an appropriate property which would meet their needs on the open market within the local area.
- 1.3.4 This is determined by comparing their financial information against the baseline rental or purchase costs for a property that would meet their current requirements.
- 1.3.5 In some cases, such as affordable housing specifically developed for a community and allocated through a local Lettings Policy, a local connection criteria is also applied to govern those who are eligible for it.

In this instance as well as being 'in need', a household would need to demonstrate that they possess a clear local connection to the area by either living there currently or having done so in the past, having close relatives (immediate family) who currently reside there, or by working within the area (parish).

1.4 How is affordable housing delivered?

- 1.4.1 Affordable housing can be delivered either on specific sites or as a proportion of a market development (where Local Planning Policy includes a threshold requiring a proportion of affordable homes to be provided) unless it can be proven that this would render the development unviable. It can also be delivered through the purchase of existing market housing – including property that requires renovation, which is subsequently either rented or resold on a shared ownership basis.
- 1.4.2 Traditionally affordable housing has been provided by local authorities and housing associations. Now, alternative methods of delivery can include housing provided via community led housing (CLH), where the community is much more involved in all aspects of the scheme. This community led approach involves local ownership and management for long term community benefit. Examples and more information can be found on the following websites: the Sussex Community Housing Hub service www.sussexcommunityhousinghub.org/ and Community Land Trusts Network www.communitylandtrusts.org.uk.
- 1.4.3 CLH provides the added benefit of being able to focus delivery on the housing needs of the immediate community – in particular, local income levels, and where there is a demonstrable local connection. The homes can be retained as affordable housing to meet local needs in perpetuity given the unique 'asset lock' provided by, typically, a Community Land Trust legal structure.

1.5 Community led housing enabling

- 1.5.1 Action in rural Sussex (AirS) is a registered charity (No.1035401) that has provided a housing enabling service in both East and West Sussex for over twenty five years.

The role of the housing enabler is to provide independent support, advice and information to councils and community groups in relation to the provision of affordable housing in their communities.

- 1.5.2 Action in rural Sussex has provided the Sussex Community Housing Hub service since 2017. A team of community led housing advisors and enablers is employed to provide technical advice and support to community led housing groups and projects. This enabling work also involves undertaking housing needs surveys.

1.6 Housing Needs Survey outputs

- 1.6.1 This study and report identifies the number of households highlighted by the Housing Needs Survey as needing and eligible for affordable housing locally.
- 1.6.2 A summary is also provided of households who are not eligible for affordable housing but who possess a market housing requirement.

- 1.6.3 The report does not make any detailed recommendations regarding the delivery of housing development (numbers, type, or tenure) to meet the need identified or their exact location. This is in itself a detailed process that will need to be undertaken separately.

1.7 Report structure

- 1.7.1 The remainder of this report provides a more detailed explanation of the process through which the assessment of housing need was undertaken, the methodology employed and the levels of housing need identified.
- 1.7.2 **Section 2** provides a brief overview of the study area. This includes an overview of the current structure of the housing stock in the study area and provides a broad context for the remainder of the report.
- 1.7.3 **Section 3** sets out the affordability of properties locally and uses this information to establish the baseline against which households' individual housing needs may be assessed.
- 1.7.4 **Section 4** includes detail on the methodology employed in relation to the Housing Needs Survey. This includes the number of survey forms completed.
- 1.7.5 **Sections 5** provides a breakdown of the responses to Part 1 of the survey which gathered views on local housing provision more generally.
- 1.7.6 **Section 6** gives an overview of the responses received to Part 2 of the survey. It identifies the number of households assessed as being in-need of affordable housing, and those households whose housing requirements are not currently being met, but who are not eligible for affordable housing.
- 1.7.7 **Sections 7 and 8** set out the analysis of the responses received to the survey in relation to the households in need of affordable housing, and those who are not eligible, but whose housing requirements are not currently being met.
- 1.7.8 **Section 9** presents a summary of the key survey findings.
- 1.7.9 The **Appendices** contain a copy of the Housing Needs Survey used in the study and a list of the potential development sites identified by respondents.

2. Overview of the study area

2.1 Geographic context

2.1.1 Wivelsfield Parish is located in the north western portion of Lewes District in East Sussex. It is some 9 miles north of the town of Lewes and approximately 5 miles to the east of the main north-south A23 road which heads north to Crawley and south to Brighton.

Across the county border in the neighbouring Mid-Sussex District council are Burgess Hill which lies 3 miles to the west and Haywards Heath which lies 3 miles to the north. The Parish contains three settlements; Wivelsfield, Wivelsfield Green and West Wivelsfield (referred to by Lewes District Council as 'Burgess Hill within Wivelsfield Parish'). The Parish lies in the Low Weald of the Weald and immediately north of the South Downs National Park

2.1.2 The parish covers approximately 10.8 sq. km. The north of the parish includes several woods and small farms south of Haywards Heath separated from the nucleus of the village to the south by the Pellingford Brook which is a tributary of the River Ouse that flows to Newhaven.

2.1.3 Services and features of note include the Village Green, Village Hall, Recreation Ground, Primary School (Wivelsfield) and Parish Church. Wivelsfield Post Office is in the village in the village shop. Burgess Hill and Haywards Heath provide a wide array of shops and services for those living in the parish as well as employment opportunities and access to leisure and recreational activities.

2.1.4 There is an 8th-century reference to the town as *Wifelesfeld*. Three Celtic habitation sites are along the east/west 'Long Ridge', north of Green Road. The parish still retains its agricultural air. It still has many rich woodlands, and a number of green lanes. The growth of settlement within the parish has centred around Wivelsfield Green, which straggles along the road to Chailey's North Common.

2.1.5 The settlements within Wivelsfield Parish are characterised by a wide range of housing forms

from detached bungalows to small terraces to large detached dwellings.

2.1.6 Rail links via Haywards Heath provide a direct rail link to Gatwick and London Victoria, London Bridge, London City etc. as well as links to Brighton, Eastbourne, Portsmouth and Southampton, providing services for commuters. Services to the south coast may also be accessed by the nearby Wivelsfield and Burgess Hill railway stations. Wivelsfield station is not situated in Wivelsfield Parish but located approximately 2 miles from the settlement of Wivelsfield Green

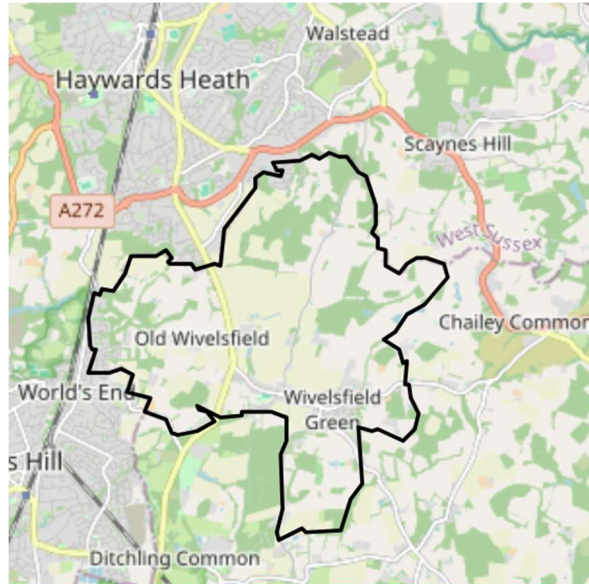


Figure 1 – Wivelsfield Parish Boundary (Source: 2021 Census)

2.2 Local planning context.

The Lewes District Council Local Plan and the National Planning Policy Framework provide strategic policy direction, including the number of new homes that need to be provided over the plan period, and where.

2.2.1 The Lewes Local Plan

The whole of the parish is covered by the local plan which sets out where future development will take place including new homes.

2.2.2 The Lewes District Local Plan Part 1 (LPP1): Joint Core Strategy - Adopted June 2016 (Updated 2018 and 2019)

The Lewes District Core Strategy forms 'Part 1' of the Local Plan.

The Affordable Housing Key Strategic Objective as set out in Core Policy 1 of the LPP1 is to ' *deliver the homes and accommodation for the needs of the district and ensure the housing growth requirements are accommodated in the most sustainable way*'.

Lewes District Council and the National Park Authority worked in partnership with other authorities from the Sussex Coast Housing Market Area to produce a Duty to Co-operate Housing Study. The capacity of the district to accommodate the level of housing growth, as well as any shortfall in neighbouring authorities' housing needs, is summarised below.

2.2.3 Spatial Policy 1

Provision of housing and employment land in the period between 2010 and 2030; a minimum of 6,900 net additional dwellings will be provided in the plan area (this is the equivalent of approximately 345 net additional dwellings per annum).

	(A) Total requirement	(B) Already developed in the plan period (April 2010 – April 2013)	(C) Units permitted, but not yet implemented (includes units under construction)	(D) Units considered deliverable having made sufficient progress through the planning process ¹⁷	(E) Unimplemented Local Plan allocations for housing ¹⁸	Residual requirement to plan for (A – B, C, D & E)
Housing (within the National Park)	Plan – wide requirement:	220	142	0	0	Plan – wide requirement:
Housing (outside of the National Park)	6,900	800	1131	183	102	4,322

Figure 2 – Housing to be planned for (Source: Lewes District Local Plan Part 1 Spatial Policy 1)

2.2.4 Spatial Policy 2 – Distribution of Housing

Between 2010 and 2030 the dwellings will be delivered as follows:

- An allowance for 600 dwellings to be permitted on unidentified small scale windfall sites during the plan period and subsequently delivered
- An allowance for 125 dwellings to be permitted on rural exception sites during the plan period and subsequently delivered.
- Housing to be delivered on strategic site allocations including Land at Greenhill Way, Haywards Heath (within Wivelsfield Parish) – 113 net additional units (this is in addition to the 62 units already granted permission at this site)
- Planned housing growth including in the settlements of Wivelsfield Green – a minimum of 30 net additional units, and Burgess Hill (within Wivelsfield Parish) – a minimum of 100 net additional units

Settlement (NP denotes it is in the National Park)	Completions (April 2010 – April 2015)	Commitments (as at 1 st April 2015)	Housing delivered on strategic sites	Housing to be delivered through subsequent allocations	Total
Edge of Haywards Heath (within Wivelsfield Parish)	0	62	113	0	175
Edge of Burgess Hill (within Wivelsfield Parish)	70	27	0	100	197
Wivelsfield Green	17	76	0	30	123

Figure 3 – Planned levels of housing growth by settlement – Does not account for windfall or rural exception sites (Source: Lewes District Local Plan Part 1 Spatial Policy 2)

The LPP1 sets out the settlement hierarchy in the district that was informed by the Rural Settlement Study. It identifies Wivelsfield Green as a Service Village which has a basic level of services and community facilities however possibly not a frequent public transport system. Although such a village has the overall provisions for the day-to-day need of its residents, it is reliant on the access to larger settlement nearby.

The settlement of Wivelsfield, just east of Wivelsfield Green has been identified as a Hamlet and as such has a population less than 100 and has a historic core but lacks social infrastructure.

2.2.5 The Lewes District Local Plan Part 2 (LPP2): Site allocations and development management policies – Adopted February 2020

The Site Allocations and Development Management Policies DPD provides the non-strategic policies in 'Part 2' of the Local Plan. This policy applies to Wivelsfield Parish as it lies outside the South Downs National Park boundary.

In separating the total housing growth LPP1 figure into National Park and non-National Park, the housing requirement figure for LPP2 (non-National Park) is 5,494.

At the time of publication of Part 2, much of the requirement had been met or identified. Taking this into account, LPP2 requirements for settlements in Wivelsfield Parish are as follows:

1. Edge of Burgess Hill (within Wivelsfield Parish) – 14 units to be allocated in LLP2
2. Wivelsfield Green – 34 units to be provided through the neighbourhood plan.

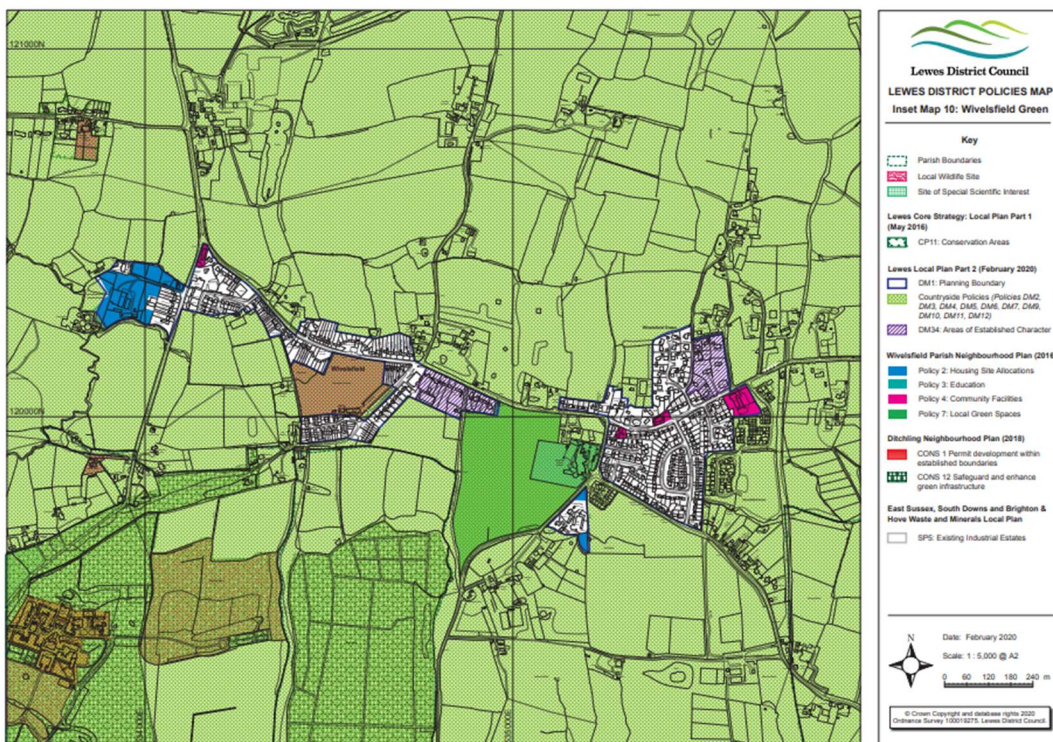


Figure 4 – Lewes District Policy Map – Wivelsfield Green

The following site allocation, Land at the Nuggets, is the remaining identified deliverable site in the 2018 SHELAA (Strategic Housing and Economic Land Availability Assessment) at the Edge of Burgess Hill delivering 14 net additional dwellings.

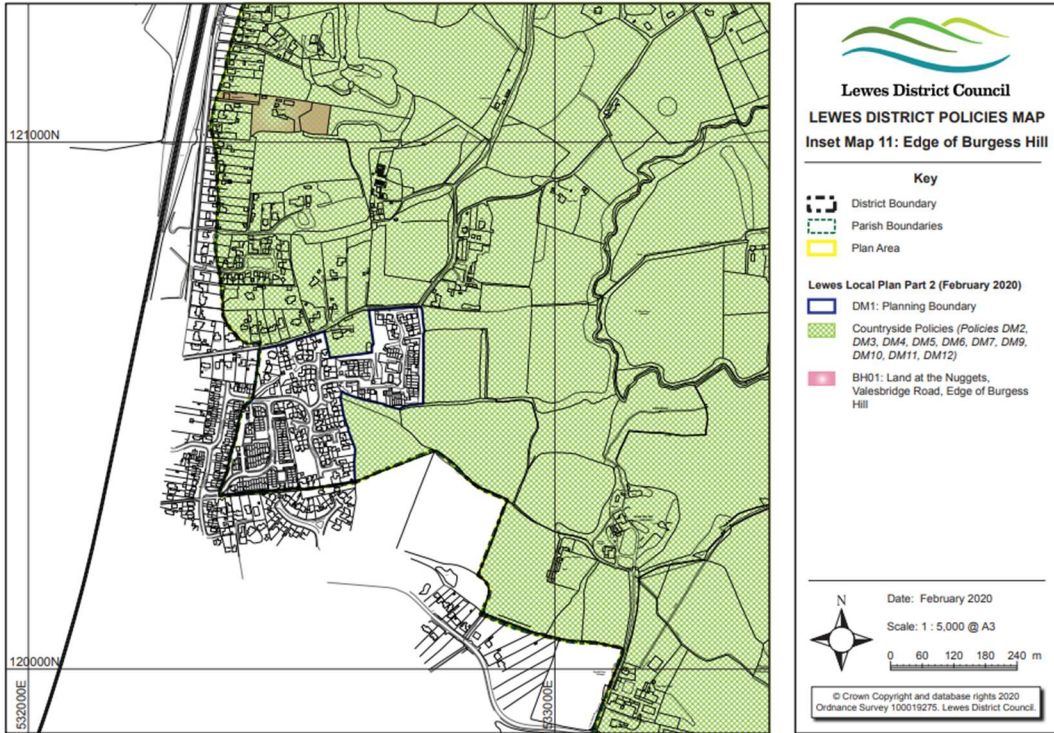


Figure 5 – Lewes District Policy Map – Edge of Burgess Hill

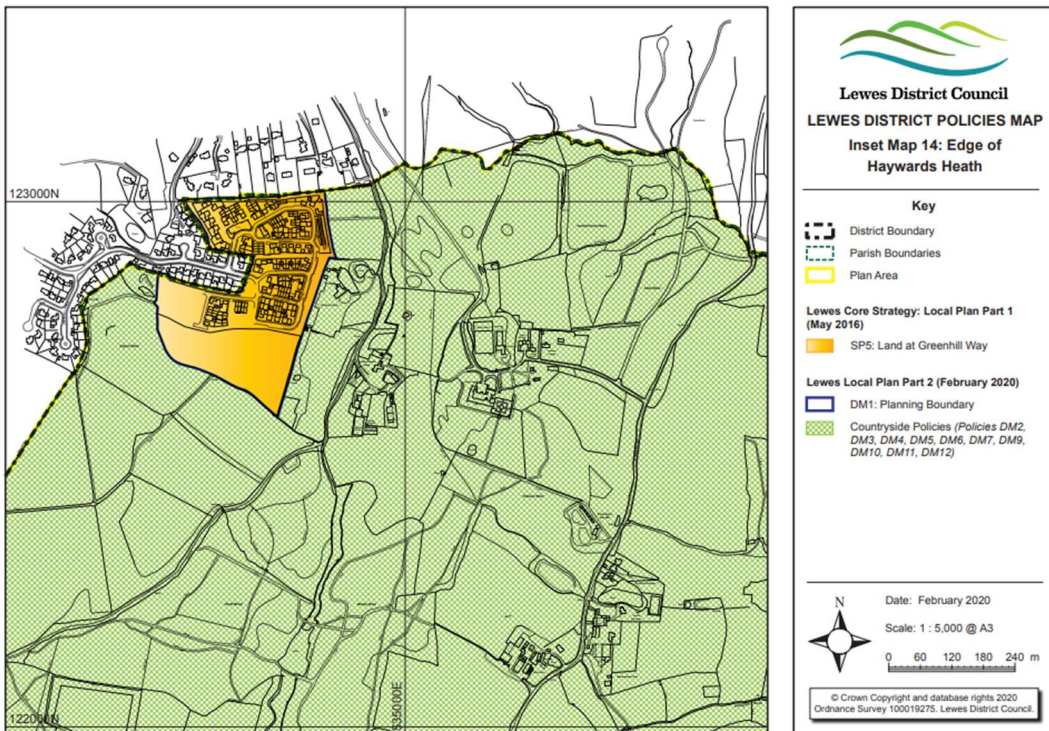


Figure 6 – Lewes District Policy Map – Edge of Haywards Heath

Policy BH01 - Land at The Nuggets, Valebridge Road

This site (1.1ha), as shown on figure 5 below, is allocated for residential development providing approximately 14 net additional dwellings subject to compliance with all appropriate development plan policies and the following criteria:

- a) Access, including provision for pedestrians and cyclists, to be provided from Valebridge Road;**
- b) Buildings reflect the local character in terms of mass, height and form;**
- c) Retention of boundary trees, where possible, to provide appropriate landscape buffer;**
- d) Tree surveys undertaken and appropriate measures, including proper buffers, are identified and implemented accordingly to mitigate potential adverse impacts on the Tree Protection Order group and Ancient Woodland (at least 15m buffer) on and/ or adjacent to site;**
- e) Development is subject to an appropriate assessment and evaluation of archaeological potential and mitigation measures implemented accordingly;**
- f) An ecological impact assessment is undertaken and appropriate measures identified and implemented accordingly to mitigate potential adverse impacts, either directly or indirectly, on biodiversity, including irreplaceable habitats. Development allows for the protection of biodiversity and enhancement;**
- g) Appropriate surface water drainage mitigation is agreed with the relevant body and local planning authority and implemented accordingly;**
- h) The development will provide connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water;**
- i) Development layout is planned to ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes.**

Figure 7 – Policy BH01 (Source: Lewes District Local Plan Part 2)

2.2.6 Lewes District Local Plan Part 2 Policy DM2 states that proposals for affordable housing to meet local needs, on Rural Exception Sites outside the planning boundaries (as defined on the Policies Maps) will be permitted where the following criteria are met:

- (1) the proposed development will assist in meeting an identified and genuine local need in terms of the sizes, types, and tenures of the dwellings;
- (2) the proposed development is within, adjacent to, or otherwise well related to an existing village or other settlement;
- (3) the scale and design of the development is appropriate to the nature of the settlement and will respect its character and setting;

(4) the affordable housing is made available to, and will be retained in perpetuity for, households with a local connection;

(5) the proposed scheme is subject to an appropriate legal agreement to ensure that it is able to be properly managed by a partner Registered Provider or other approved body;

(6) development proposals within 7km of the Ashdown Forest comply with Core Policy 10(3) of the Local Plan Part 1.

Policy DM2 also states that the inclusion of open market housing will not normally be supported unless it can be demonstrated that an affordable housing scheme that meets the above criteria would be unviable without cross-subsidy. In such exceptional circumstances, the amount of market housing must be lower than the amount of affordable housing and at the lowest proportion that will enable the delivery of significant affordable housing.

2.2.7 Emerging Lewes District Local Plan

Lewes District Council are currently consulting on a new local plan with the aim of providing the planning framework for their plan area to 2040. Consultation is open until 28th February.

In this phase of consultation, the draft policies are presented with an initial set of sites which are being considered for allocation. Lewes District Council have not yet completed evidence work to determine at what level development would be sustainable for villages in Tier 4 and below in the settlement hierarchy (i.e. Wivelsfield and Wivelsfield Green). These sites will be revisited, alongside others not included in this phase, as part of a second phase consultation later in 2025.

Until evidence work is completed, a 'housing requirement' figure with a full spatial distribution of the housing requirement cannot be set for the local plan.

The draft plan states that options which remain in consideration to deliver the required level of development include urban extensions to Burgess Hill and Haywards Heath, focussing growth at the most sustainable villages in the Low Weald and dispersing growth across all villages in the Low Weald.

2.2.8 Wivelsfield Parish Neighbourhood Plan (WPNP) 2015 - 2030: Final Version – September 2016

The Wivelsfield Parish Neighbourhood Plan ('made' in 2016) sets out a vision for the Parish and sets objectives on key identified themes including Housing & Development. Housing objectives include provision of a mix of dwelling types including particularly smaller dwellings for young families and older people wishing to downsize, and starter homes for younger people and key workers and also to provide some affordable homes for local people.

The strategic planning framework of the WPNP is the saved policies of the Lewes District Local Plan adopted in 2003.

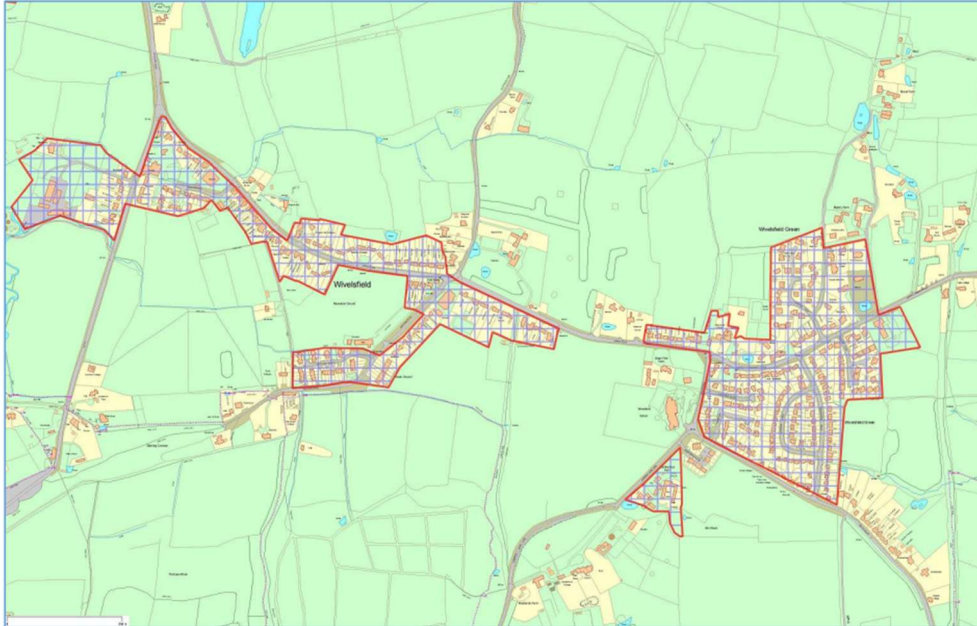


Figure 8. WNP Policies Map – Revised Development Boundaries

The Parish Council and local community objected to the proposals of LDLP1 Spatial Policy 2 for a minimum of 100 homes at Burgess Hill within the Parish. The WNP steering group therefore decided not to allocate sites for this development in the Neighbourhood Plan. In all other respects the policy accords with the vision of the LDLP1 and it seeks to accommodate the housing growth of LDLP1 Spatial Policy 2. This requires the planned growth of a minimum of 30 dwellings at Wivelsfield Green. In delivering this quantity of new homes, the policy will also enable most local housing needs to be met, which the 2014 Housing Needs Survey estimated to be 15 homes at that time.

All sites submitted by landowners were assessed against a set list of criteria, which can be found in Section 6 and 7 of the Site Assessment Report. WNP, favoured very small sites for new housing and the reuse of brownfield land was a priority of the local community. Given there was no available and suitable land identified for housing development within the 2003 boundary, the development boundary of the 2003 Local Plan Proposals Map was amended to provide for the sites allocated in Policy 2 of the WNP including the only available brownfield site on the edge of the village at Springfield Industrial Estate (see figure 8).

WNP Policy 2 supports development proposals for housing at the following sites, as shown on the Policies Map, subject to them having regard to the development principles outlined in the Neighbourhood plan:

- i. Land at Springfield Industrial Site, West of B21 12 - approximately 30 dwellings of a mix of predominantly 2 and 3 bed homes for younger and downsizing households, including affordable homes in accordance with development plan policy (see figure 9)
- ii. The First Site on Land at Hundred Acre Lane - approximately 2 dwellings (see figure 10)
- iii. The Second Site on Land at Hundred Acre Lane - approximately 2 dwellings (see figure 10)



Figure 9: Plan I WNP Policies Map – Allocated Sites – Springfield Industrial Estate

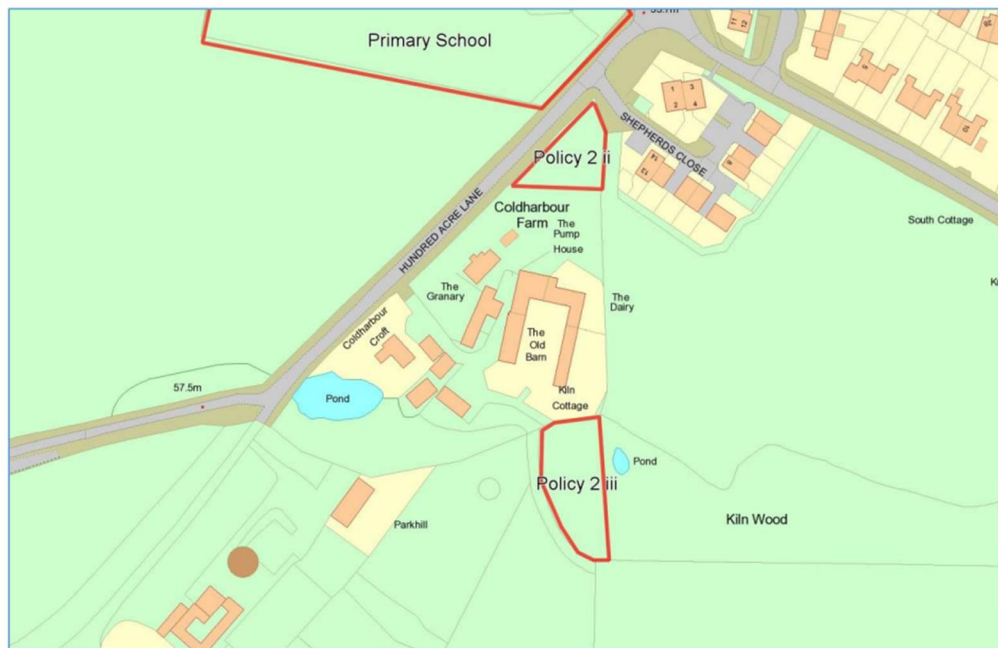


Figure 10: Plan J WNP Policies Map – Allocated Sites – Hundred Acre Lane

All of the housing site allocations will be required to adhere to the Lewes development plan policy on the provision of affordable housing.

The Parish Council carried out a review of the neighbourhood plan in 2021 and concluded that the plan had been effective in shaping development in the parish and noted that there were no amendments to Policies arising from the review.

2.2.9 Affordable housing being developed in the parish

Two developments, the Elivia Homes Development on South Road and the Cala Homes Development on Ditchling Road have commenced or are currently under construction in Wivelsfield Parish. Between they will be

providing 56 affordable homes (31 affordable rented, 14 First Homes and 11 shared ownership). However, these will be distributed via the district allocation policy and may not be accessible to or suitable for those identified as being in need of affordable housing in this survey.

2.3 Census 2021: population, employment, and education

2.3.1 Using Office for National Statistics Census data the profile of key population indicators for Wivelsfield Parish and the Lewes District were compared.

2.3.2 The 2021 Census identified a population of 2,958 people living in the Wivelsfield Parish.

2.3.3 The 2021 Census identified that the largest proportion of the population in the Wivelsfield Parish was aged 16 to 64 (63%), slightly higher than in Lewes District (57%).

The second largest proportion, those of school age (0 to 15), stood at 21% in Wivelsfield, somewhat higher than the 17% across Lewes District.

The proportion of the population of retirement age (65 years +) was recorded at 16% in Wivelsfield, significantly lower than the district - 26%.

Table 3 - Population in the Parish of Wivelsfield compared to Lewes District.

Age Range	Wivelsfield Parish (2021)		Lewes District 2021	
	No.	%	No.	%
Aged 0 to 15	631	21%	16,685	17%
Aged 16 to 64	1,871	63%	56,761	57%
Aged 65 +	456	16%	26,461	26%
TOTAL	2958	100.0	99,907	100.0

(Source: Census 2021)

2.3.4 In terms of qualifications, the percentage of the population aged over 16 with no qualifications was 10% in Wivelsfield, markedly less than the 16% across the Lewes District. The Census highlighted a somewhat higher proportion of higher qualifications (at Level 4 and above) in Wivelsfield – 41%, compared to 35% across the Lewes District.

2.3.5 As highlighted in Table 4 below, the Census identified Wivelsfield as having considerably more people with higher income occupations than across the Lewes District and marginally less of the lower income occupations.

2.3.6 The Census highlighted that across the Wivelsfield Parish 69% of the working age population excluding full time students were employed (full time / part time / self-employed) whereas this figure was 55% for the Lewes District. There was a much lower proportion of the population –

29%, economically inactive in Wivelsfield, compared to the 44% across the Lewes District.

Table 4 – Occupation type comparison between the Wivelsfield Parish and Lewes District.

Occupation Category	Wivelsfield Parish - %	Lewes District - %
Managers, directors, and senior officials	20%	15%
Professional occupations	24%	20%
Associate professional and technical occupations	17%	14%
Administrative and secretarial occupations	9%	9%
Skilled trades occupations	8%	12%
Caring, leisure and other service occupations	7%	10%
Sales and customer service occupations	6%	7%
Process, plant, and machine operatives	4%	5%
Elementary occupations	5%	8%
TOTAL	100%	100%

(Source: Census 2021)

2.4 Census 2021: housing type

- 2.4.1 The 2021 Census identified 1,169 households in the Wivelsfield Parish.
- 2.4.2 The Census data indicates that in 2021 the housing type in the Wivelsfield Parish, compared to the Lewes District comprised of a significantly higher proportion of larger (potentially more expensive) homes.
- 2.4.3 The greatest proportion of households in Wivelsfield occupied houses / bungalows – 91%, compared to 80% across the Lewes District.
- 2.4.4 The proportion of households in Wivelsfield living in flats, maisonettes or apartments was 8%, compared to 19% across the Lewes District, a significantly lower proportion of smaller (potentially cheaper) homes.

Table 5 – Housing type comparison between the Wivelsfield Parish and Lewes District.

Housing Type	Wivelsfield Parish 2021		Lewes District 2021	
	Number	%	Number	%
House or Bungalow	1,067	91%	35,137	80%
Flat, Maisonette or Apartment	97	8%	8,209	19%
Caravan or other mobile or temporary structure	5	1%	343	1%
TOTAL	1,169	100%	42,102	100

(Source: Census 2021)

2.4.5 Of the total number of homes, there were 23% one and two-bedroom (potentially cheaper) properties in Wivelsfield, compared to 39% across the Lewes District.

Table 6 – Bedroom size comparison between the Wivelsfield Parish and Lewes District.

Bedroom Sizes	Wivelsfield Parish 2021		Lewes District 2021	
	Number	%	Number	%
1 Bedroom	55	5%	4,751	11
2 Bedrooms	210	18%	12,440	28
3 Bedrooms	453	39%	16,582	38
4 + Bedrooms	450	38%	9,915	23
TOTAL	1,168	100%	43,688	100%

(Source: Census 2021)

2.5 Census 2021: housing tenure

2.5.1 At the time of the Census some 76% of the homes in Wivelsfield were owner occupied, compared to 70% in the District generally.

2.5.2 There was a comparable proportion of Social Rented Housing in Wivelsfield – 10%, and 11% in Lewes District.

2.5.3 At 8%, the proportion of private rented homes in Wivelsfield was significantly lower than across the district – 17%.

Table 7 - Housing tenure in the Wivelsfield Parish and the Lewes District.

Household Tenure	Wivelsfield Parish 2021		Lewes District 2021	
	Number	%	Number	%
Owned	898	76	31,073	70
Shared ownership	58	5	410	1
Social rented	116	10	4,774	11
Private rented	91	8	7,384	17
Lives rent free	2	1	47	1
TOTAL	1,165	100.0	43,688	100.0

(Source: Census 2021)

3. The Property Market & Housing Affordability

3.1 Current Property Values in the Lewes District

3.1.1 The table below shows the UK House Price Index's average selling prices for different types of open-market housing across the Lewes District in October 2024. These provide an indication of the levels of house prices within the District that those seeking to purchase a property on the open market can expect to pay, providing an important context for those people seeking housing in Wivelsfield.

Table 8 - Average house prices in the Lewes District.

Housing Type	Average Price	Deposit Required (10% of total value)	Gross Household Income Required ²
All Housing	£371,701	£37,170	£95,580
Detached	£556,329	£55,633	£143,056
Semi-Detached	£392,114	£39,211	£100,829
Terraced	£319,119	£31,912	£82,059
Flat	£199,783	£19,978	£51,373

Source: UK House Price Index - Average Price in Lewes District – October 2024

3.1.2 From these figures we have calculated the annual gross household income required for a new home buyer to purchase each type of property. This is calculated on the basis of securing a 90% mortgage (i.e. an upfront 10% deposit) with a 3.5 x gross income to lending ratio.

From this it can be seen that the lowest income required to purchase the cheapest average priced market property in the District (a flat) would be £51,373.

3.1.3 These figures provide an overview of the current status of house prices across the District (based on sale prices). It should be noted that property prices may fluctuate during the course of the year and between different geographical areas. Variations may also exist between properties of similar type or size.

3.1.4 Property prices in some locations can be higher than the district-wide averages outlined above, largely due to the limited supply of properties available for sale combined with high levels of demand. Fluctuations may also arise from the limited availability of smaller properties such as flats, maisonettes and properties with fewer bedrooms, which increase the average size and potentially the average costs.

² Based on 10% deposit and 3.5 times gross household income

3.2 Incomes in the Lewes District

- 3.2.1 The Annual Survey of Hours and Earnings³ (Office for National Statistics) found the 2024 average (mean) gross income in Lewes District was £34,303 and the mid value (median⁴) gross income was £28,359 per year.
- 3.2.2 To buy an entry level property (a flat) based on the average district property prices above (assuming a 10% deposit and a 90% mortgage), the income required would be £51,373. This is £17,070 higher than the average (mean) gross income, and £23,014 higher than the mid value (median) gross income. The purchaser would also need to have savings for a deposit of £19,978.
- 3.2.3 This highlights an affordability issue for over half local wage earners.

3.3 Current property prices

Property to purchase: Baseline prices

- 3.3.1 In order to develop a baseline of the affordability of property within the Parish, sale price information was gathered across the last 24 months for 67 properties sold in the vicinity of Wivelsfield. This information was taken from [rightmove.co.uk](https://www.rightmove.co.uk) and is based on prices paid at the time of sale (provided by the Land Registry).
- 3.3.2 Sale price information was captured based on property size (i.e. number of bedrooms), rather than on the housing type (e.g. detached house or flat) as affordable housing need is generally assessed based on the number of bedrooms required rather than property type. Similarly, the number of bedrooms is generally the single most important feature for those seeking alternative market accommodation.
- 3.3.3 In order to assess affordable housing need, the lower quartile average property sale prices were calculated and used.
- 3.3.4 The affordability of properties with different numbers of bedrooms was calculated using a standard 90% (of property value) mortgage, with a 10% upfront deposit contribution. The annual gross household income required was calculated on the basis that the mortgage requirement would represent a 3.5x income to value multiplier. The results are set out in Table 9 below.

3

<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/datasets/placeofresidencebylocalauthorityshetable8>

⁴ The median income is the income amount that divides a population into two equal groups, half having an income above that amount, and half having an income below that amount. The 2023 ASHE survey does not contain the median figure.

Table 9 – Lower quartile average property sale prices.

Housing Size	Average Price	Deposit Required (10% of total value)	Gross Household Income Required
1 bed	£190,000	£19,000	£48,857
2 bed	£282,000	£28,200	£72,514
3 bed	£342,300	£34,230	£88,020
4 bed	£514,250	£51,425	£132,236
5+ bed	£605,500	£60,550	£155,700

Source: Rightmove/Land Registry (2025)

Property to rent: baseline prices

- 3.3.5 Rental costs were calculated by identifying the lowest price property of each bedroom size being marketed for rent within the vicinity of Wivelsfield at the time of compiling this report (January 2025).
- 3.3.6 The annual gross household income required for rental costs are determined based on the assumption that the proportion of the income spent on direct housing costs should not exceed 30% of the annual gross household income. The results are set out in Table 10 below.

Table 10 - Lowest property rental prices.

Housing Size	Baseline monthly rental (per calendar month)	Gross Household Income Required
1 bed*	£1,050	£42,000
2 bed	£1,300	£52,000
3 bed	£1,550	£62,000
4 bed	£2,100	£84,000
5+ bed*	£3,300	£132,000

Source: Rightmove (2024).

Note*: All figures are based on properties on the market at the time of writing the report, which accounts for some variation.

Key conclusions on market prices.

- 3.3.7 Overall, our analysis concluded that property prices / rental costs indicate for an entry level one bedroom property a gross annual household income requirement of £42,000* to rent privately, and £48,857 to buy – plus the purchaser would need to have savings for a deposit of £19,000. *Based on the property available at time of survey.
- 3.3.8 We used the calculations in Tables 9 and 10 above of gross household income and savings required to purchase / rent privately, to determine which households need affordable housing to rent / shared ownership, and those able to afford a market solution to meet their housing requirements.

4. The Wivelsfield Housing Needs Survey

4.1 The Survey

- 4.1.1 The Housing Needs Survey (see **Appendix 1**) was promoted to the households living in the parish by the Parish Council.
- 4.1.2 The survey form was issued to a list of **1179** households in the Wivelsfield Parish provided by Lewes District Council, by direct mail together with a prepaid return envelope. Residents were given an online completion option – via Survey Monkey, which was highlighted both on the survey form and through local promotion.
- 4.1.3 A two-week period for completion was given, with a stated deadline for survey responses of 16th December 2024. An additional three-week period was allowed in order to capture late entries.
- 4.1.4 A total of **296** forms were received of which **294** were completed. Of the 294 completed forms – **169** were by post and **125** were online.
- 4.1.5 This represents an overall response rate of **25%** - a good response rate for a survey of this nature.
- 4.1.6 Part 1 of the survey received **294** responses, and **30** completed responses were assessed in relation to Part 2.

5 Key findings from the survey: Part 1 responses

- 5.1 This section of the report provides an overview of the responses that were received to Part 1 of the Housing Needs Survey, which was open to completion by all recipients of the survey.
- 5.2 It is followed in the next section by the results of the analysis of those respondents that completed Part 2 of the form and were assessed as meeting the local connection, income and circumstantial criteria required to be determined as in need of affordable housing. Reference is made in that section to those completing Part 2, but who did not meet the affordable housing criteria and require market housing.
- 5.3 The responses to the questions in Part 1 were as follows:

Q.1 Is this property your main place of residence?

Yes	No	No response
291 (99%)	2 (0.7%)	1 (0.3%)

Q.2 Has any member of your family had to leave, or been unable to return to the Wivelsfield Parish in the last few years due to difficulty in finding an affordable home locally?

Yes	No	No response
13 (4.3%)	279 (95%)	2 (0.7%)

Q.3 Would you be in favour of a development of market housing within the parish if there were a proven need?

Yes	No	No response
73 (25%)	218 (74%)	3 (1%)

Q.4 Would you be in favour of further development of affordable housing for rent / shared ownership for local people within the parish if there were a proven need?

Yes	No	No response
158 (54%)	133 (45%)	3 (1%)

Q5. Would you like to see housing delivered via a local community organisation?

Yes	No	No opinion	No response
132 (45%)	69 (23%)	85 (29%)	8 (3%)

Q.6 Can you suggest any sites in the parish where a small new development of affordable housing could be built?

There were **32** site suggestions – listed in **Appendix 2**

Q.7 Would you like to find out more about how locally affordable housing can be provided?

26 respondents would like more information.

Q.8 Would you like more information?

14 respondents requested more information

5.4 In summary, responses to Part 1 suggest:

- There is a majority - **54%**, in support of local affordable housing provision if there is a proven need.
- Thirteen respondents - **4%** had experienced a member of their family having to leave or been unable to return to Wivelsfield in the last few years due to difficulty in finding an affordable home locally.
- Nearly half those responding - **45%** would like to see community led housing provision.
- The majority of local people - **74%** are opposed to more open market homes, even if there is a proven need.
- There were **32** responses to Question 6 referencing sites – the most common suggestions were land opposite Morrisons, Springfield, and Charters Gate.

6 Key findings from the survey: Part 2 responses

- 6.1 Part 2 of the survey was completed by those respondents who indicated that their current home was unsuitable for their household's needs.

A total of **30** responses were received in relation to Part 2 of the Housing Needs Survey.

- 6.2 Of the **30** completed and assessed responses:

A total of **20** households were assessed as needing affordable housing. This was due to their current housing requirements not being met, their local connection, and because their income and personal circumstances meant that they could not afford a suitable market property in the Wivelsfield Parish.

Ten households responding to Part 2 of the survey were identified as not needing affordable housing, as they did not meet the appropriate criteria. Their income / savings and housing circumstances meant that they were assessed as being able to purchase or rent on the open market.

- 6.3 Section 7 provides an overview of the responses received from households identified as being in need of affordable housing within the parish. This information represents responses to the Housing Needs Survey and does not include any additional information from the Local Authority or any Housing Association Housing Register.
- 6.4 Section 8 provides an overview of the responses received from those households ineligible for affordable housing but who possessed a housing requirement or preference for market housing.
- 6.5 Section 9 summarises the key findings from the survey.

7 Summary of affordable housing need

7.1 Households in need

7.1.1 A total of 20 households were identified through the survey and subsequent assessment as needing affordable housing. This was on the basis that their current housing does not meet their requirements; they cannot afford to either purchase or rent a suitable market property that meets their current requirements (based on bedrooms required) and all have a local connection to the parish.

7.2 Households characteristics

7.2.1 The largest classification of households in need of affordable housing was single adults (aged 18+) - 8 (40%). This was followed by adult / family with children (aged under 18) – 6 (30%), and adult couple (aged 18-64 -no children) – 4 (20%). The balance being a single older person (aged over 65) – 1 (5%), and an older couple (aged over 65) - 1 (5%).

Table 11 - Breakdown of the make-up of households in affordable housing need.

Household type	Number	Percentage
A single adult (aged 18+)	8	40%
A single older person (aged over 65)	1	5%
An adult couple (aged 18 - 64 - no children)	4	20%
An adult/family with children (aged under 18)	6	30%
An adult/family with children (aged over 18)	0	0%
An older couple (aged over 65)	1	5%
Other	0	0%
No response	0	0%
Total	20	100%

7.2.3 Six (30%) of all the households had children.

7.2.4 Of these households, the largest proportion had two children – 4 (66%). One household had one child (17%), and another household had three children (17%).

Table 12 – Breakdown of children numbers in households in affordable housing need.

Number of children	Number of responses	Percentage
1	1	17%
2	4	66%
3	1	17%
4	0	0%
5+	0	0%
No response	0	0%
Total	6	100%

7.3 Current tenure

- 7.3.1 The current tenure of those households identified as in need of affordable housing comprised mainly of 9 (45%) households who were living with parents/friends/family.
- 7.3.2 Six (30%) of the households rent privately.
- 7.3.3 Three households (15%) were housing association tenants and may be able to address their housing needs by transfer or mutual exchange to another housing association or local authority property.
- 7.3.4 One respondent (5%) lived in a shared ownership property and may be able to resolve their housing need by purchasing another smaller shared ownership property.
- 7.3.5 One household (5%) was in lodgings.

Table 13 – Current form of tenure of those in affordable housing need.

Tenure	Number of responses	Percentage
Live with parents/friends/family	9	45%
Owens a property with a mortgage	0	0%
Owens a property with no mortgage	0	0%
Lives in Tied Accommodation	0	0%
Lives in a Shared Ownership property	1	5%
Rent privately	6	30%
Rent it from a Housing Association	3	15%
Rent it from a Local Authority	0	0%
Other - Lodgings	1	5%
No response	0	0%
Total	20	100%

7.4 Reasons for moving

- 7.4.1 The most common reason identified in the survey for households seeking to move was the need to set up an independent home – 9 (45%),
- 7.4.2 For 3 (15%) of households the reason given was that the current home is expensive to run/maintain. A further 3 (15%) need a larger home (i.e. more bedrooms).
- For 2 (10%) of households there was a change in circumstances (e.g. divorce).
- 7.4.3 Other reasons given included: Current rent/mortgage is unaffordable - 1(5%), One (5%) responded that they need a home for the future.

Table 14 - Breakdown of reasons for moving by households in need of affordable housing.

Reason for moving	Number of responses	Percentage
Need to set-up independent home	9	45%
Need a larger home (i.e. more bedrooms)	3	15%
Need to be closer to carer or dependent	0	0%
Current home expensive to run/maintain	3	15%
Changing circumstances (e.g. divorce)	2	10%
Need to be closer to employment	0	0%
Current rent/mortgage is unaffordable	1	5%
Need an adapted home	0	0%
Need a more manageable home	0	0%
Need better access to public transport	0	0%
Need a smaller home	0	0%
Want a more secure form of tenure	0	0%
Other – 'home for the future'	1	5%
No response	1	5%
Total	20	100%

7.5 Local connection

7.5.1 20 households identified at least one local connection with the parish, either via their residence, employment, relatives or as a previous resident.

7.5.1 Of those households identified as needing affordable housing, 17 live in the Wivelsfield Parish.

7.5.2 9 respondents identified a family connection to the parish.

7.5.3 3 respondents work in the parish.

7.5.4 4 respondents indicated that they had previously lived in the parish.

Table 15 – Local Connection of households in need of affordable housing.

Local Connection	Number of responses
Live in the parish	17
Work in the parish	3
Have relatives in the parish	9
Previously lived in the parish	4

Please note respondents often indicate more than one connection and so the numbers reflect the number of responses to the question, rather than the number of respondents overall.

7.6 Income and savings

- 7.6.1 Nineteen households (95%) were earning less than £35,000 compared to the average (mean) gross income in the Lewes District of £34,303 - as identified in Section 3.
- 7.6.2 All 20 households (100%) had incomes below £40,000. As identified in Section 3, this is below the minimum required to rent or purchase a one-bedroom property on the open market.
- 7.6.3 Three households had savings of more than £19,000 – the minimum level of deposit identified above as being required to purchase a one-bedroom property, but insufficient income to sustain a mortgage.
- 7.6.4 All 20 respondents were assessed as having insufficient income / savings to afford the size of home – either private rented property or home for sale, required to meet their housing need. As detailed in Section 3 this assumes direct housing costs should not exceed 30% of the annual gross household income.

Table 16 – Gross annual income of households in need of affordable housing.

Gross Annual Household Income	Number of responses	Percentage
Less than £9,999	1	5%
£10,000 to £14,999	2	10%
£15,000 to £19,999	3	15%
£20,000 to £24,999	4	20%
£25,000 to £29,999	5	25%
£30,000 to £34,999	4	20%
£35,000 to £39,999	1	5%
£40,000 to £44,999	0	0%
£45,000 to £49,999	0	0%
£50,000 to £54,999	0	0%
£55,000 to £60,000	0	0%
£60,000+	0	0%
No response	0	0%
Total	20	100%

- 7.6.5 Seven of the 20 households were assessed as potentially being able to afford a shared ownership property (assuming a 10% deposit, 90% mortgage, and a 30% equity purchase). This would be dependent upon the nature of the shared ownership scheme, and a detailed assessment of income / outgoings and mortgage eligibility.

Table 17 – Savings of households in need of affordable housing.

Savings	Number of responses	Percentage
No savings	6	30%
Less than £3,000	3	15%
£3,001 - £5,000	3	15%
£5,001 - £10,000	2	10%
£10,001 - £15,000	2	10%
£15,001 - £20,000	1	5%
£20,001 - £25,000	1	5%
£25,001 - £30,000	0	0%
£30,001 - £35,000	1	5%
Over £35,001	1	5%
No response	0	0%
Total	20	100%

7.7 Preferred tenure

7.7.1 The survey offered respondents the opportunity to identify their preferred housing tenure to occupy. Of the 20 households in need of affordable housing, buying on the open market was the most preferred option by 6 (30%) of households.

7.7.2 This was followed by closely by 5 (25%) who would prefer renting from a local community organisation.

5.7.3 Renting from a housing association or local authority was preferred by - 4 (20%) of respondents.

5.7.4 Of the remainder, 3 (15%) preferred shared ownership, and 1 (5%) renting from a private landlord.

Table 18 - Preferred tenure of households in need of affordable housing.

Tenure	Number of responses	Percentage
Renting from a local community organisation	5	25%
Renting from a Housing Association or Local Authority	4	20%
Renting from a private landlord	1	5%
Shared ownership	3	15%
Buying on the open market	6	30%
Other	0	0%
No response	1	5%
Total	20	100%

7.8 Accommodation required

7.8.1 The survey asked respondents to identify their preferred type of accommodation. Many identified a clear preference for a house. However, in assessing the applicant's circumstances many of those expressing a preference for a house, could be adequately housed in a flat.

7.8.2 The table below summarises the type of accommodation that would meet the housing need of respondents.

Table 19 – Required accommodation of households in need of affordable housing.

Required Accommodation	1 Bed	2 Beds	3 Beds	4 Beds	Total
House	0	4	1	1	6
Bungalow	2	0	0	0	2
Flat/bedsit/maisonette	10	0	0	0	10
Sheltered/Retirement Housing	1	0	0	0	1
Unclear type	1	0	0	0	1
Total	14	4	1	1	20

7.8.3 The number of bedrooms required (see Table 19 above) represents what is needed to adequately accommodate the households identified as needing affordable housing. This is based on the make-up of each household, and an assessment of their requirements based on their current circumstances, rather than the individual household preference.

7.8.4 The largest proportion of respondents – 14 (70%) of the households identified as in need of affordable housing required a one-bedroom property. This was followed by two bedroom - 4 (20%), three bedroom – 1 (5%), and four bedroom -1 (5%).

7.9 Preferred Location

7.9.1 Respondents were asked to identify where they needed to be housed.

7.9.2 A number selected more than one location. The main preference was Wivelsfield Green, closely followed by Wivelsfield.

Table 20 – location where housing is required by households in need of affordable housing.

Preferred Location			
North Wivelsfield (near Haywards Heath)	7	Wivelsfield	9
West Wivelsfield (near Burgess Hill)	6	Wivelsfield Green	10
Other:			
Any – 3			
Haywards Heath - 1			

Please note respondents often indicate more than one location and so the numbers reflect the number of responses to the question, rather than the number of respondents overall.

7.10 Housing Register

7.10.1 Of the 20 households identified as being in need of and eligible for affordable housing, 5 (25%) indicated that they were currently on a Local Authority or Housing Association register or waiting list for a home to rent.

7.10.2 One (5%) of respondents stated that they were currently on a Local Authority or Housing Association register or waiting list for shared ownership.

7.11 Time frame for moving

7.11.1 Whilst the assessment of need was based on the current circumstances of the identified households, an opportunity was provided to specify a preferred time frame for any move. As shown below in Table 21, the vast majority of responses 16 (80%) indicated that this would be required housing immediately or within the next two years. Of the remainder, 2 households (10%) indicated a preference to move between two and five years from now, and 2 (10%) indicated a need between 5 and 10 years from now.

7.11.2 Time frames reflect respondents' answers, which are a combination of when they would like to move, as well as a realistic recognition of when they feel that they are likely to be able to facilitate a move.

Table 21 - Preferred time frame for move by households in affordable housing need.

Time frame	Number of responses	Percentage
Now or within the next 2 years	16	80%
Between 2 and 5 years from now	2	10%
Between 5 and 10 years from now?	2	10%
No response	0	0%
Total	20	100%

7.12 Specialist requirements

7.12.1 Respondents were invited to state if there was a need for ground floor accommodation, sheltered housing, housing with support services, or residential care.

7.12.2 Three households indicated a need for ground floor accommodation.

7.12.3 One household required housing with support services.

7.12.4 One household indicated a need for residential care.

8 Summary of market preferences

8.1 Market housing need

8.1.1 Ten households were identified by the survey as seeking or being suitable for market housing, either as an alternative to the housing which they currently occupy or due to their ineligibility for affordable housing.

8.2 Households characteristics

8.2.1 Of the 10 households requiring market housing, the largest household type was adult couple (aged 18 - 64 - no children) – 6 (60%).

8.2.2 This was followed by adult/family with children (aged under 18) – 2 (20%).

8.2.3 The other households comprised of single older person (aged over 65) – 1 (10%), and an older couple (aged over 65) – 1 (10%).

Table 22 - Breakdown of the make-up of households requiring market housing.

Household type	Number of responses	Percentage
A single adult (aged 18+)	0	25%
A single older person (aged over 65)	1	10%
An adult couple (aged 18 - 64 - no children)	6	60%
An adult/family with children (aged under 18)	2	20%
An adult/family with children (aged over 18)	0	0%
An older couple (aged over 65)	1	10%
Other	0	0%
No response	0	0%
Total	10	100%

8.2.4 Two households included children; both comprise of 3 children - as shown in Table 22 below.

Table 23 – Breakdown of children in households requiring market housing.

Family with children – Number of children	Number of responses	Percentage
1	0	0%
2	0	0%
3	2	100%
4	0	0%
5+	0	0%
Total	2	100%

8.3 Current tenure

8.3.1 The current tenure of those households identified as having a need for market housing comprised of households owning a property with no mortgage - 3 (30%), owning a property with a mortgage - 3 (30%), and renting privately – 4 (40%).

Table 24 - Current tenure of households requiring market housing.

Tenure	Number of responses	Percentage
Live with parents/friends/family	0	0%
Owens a property with a mortgage	3	30%
Owens a property with no mortgage	3	30%
Lives in Tied Accommodation	0	0%
Lives in a Shared Ownership property	0	0%
Rent it privately	4	40%
Rent it from a Housing Association	0	0%
Rent it from a Local Authority	0	0%
Other	0	0%
No response	0	0%
Total	10	100%

8.4 Reasons for moving

8.4.1 A variety of reasons were given for needing to move. The largest portion 3 (30%) cited the need for a larger home (i.e. more bedrooms).

Table 25 - Breakdown of reasons for moving by households requiring market accommodation.

Reason for moving	Number of responses	Percentage
Need to set-up independent home	2	20%
Need a larger home (i.e. more bedrooms)	3	30%
Need to be closer to carer or dependent	1	10%
Current home expensive to run/maintain	0	0%
Changing circumstances (e.g. divorce)	0	0%
Need to be closer to employment	1	10%
Current rent/mortgage is unaffordable	0	0%
Need an adapted home	0	0%
Need a more manageable home	1	10%
Need better access to public transport	0	0%
Need a smaller home	1	10%
Want a more secure form of tenure	0	0%
Other – 'space to accommodate older relatives'	1	10%
No response	0	0%
Total	10	100%

8.4.2 This was followed by the need to set-up an independent home – 2 (20%).

8.4.3 The remainder highlighted the need to be closer to a carer or dependent – 1 (10%), need to be closer to employment – 1 (10%), need for a more manageable home – 1 (10%), need for a smaller home – 1 (10%), and space to accommodate older relatives – 1 (10%).

8.5 Local connection

8.5.1 All 10 households have a local connection – 7 lived in the parish.

Table 26 – Local Connection of households identified as requiring market housing.

Local Connection	Number of responses
Live in the parish	7
Work in the parish	0
Have relatives in the parish	4
Previously lived in the parish	2

Please note respondents indicate more than one connection and so the numbers reflect the number of responses to the question, rather than the number of respondents overall.

8.6 Income and savings

8.6.1 Seven (70%) of the households responding to the question, requiring market housing were earning over £35,000 per year, compared to the average (mean) gross income in the Lewes District of £34,303 – as identified in Section 3.

Table 27 – Gross annual income of households requiring market housing.

Gross Annual Household Income	Number of responses	Percentage
Less than £9,999	1	10%
£10,000 to £14,999	0	0%
£15,000 to £19,999	0	0%
£20,000 to £24,999	0	0%
£25,000 to £29,999	1	10%
£30,000 to £34,999	1	10%
£35,000 to £39,999	0	0%
£40,000 to £44,999	1	10%
£45,000 to £49,999	2	20%
£50,000 to £54,999	0	0%
£55,000 to £60,000	0	0%
£60,001+	4	40%
No response	0	0%
Total	10	100%

8.6.2 Six of the respondents were homeowners with property equity – including three with no mortgage. This typically placed these households above the thresholds for affordable housing when combined with other factors.

8.6.3 Four households (40%) had savings in excess of £19,000 – the minimum level of deposit identified above as being required to purchase a one-bedroom property.

Table 28– Savings of households requiring market housing.

Savings	Number of responses	Percentage
No savings	0	0%
Less than £3,000	1	10%
£3,001 - £5,000	0	0%
£5,001 - £10,000	3	30%
£10,001 - £15,000	0	0%
£15,001 - £20,000	0	0%
£20,001 - £25,000	1	10%
£25,001 - £30,000	1	10%
£30,001 - £35,000	2	20%
Over £35,001	0	0%
No response	2	20%
Total	10	100%

8.6.4 The income levels, when combined with their savings and current housing circumstances, meant that all 10 respondents should be able to afford to either rent privately or purchase a property which met their requirements, or that their current housing was adequate in meeting their housing needs.

8.6.5 One of the 10 households were assessed as potentially being eligible to purchase a shared ownership property (assuming a 10% deposit, 90% mortgage, and a minimum 30% equity purchase). This would be dependent upon the nature of the shared ownership scheme, and a detailed assessment of income / outgoings and mortgage eligibility. For example, some schemes can enable older people to downsize from owner occupied property.

8.7 Preferred tenure

8.7.1 The survey offered respondents the opportunity to identify the housing tenure preference to occupy. Nine respondents (90%) identified a preference for buying on the open market, one (10%) would be open to any.

Table 29 - Preferred tenure of households requiring market housing.

Tenure	Number of responses	Percentage
Renting from a community organisation	0	0%
Renting from a Housing Association or Local Authority	0	0%
Renting from a private landlord	0	0%
Shared ownership	0	0%
Buying on the open market	9	90%
Other response – ‘any’	1	10%
Total	4	100%

8.8 Preferred accommodation

8.8.1 The survey asked respondents to identify their preferred type of accommodation. The majority – 8 (80%) would prefer a house.

8.8.2 Two (20%) would prefer a bungalow.

Table 30 - Preferred accommodation of households identified as requiring market housing.

Preferred Accommodation	1 Bed	2 Beds	3 Beds	4 Beds	5 Beds	Total
House	0	2	4	1	1	8
Bungalow	0	2	0	0	0	2
Flat/bedsit/maisonette	0	0	0	0	0	0
Sheltered/Retirement Housing	0	0	0	0	0	0
No response	0	0	0	0	0	0
Total	0	4	4	1	1	10

8.8.3 In terms of each households expressed housing requirements, 4 (40%) indicated a preference for two bedrooms, 4 (40%) three bedrooms, 1 (10%) four bedrooms, and 1 (10%) five bedrooms.

8.8.4 The number of bedrooms sought (see Table 30 above) represents what was stated as the individual household preference to meet their housing requirements, as opposed to an assessed need of their household and circumstances.

8.9 Preferred Location

8.9.1 Respondents were asked to identify where they needed to be housed.

8.9.2 A number selected more than one location. The main preference was Wivelsfield Green, closely followed by Wivelsfield.

Table 31 – location where housing is required by households requiring market housing.

Preferred Location			
North Wivelsfield (near Haywards Heath)	3	Wivelsfield	4
West Wivelsfield (near Burgess Hill)	3	Wivelsfield Green	6
Other: Outside the parish – 1			

Please note respondents often indicated more than one location and so the numbers reflect the number of responses to the question, rather than the number of respondents overall.

8.10 Housing Register

8.10.1 Of the 10 households identified as requiring market housing, no households indicated that they were currently on a Local Authority or Housing Association register or waiting list for a home to rent, or shared ownership.

8.11 Time frame for moving

8.11.1 Of the 10 respondents to the question about their preferred time frame for moving, 4 (40%) indicated that this was now or within the next 2 years, 3 (30%) indicated between 2 and 5 years from now, and 2 (20%) between 5 and 10 years from now.

Table 32 - Preferred time frame for move by households requiring market housing.

Timeframe	Number of responses	Percentage
Now or within the next 2 years	4	40%
Between 2 and 5 years from now	3	30%
Between 5 and 10 years from now	2	20%
No response	1	10%
Total	10	100%

8.12 Specialist Requirements

8.12.1 Respondents were invited to state if there was a need for ground floor accommodation, sheltered housing, housing with support services, or residential care.

8.12.2 Four households identified a need for ground floor accommodation, and one household identified a need for sheltered housing.

9 Key findings & recommendations

9.1 Overall response

- 9.1.1 This Housing Needs Survey has sought to identify those households in the Wivelsfield Parish who currently have a need for affordable housing. It represents a snapshot of the scale and make-up of the affordable need at a particular point in time (when the survey was undertaken).
- 9.1.2 Property prices / rental costs indicate for an entry level one bedroom property a gross annual household income requirement of £48,857 to buy, and £42,000 to rent privately.
- 9.1.3 With a Lewes District average (mean) gross income of £34,303 per year and the mid value (median⁵) gross income of £28,359 per year - there are housing affordability issues for over half local wage earners.
- 9.1.4 The census highlighted that there is a significantly lower proportion of potentially cheaper smaller (one and two bedroom) homes in Wivelsfield Parish (23%) compared to the Lewes District as a whole (39%).
- 9.1.5 The population has significantly fewer older people aged 65+ – Wivelsfield Parish (16%) compared to Lewes District as a whole (26%).
- 9.1.6 The responses to Part 1 of the survey indicate a majority in support of the development of affordable housing for local people within the parish:
- 54% of respondents would be in favour of a development of affordable housing specifically for local people within the parish if there were a proven need.
 - 45% Would like housing delivered via a local community organisation.
 - There were 32 site suggestions – the most common suggestions were land opposite Morrisons, Springfield and Charters Gate.
- 9.1.7 Our assessment of the extent and nature of the affordable housing need is based on an analysis of each of the responses received to Part 2 of the Housing Needs Survey form (see **Appendix 1**).

9.2 Affordable Housing Need identified

- 9.2.1 The key findings identified from this Housing Needs Survey are:
- 20 households were identified as needing affordable housing due to the inadequacy of their current housing in meeting their needs, and their inability to afford to rent or purchase a suitable property on the open market within the immediate area.

⁵ The median income is the income amount that divides a population into two equal groups, half having an income above that amount, and half having an income below that amount.

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- All 20 households have a local connection to Wivelsfield Parish.
- The make-up of household in need of affordable housing was single adults (aged 18+) - 8 (40%). This was followed by adult / family with children (aged under 18) – 6 (30%). The balance being adult couple (aged 18-64 -no children) – 4 (20%), a single older person (aged over 65) - 1 (5%), and an older couple (aged over 65) - 1 (5%).
- The most common reason identified in the survey for households seeking to move was the need to set up an independent home – 9 (45%). This was followed by 3 (15%) of households who stated that the current home is expensive to run/maintain and - 3 (15%) who sited the need for a larger home. The other reasons given were: changing circumstances e.g. divorce – 2 (10%); current rent/mortgage is unaffordable - 1 (5%); a home for the future – 1 (5%).
- The largest proportion of respondents - 14 (70%) required a one-bedroom property. This was followed by two bedrooms - 4 (20%), three bedrooms – 1 (5%), and four bedrooms - 1 (5%).
- Buying on the open market – 6 (30%) was the most preferred housing option. This was followed by renting from a local community organisation – 5 (25%), renting from a housing association or local authority - 4 (20%), and shared ownership - 3 (15%). One stated renting from a private landlord - 1 (5%)
- Based on their income, savings, and circumstances, 7 of the households in need of affordable housing appear to be able to afford shared ownership – depending on the shared ownership scheme, and a more detailed assessment of their income / expenditure and mortgage eligibility.
- Housing need is pressing for most respondents - 16 households (80%) need to move either now or within two years. Two households (10%) need to move between two and five years from now, and two households (10%) need to move between five- and ten-year's time.
- Most respondents would prefer to be housed in Wivelsfield Green or Wivelsfield.
- Specialist housing requirements: three households need ground floor accommodation, one household stated a need for housing with support services, and one household needs residential care.
- Five households in need of affordable housing identified that they are on a local authority or housing association housing register for a rented home. One was on a register for shared ownership.
- Three households were housing association tenants and may be able to address their housing need by transfer or mutual exchange.

9.3 Market preferences identified

- 9.3.1 As part of the process of reviewing the responses from households who completed Part 2 of the Housing Needs Survey, ten households were identified as not being in need of affordable housing due to their income and savings, or because they were currently housed in a way that met their requirements.
- 9.3.2 Whilst they are currently ineligible for affordable housing based on the current criteria, it is important that we consider these households that possess either a housing aspiration or housing need, to enable us to better understand the housing market locally.
- 9.3.3 Nine households identified a first preference for buying on the open market.
- 9.3.4 Based on their income, savings, and circumstances, one of the households may be able to buy a shared ownership property – depending on the shared ownership scheme, and a more detailed assessment of their income / expenditure and mortgage eligibility.

The characteristics of the households identified as falling into the market housing need category were: Adult couple (aged 18-65 – no children) – 6 (60%); Adult family with children (aged under 18) – 2 (20%); Single older person (aged over 65) – 1 (10%); and Older couple (aged over 65) – 1 (10%)

- All of the households responding to the question possessed a local connection to the Wivelsfield Parish through living in the area, working locally, family connection, or past residence.
- Current housing comprised of 3 (30%) households own a property with a mortgage; 3 (30%) households own a property with no mortgage and 4 (40%) renting privately.
- Four (40%) indicated a preference for two bedrooms, 4 (40%) preferred three bedrooms, 1 – four bedrooms and 1 - five bedrooms
- Most respondents would prefer to be housed in Wivelsfield Green or Wivelsfield.
- Four (40%) respondents indicated a need to move either now or within two years, three (30%) indicated between 2 and 5 years from now, and two (20%) indicated between 5 and 10 years from now.
- Four indicated a requirement for ground floor accommodation, and one household indicated a need for sheltered housing.

None of the households in need of market housing were on a local authority or housing association register housing for rented or shared ownership.

Appendix 1 – Housing Needs Survey



**Housing Needs Survey - Wivelsfield Parish
December 2024**

Dear Resident,

Wivelsfield Parish Council urgently needs your help!

It is vital that we know the nature and scale of local housing needs in our area to plan for the future.

We are asking every household to complete the survey – Either put the completed survey in the envelope provided and pop it in the post free of charge **OR** complete the survey online (please see the link below) - **by Monday 16th December 2024**.

Your answers will help shape the future of Wivelsfield Parish, and your say is important, the more support we get the better we can meet the needs of our community.

The survey comes in two parts:

Part 1 is to be completed by every household.

Part 2 is to be completed only by **OR FOR** households or individuals who need housing - either now or in the future. Examples of this might include:

- a young person who may need to set up a home of their own
- older people who may need to downsize to more suitable accommodation
- a household living in expensive private rented housing
- an individual or family with links to the parish who has moved away.

The forms will be gathered and analysed independently by local charity Action in rural Sussex. The Parish Council will receive the analysis but will not see any of the individual responses; all the information will be kept completely confidential. No personal information will be shared with the Parish Council or any other third party.

If you require any assistance in completing the survey form then please contact: Graham Maunders – Community Led Housing Advisor, Action in rural Sussex on 07824 900092 or email: graham.maunders@ruralsussex.org.uk. Additional forms can be provided on request.

To complete the survey online please go to:
www.surveymonkey.com/r/RB9JVQK



Thank you!

Harriet Martin

Harriet Martin, Chair of Wivelsfield Parish Council

Part 1: Views on Housing – for completion by ALL households

The information provided on this form will be treated in the strictest of confidence. All survey forms will be securely stored and destroyed 5 years from receipt.

Q1 – Is this property your main place of residence?

Yes	No

Q2 - Has any member of your family had to leave, or been unable to return to the Wivelsfield Parish in the last few years due to difficulty in finding an affordable home locally?

Yes	No

Q3 – Would you be in favour of further development of market housing* within the parish if there were a proven need?

Yes	No

*That is available on the open market with no restrictions on who may rent or purchase it.

Q4 - Would you be in favour of further development of affordable housing for rent / shared ownership specifically for local people within the parish if there were a proven need?

Yes	No

Q5 – Would you like to see housing delivered via a local community organisation? (A community led organisation to develop and manage housing for long term community benefit) – For examples of community led housing please see: www.sussexcommunityhousinghub.org

Yes	No	No opinion

Q6- Can you suggest any sites in the parish where a small new development of affordable housing could be built?

--

Q7 - Would you like to find out more about how locally affordable housing can be provided? (if Yes - Please provide your contact details below)

Yes	No

Q8 – Would you like more information? (Please specify)

--

For further information please provide your name and contact details here:

Name	
Address	
Telephone number	
Email address	

Part 2: Housing Needs – Household ONE Housing Requirements (Confidential)

Please complete this section (**Questions 1 to 18**) if you or someone you know needs housing in the Wivelsfield Parish, giving only the details of those with a housing need.

If you know of another household who considers themselves to need housing in the Wivelsfield Parish, please complete **Part 2 Household TWO (Questions 1 to 18)**.

Q1 – Please identify who is in housing need (i.e. who the form is being completed for)

Myself and all of my current household	A member or members of my household who live with me (e.g. child, direct relative)	Another household in need who currently live elsewhere in the parish	Another household 'in need' who currently live outside the parish	Other (Please specify)

Q2 – What is the current make-up of the household in need? (Please ✓ one box only)

A single adult (aged 18+ - no children)	An adult couple (18-64 – no children)
A single older person (Over 65)	Adult/family with children (aged under 18)
An older couple (aged over 65)	Adult/family with children (aged over 18)
Other (please specify):	

Q3 - Please identify the characteristics of all those identified above (in Question 2):

	Person 1	Person 2	Person 3	Person 4	Person 5	Person 6
Male						
Female						
Age						
Relationship to you						

Q4 - Please identify the current local connection(s) of those in housing need to the Wivelsfield Parish: (Please ✓ all boxes that apply)

Currently lives in the parish?	Currently works in the parish?	Currently have relatives in the parish?	Have previously lived in the parish?
Other (please specify):			

Q5 - What is the main reason for those in housing need requiring alternative accommodation? (Please ✓ one box only)

To set-up an independent home	Current rent/mortgage is unaffordable
Need a larger home (i.e. more bedrooms)	Need an adapted home
To be closer to a carer/dependent	Need a more manageable home
Current home expensive to run/maintain	Need better access to public transport
Changing circumstances (e.g. divorce)	Need a smaller home
Need to be closer to employment	Want a more secure form of tenure
Other (please specify):	

Wivelsfield Housing Needs Survey 2024

Q6 – Are any members of the household in housing need currently on a Local Authority or Housing Association register or waiting list?

For a home to rent	Yes	No	Don't Know
For Shared Ownership	Yes	No	Don't Know

Q7 - What are the current living arrangements of those in need of housing? (Please ✓ **one** box)

Live with parents/family/friends	Live in a Shared Ownership property
Own a property with a mortgage	Rent privately
Own a property with no mortgage	Rent from a Housing Association
Accommodation provided by employer	Rent from a Local Authority
Other (please specify):	

Q8 - Which housing tenure would those in housing need prefer? (Please ✓ **one** box only)

Please base your answer on what the household in need can currently afford.

Renting from a local community organisation	Renting from a Housing Association or Local Authority	Shared Ownership (Part own/part rent)	Renting from a private landlord	Buying on the open market	Other (Please specify)

Q9 - What type and size of property does the household in need currently occupy?

(Please ✓ **one** box only)

Type	1 bed	2 bed	3 bed	4 bed	5+ bed
House					
Bungalow					
Flat/Bedsit/Maisonette/Apartment					
Sheltered/Retirement Housing					
Caravan/Mobile Home/Temporary structure					
Other (please specify):					

Q10 - When would those in need of housing prefer to move from their current accommodation?

(Please ✓ **one** box only)

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

Q11 - What type and size of property would best meet the requirements of the household currently in housing need? (Please ✓ **one** box only)

Type	1 bed	2 bed	3 bed	4 bed	5+ bed
House					
Bungalow					
Flat/Bedsit/Maisonette					
Sheltered/Retirement Housing					
Other (please specify):					

Q12 - Where does the household in need require housing?

North Wivelsfield (near Haywards Heath)	Wivelsfield
West Wivelsfield (near Burgess Hill)	Wivelsfield Green
Other (please specify):	

Wivelsfield Housing Needs Survey 2024

Q13 – Does any household member need any of the following? (Please ✓ all that apply)

Accommodation on the ground floor	Sheltered housing with support services provided	Residential care	Other housing with support services

To assess the affordability of local housing, we need information on the current gross annual income and level of savings of the household in housing need. Please be assured that this information is kept completely confidential.

Q14 – What is the Annual Gross Income* of the household in need? (Please ✓ one box only)

Less than £9,999	£35,000 - £39,999	
£10,000 - £14,999	£40,000 - £44,999	
£15,000 - £19,999	£45,000 - £49,999	
£20,000 - £24,999	£50,000 - £54,999	
£25,000 - £29,999	£55,000 - £60,000	
£30,000 - £34,999	£60,001+ please state a figure:	

*Total combined annual income - before tax of all those seeking housing

Q15 – What is the level of savings* of the household in need (Please ✓ one box only)

No Savings	£15,001 - £20,000	
Under £3,000	£20,001 - £25,000	
£3,001 - £5,000	£25,001 - £30,000	
£5,001 - £10,000	£30,001 - £35,000	
£10,001 - £15,000	£35,001 + please state a figure:	

*Total combined savings of all those seeking housing

Q16 – If you are an owner occupier or live in a shared ownership property - approximately how much equity do you own in the property £

Q17 - Please provide any other information which will assist in understanding the circumstances of the household in housing need:

--

Q18 - The First Household: Contact Details

Please provide your contact details. This information will be treated in the strictest confidence and will only be used to contact you to clarify the details provided and to inform you of housing opportunities that arise.

If something is not clear and we can't contact you to check, we might struggle to complete the analysis and have to exclude the form. Personal details will not be given to any 3rd party, will be securely stored, and destroyed 5 years from receipt.

Name	
Address	
Telephone number	
Email address	

Thank you for completing this survey. Please return it via the freepost envelope before the deadline date on the front page of the survey

Part 2: Housing Needs – Household TWO Housing Requirements (Confidential)

If you know of another household in need of housing in the Wivelsfield Parish, please continue to complete the following section for **Household TWO**.

This section should be completed by or on behalf of the person or household requiring housing. **Additional forms are available on request.**

Q1 - Please identify who is in housing need (i.e. who the form is being completed for)

A member or members of my household who live with me (e.g. child, direct relative)	Another household 'in need' who currently live elsewhere in the parish	Another household 'in need' who currently live outside the parish	Other (Please specify)

Q2 - What is the current make-up of the household in need? (Please ✓ *one* box only)

A single adult (aged 18+ - no children)	An adult couple (18-64 - no children)
A single older person (Over 65)	Adult/family with children (aged under 18)
An older couple (aged over 65)	Adult/family with children (aged over 18)
Other (please specify):	

Q3 - Please identify the characteristics of all those identified above (in Question2):

	Person 1	Person 2	Person 3	Person 4	Person 5	Person 6
Male						
Female						
Age						
Relationship to you						

Q4 - Please identify the current local connection(s) of those in housing need to the Wivelsfield Parish: (Please ✓ *all* boxes that apply)

Currently lives in the parish?	Currently works in the parish?	Currently have relatives in the parish?	Have previously lived in the parish?
Other (please specify):			

Q5 - What is the main reason for those in housing need requiring alternative accommodation? (Please ✓ *one* box only)

To set-up an independent home	Current rent/mortgage is unaffordable
Need a larger home (i.e. more bedrooms)	Need an adapted home
To be closer to a carer/dependent	Need a more manageable home
Current home expensive to run/maintain	Need better access to public transport
Changing circumstances (e.g. divorce)	Need a smaller home
Need to be closer to employment	Want a more secure form of tenure
Other (please specify):	

Wivelsfield Housing Needs Survey 2024

Q6 – Are any members of the household in housing need currently on a Local Authority or Housing Association register or waiting list?

For a home to rent	Yes	No	Don't Know
For Shared Ownership	Yes	No	Don't Know

Q7- What are the current living arrangements of those in need of housing? (Please ✓ **one** box)

Live with parents/family/friends	Live in a Shared Ownership property
Own a property with a mortgage	Rent privately
Own a property with no mortgage	Rent from a Housing Association
Accommodation provided by employer	Rent from a Local Authority
Other (please specify):	

Q8 - Which housing tenure would those in housing need prefer? (Please ✓ **one** box only)
Please base your answer on what the household in need can currently afford.

Renting from a local community organisation	Renting from a Housing Association or Local Authority	Shared Ownership (Part own/part rent)	Renting from a private landlord	Buying on the open market	Other (Please specify)

Q9 - What type and size of property does the household in need currently occupy?
(Please ✓ **one** box only)

Type	1 bed	2 bed	3 bed	4 bed	5+ bed
House					
Bungalow					
Flat/Bedsit/Maisonette/Apartment					
Sheltered/Retirement Housing					
Caravan/Mobile Home/Temporary structure					
Other (please specify):					

Q10 - When would those in need of housing prefer to move from their current accommodation?
(Please ✓ **one** box only)

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

Q11 - What type and size of property would best meet the requirements of the household currently in housing need? (Please ✓ **one** box only)

Type	1 bed	2 bed	3 bed	4 bed	5+ bed
House					
Bungalow					
Flat/Bedsit/Maisonette					
Sheltered/Retirement Housing					
Other (please specify):					

Q12 - Where does the household in need require housing?

North Wivelsfield (near Haywards Heath)	Wivelsfield
West Wivelsfield (near Burgess Hill)	Wivelsfield Green
Other (please specify):	

Wivelsfield Housing Needs Survey 2024

Q13 – Does any household member need any of the following? (Please ✓ all that apply)

Accommodation on the ground floor	Sheltered housing with support services provided	Residential care	Other housing with support services

To assess the affordability of local housing, we need information on the current gross annual income and level of savings of the household in housing need. Please be assured that this information is kept completely confidential.

Q14 – What is the Annual Gross Income* of the household in need? (Please ✓ one box only)

Less than £9,999	£35,000 - £39,999	
£10,000 - £14,999	£40,000 - £44,999	
£15,000 - £19,999	£45,000 - £49,999	
£20,000 - £24,999	£50,000 - £54,999	
£25,000 - £29,999	£55,000 - £60,000	
£30,000 - £34,999	£60,001+ please state a figure:	

**Total combined annual income - before tax of all those seeking housing*

Q15 – What is the level of savings* of the household in need (Please ✓ one box only)

No Savings	£15,001 - £20,000	
Under £3,000	£20,001 - £25,000	
£3,001 - £5,000	£25,001 - £30,000	
£5,001 - £10,000	£30,001 - £35,000	
£10,001 - £15,000	£35,001 + please state a figure:	

**Total combined savings of all those seeking housing*

Q16 – If you are an owner occupier or live in a shared ownership property - approximately how much equity do you own in the property £

Q17 - Please provide any other information which will assist in understanding the circumstances of the household in housing need:

Q18 - The Second Household: Contact Details

Please provide your contact details. This information will be treated in the strictest confidence and will only be used to **contact you to clarify the details provided and to inform you of housing opportunities that arise.**

If something is not clear and we can't contact you to check, we might struggle to complete the analysis and have to exclude the form. Personal details will not be given to any 3rd party, will be securely stored, and destroyed 5 years from receipt.

Name	
Address	
Telephone number	
Email address	

Thank you for completing this survey. Please return it in the freepost envelope before the deadline date on the front page of the survey. **Additional forms are available on request.**

Appendix 2 – Survey Part 1 Question 6 Site Suggestions

1. The field opposite the entrance to Charters Gate
2. East of petrol station
3. Small plot opposite entrance to Charters Gate
4. Land to the rear of Morrisons / Gulf Petrol Station
5. Ditchling Road
6. Land opposite Morrisons - former plant nursery
7. Along Green Road by the War Memorial - Adjacent to the road only
8. The large unused grass area around the Church of Latter Day Saints
9. Abandoned house opposite Baldocks
10. The Old Nursery site
11. Corner of Ditchling Road - Green Road at Moorhouse Farm
12. Springfield site
13. Opposite Morrisons / sewage farm site
14. Behind the War Memorial and the brownfield site opposite Baldocks
15. West side of Ditchling Road (B2112)
16. Brownfield site like site opposite Morrisons - up Small Lane
17. Springfield
18. Barnard & Brough
19. Land to the north of More House Farm OR the caravan storage site
20. A portion of the Elivia Homes site
21. Overgrown lane behind Springfield on Ditchling Road
22. My family owns some land within the parish. We could potentially afford to build a house on the land my family owns if we had the permission.
23. Fields in Jane's Lane
24. Possibly extended already developed land, Orchard Close or Charters Gate
25. Perhaps a small cluster by the South Road area that is already currently being developed
26. Site at Springfield already identified
27. Springfield, west of B2112
28. Large areas of land not being used by the churches and the railway
29. There is empty housing in Green Park Corner.
30. Moore Farm Ditchling Road
31. Across from The Morrisons garage there is a brown field site
32. Opposite Morrisons on the Ditchling Road