

Appendix B – Detail of development in Wadhurst since April 1, 2013

- B1. This Appendix sets out key information that has been gathered about housing development at the Parish level, which is helpful when considering future housing need, including type, size, tenure and affordability.
- B2. **Housing need for the district:** The adopted Core Strategy Local Plan sets out a need for 4,525 net additional dwellings in Wealden District to provide for 9,440 dwellings over the period 2006-2027, equivalent to 450 dwellings per annum (dpa).
- B3. The latest District Housing Needs Assessment, prepared for the emerging Local Plan, suggests that the housing need for Wealden District has risen from 450 dpa to c. 1,220 dpa at the time of writing.
- B4. **Number of homes delivered in Wadhurst:** Since the adoption of the Core Strategy Local Plan in 2013, WDC report that a total of 144 homes (net) have been completed in Wadhurst, with a further 56 homes approved, totalling net 200 dwellings. Analysis by the Steering Group records 245 completed, approved and current applications in the period 2016 to October 2022 (Table B1).

APPLICATIONS FOR DWELLINGS IN THE PARISH

Development	Reference	Green field?	Status	Dwellings	FLATS			HOUSES				
					1BR	2BR	3BR	1BR	2BR	3BR	4BR	5BR
Completed developments												
Waters Reach	WD/2017/2531/PO	Y	Completed	35	4				12	8	7	4
Wadhurst Place	WD/2019/1737/MAO	Y	Completed	26								26
Wadhurst Place	WD/2015/2598/MRM	N	Completed	17		10	2	4	1			
Wadhurst Place	WD/2017/2405/MAJ	Y	Completed	15					14			1
Best Beech pub conversion	WD/2017/1467/F	N	Completed	6		3	2	1				
Red Lion pub site	WD/2015/1585/F	N	Completed	4					4			
Queens Cottages (2)	WD/2019/2626/F	N	Completed	1		1						
Methodist Hall conversion	WD/2017/2023/F	N	Completed	3		3						
Current applications or developments												
Old Station Road	WD/2020/2426/MRM	Y	Approved	21					10	7	4	
Weald Hall (3)	WD/2021/0559/MAJ	Y/N	Application	21		6	2	6	7			
George Street	F/201/2052	N	Approved	2							2	
Balaclava Lane	WD/2017/0356/F	N	Approved	1					1			
Balaclava pub conversion	WD/2020/0805/F	N	Approved	6	3	3						
Southview Road	WD/2020/1722/F	N	Approved	2							2	
Nat West bank conversion (4)		N	Approved	4	4							
Townlands Road (5)	WD/2019/0061/F	N	Approved	3		2					1	
Jonas Lane		N	Approved	1							1	
Marling House	WD/2022/0535/MAO	Y	Application	29	8			12	4	5		
Primers Green	WD/2021/1285/MAO	Y	Application	15	3	2			4	4	2	
Styles Lane	WD/2021/1285/MAO	Y	Application	18				2	7	6	3	
Tapscalls Lane	WD/2022/0550/F	Y	Application	3								3
Little Windmill Farm (6)	WD/2022/0662/MAO	Y	Application	12						8	4	
Totals				245	22	30	6	2	52	64	33	36
Per cent				100%	9%	12%	2%	1%	21%	26%	13%	15%

Notes

(1) Estimated by NPSG based on information available up to 07/11/22

(2) Property converted to 1x 2BR and 1x 3BR flats. 3BR flat is assumed to replace existing site so is not counted as additional housing.

(3) 8 flats are on brownfield and 13 houses are on AONB

(4) Assumed to be 4 x one bedroom flats

(5) Additional 3 dwellings on existing 1 dwelling site, comprising 2 x 2BR flats, 1 x 3BR, 1x4BR houses. 3BR houses assumed to replace existing site so is not counted as additional housing.

(6) Application for outline planning permission for 12 bungalows, assumed to be 8 x 3BR and 4 x 4BR dwellings

Table B1: Completed, approved and current applications in Wadhurst Parish

- B5. **Notable larger developments** that have been delivered include:

- Rydon Homes Waters Reach: 35 dwellings (including 12 affordable).

- Wadhurst Place: (ex Bellerbys/Wadhurst College grounds): 41 dwellings on Greenfield Countryside and 17 apartments (Brownfield), now mainly developed. No affordable homes allocation.

B6. Notable Brownfield developments that have taken place or have been permitted since 2016:

- Best Beech Pub conversion: 6 (mixed) - Southview Road: 2x4 bed
- NW Bank: 4x1/2 bed apts - Red Lion Pub: 4x3 bed
- Methodist Hall: 3x2 bed apts - Jonas Lane: 1x4 bed
- Balaclava Pub conversion: 6 (3x1,3x2) - Queens Cottages 1 x 3 bed
- Balaclava Lane: 1x3 bed - Townlands Rd: 3 x 3 bed

B7. Type of development: The information in Table B1 demonstrates the number of bedrooms delivered by type of development.

B8. Flats have comprised 23% of completed and current developments, while houses have comprised 77%. Of the homes delivered, the majority have been two and three-bedroom dwellings 33% and 38% respectively (combined % for flats and houses)). Key points are as follows:

- The largest category of homes delivered is three-bedroom houses (26%).
- So-called executive homes (four and five-bedroom houses) comprise a sizeable 28% of the total, which seems inconsistent with respondent needs as expressed in parishioner surveys.
- More affordable dwellings (up to two bedrooms) comprise 43% of the total development – though genuine affordability has to allow for pricing. It is noticeable that these are mainly on brownfield sites.

B9. Tables B2 and B3 show a breakdown of tenure and size required by households with affordable housing needs (based on figures collected by WDC).

Tenure (1)	Total number of 'in-need' households (based on an inability to afford a suitable market property)	Number of 'in-need' households (who also meet WDC eligibility criteria for the Housing register and the local parish connection criteria)
Social Rent	17	12
Affordable Rent	1	1
Shared ownership (Part own / Part rent)	3	0
Starter home	0	0
Totals	21	13

Notes: (1) this is based on each household's current circumstance and a financial assessment

Table B2: Tenure of homes in Wadhurst Parish requested by those with an affordable housing need

Size of Property needed	Total number of 'in-need' households (based on an inability to afford a suitable market property)	Number of 'in-need' households (who also meet WDC eligibility criteria for the Housing register and the local parish connection criteria)
1 bed	15	9
2 bed	1	1
3 bed	4	2
4 bed	0	0
5+ bed	1	1
Totals	21	13

Table B3: Size of homes in Wadhurst Parish requested by those with an affordable housing need

B10. In order to address this need, the Steering Group recommends a mix of housing as shown in Table B4:

Bedrooms	Development 2016/22	WNP Required Dwellings Mix		
		Market	Affordable	Total
1	7%	15%	5%	20%
2	35%	20%	15%	35%
3	31%	20%	15%	35%
4	9%	10%	0%	10%
5	18%	0%	0%	0%
Total	100%	65%	35%	100%

Table B4: Recommended dwelling mix for Wadhurst Parish

B11. **Prioritising brownfield sites:** WPC is promoting brownfield development by setting up a WPC Brownfield Register, which will then be shared with WDC to populate their District Brownfield Register.

B12. Currently, WDC only has one (Balaclava Lane) Brownfield Site on their District Brownfield Register for the Parish. Therefore, WPC will promote to Brownfield site owners in the Parish the need to register their sites for further development.