



Housing Needs Survey Report:
Seaford Parish
Lewes District

Commissioned by Seaford Town Council

Survey undertaken in June 2016

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1 Introduction

1.1 Study Context

- 1.1.1 This research was commissioned by Seaford Town Council and the findings will contribute to the evidence base used to develop the Neighbourhood Plan for Seaford Parish.
- 1.1.2 The purpose of this study was to objectively assess the current scale and nature of the need for affordable housing in Seaford Parish. This need was determined through the use of a Housing Needs Survey which identified those households whose housing needs were not currently being appropriately met and who could not afford to meet them on the open market within the parish.
- 1.1.3 The Housing Needs Survey also identifies households that are seeking to meet their housing needs on the open market within the Parish. These households are those whose housing needs are not currently being met, but who are not eligible for affordable housing. 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 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 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 values), Affordable rented housing (generally provided at 80% of market rent), Shared Ownership (part owned/part rented properties) and Starter Homes (new homes available for purchase at discounted rates). Affordable Housing (other than Starter Homes) is commonly owned and/or operated by Local Authorities and Housing Associations – also known as registered providers.
- 1.2.3 Restrictions are generally put in place to govern who can access affordable housing. These typically relate to a households level of income and savings as well as a households relationship with a particular location (parish). This is commonly referred to as '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.

- 1.2.4 The National Planning Policy Framework¹ (NPPF) (2012 p50) sets out the following definition of Affordable Housing:

Social rented, affordable and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

1.3 What is 'Affordable Housing Need'?

- 1.3.1 Affordable housing 'need' generally refers to the number of households identified as requiring affordable housing and it is defined by GVA² as:

"Housing need refers to households lacking their own housing or living in unsuitable housing and cannot afford to meet their needs in the market. It is for those in housing need (i.e. those who cannot meet their housing requirements in the private sector) that the state needs to intervene in the market to ensure that all households have access to suitable housing."
(p177)

1.4 How is Affordable Housing Need assessed?

- 1.4.1 An assessment of the levels of affordable housing need is 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, whether they are 'in need' of and eligible for affordable housing. This analysis provides a snapshot of the level and type of need present when the survey was undertaken.
- 1.4.2 A 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 respondents local connection to the area (parish).
- 1.4.3 Eligibility for affordable housing is based on 2 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 (parish). This is determined by

¹ Department for Communities & Local Government. (2012). National Planning Policy Framework. DCLG: London.

² GVA. (2015). Wealden District Council's Strategic Housing Market Assessment. Action in rural Sussex © 2016

comparing their financial information against the baseline rental or purchase costs for a property that would meet their current requirements.

- 1.4.4 In some cases, such as affordable housing delivery on rural exception sites, 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).

1.5 How is Affordable Housing delivered?

- 1.5.1 Affordable housing in rural areas is predominantly delivered via Rural Exception Sites (Policy), but it may also be provided as a proportion of a market development (where they exceed a threshold minimum number of units as determined by Local Planning Policy).
- 1.5.2 Alternative methods of delivery include housing provided via a Community Land Trust (CLT), where the community is much more involved in all aspects of the scheme. This community led approach can mean that the CLT owns and manages the housing itself for long term community benefit. Further information can be found about CLTs via the Sussex CLT Project www.ruralsussex.org.uk or the National CLT Network www.communitylandtrusts.org.uk
- 1.5.3 Rural Exception Sites are sites that would not normally qualify for planning permission, but may be given exceptional planning permission for a small development of affordable housing (typically 6 to 15 units) in order to meet a proven local need. Local need is proven through the gathering of evidence such as that provided by this housing needs assessment. National guidance on the provision of Rural Exception Sites is set out in the National Planning Policy Framework. Lewes District Council also has a policy on Rural Exception Sites.
- 1.5.4 Affordable housing developed on Rural Exception Sites has different restrictions (covered by law) to that provided as a proportion of a regular open market development. It is accessible **only** by people with a demonstrable local connection to the community (parish) and will remain as affordable housing to meet local needs in perpetuity.

1.6 The Rural Housing Enabler

- 1.6.1 Action in rural Sussex (AirS) is a registered charity (No.1035401) that has provided a Rural Housing Enabling service in both East and West Sussex for over twenty years.

- 1.6.2 The role of the Rural Housing Enabler (RHE) is to provide independent support, advice and information to Parish Councils and community groups in relation to the provision of affordable housing in their communities. They liaise between residents, communities, Parish Councils, Housing Associations, Landowners and Planning Authorities.
- 1.6.3 The Rural Housing Enabler facilitates the development of affordable housing to meet the needs of local people in rural communities. This is predominantly through the provision of Rural Exception Sites, but also through other means such as the creation of Community Land Trusts.

1.7 Housing Needs Survey Outputs & Recommendations

- 1.7.1 This study and report identifies the number of households identified by the Housing Needs Survey process as being in need of and eligible for affordable housing in Seaford Parish.
- 1.7.2 An additional figure (number of households) is provided for those who are not eligible for affordable housing but whose current housing requirements are not being met.
- 1.7.3 The report does not make any detailed recommendations regarding the delivery of housing units (numbers, type or tenure) to meet the need identified or where they should be located. This is in itself a detailed process that would need to be undertaken separately.

1.8 Report Structure

- 1.8.1 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.
- 1.8.2 **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 (parish) and provides a broad context for the remainder of the report.
- 1.8.3 **Section 3** sets out the affordability of properties locally and uses this information to establish the baseline against which households individual housing need may be assessed.
- 1.8.4 **Section 4** includes detail on the methodology employed in relation to the Housing Needs Survey. This includes the number of housing needs survey forms distributed, returned and the level of response received.
- 1.8.5 **Sections 5 & 6** set out the analysis of the responses received to the survey. Section 5 provides a breakdown of the responses to Part 1 of the survey which gathered views on housing provision. Section 6 gives an overview of the

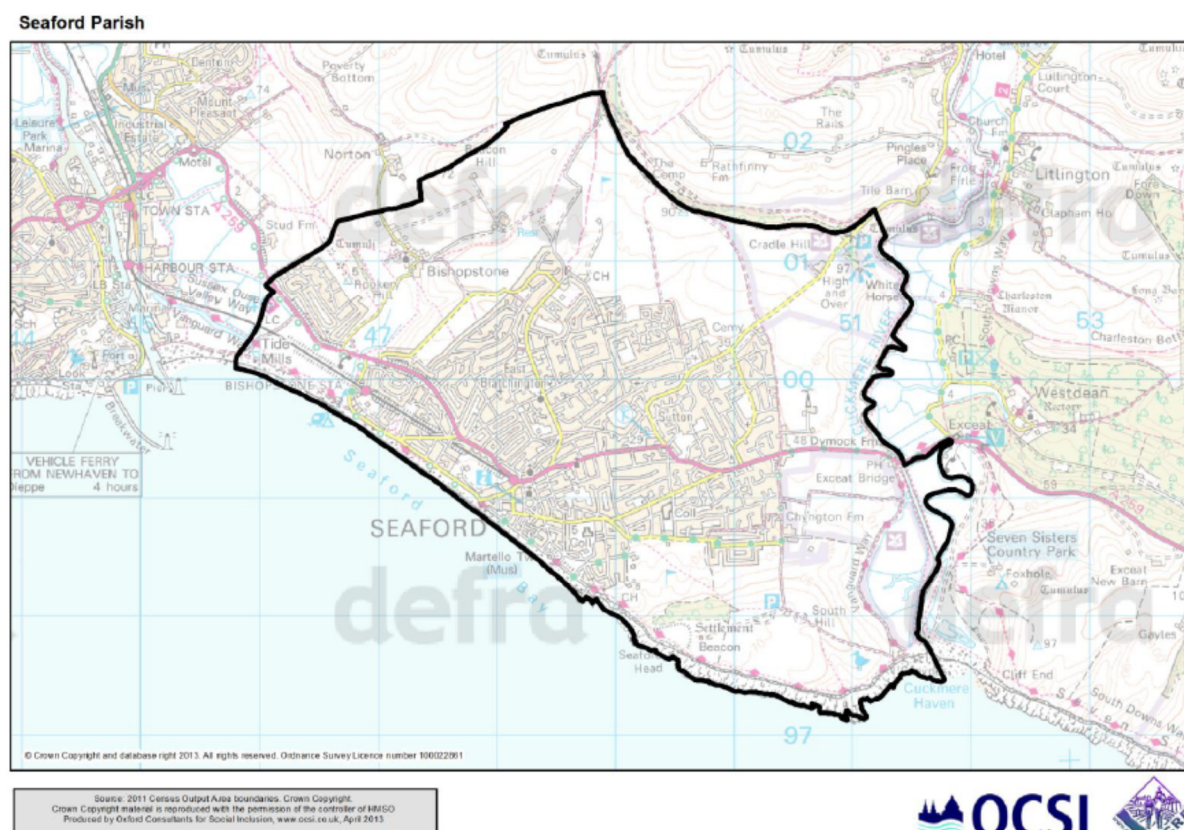
preferences of those households whose housing requirements are not currently being met, but who are not eligible for affordable housing, together with a summary of the nature and extent of affordable housing need identified in the parish.

- 1.8.6 **Section 7** presents the key conclusions from the survey findings.
- 1.8.7 The **Appendices** include a copy of the Housing Needs Survey form used in the study. They also include a breakdown of the responses received to various open-ended questions included in the survey.

2 Overview of the study area

2.1.1 The parish of Seaford is centred on the town of Seaford and is located on the coast in the south western portion of East Sussex, adjacent to the English Channel.

Figure 1 - Map of Study Area



2.1.2 The Parish of Seaford had 23,571 residents in 10,794 households at the time of the 2011 Census. This made it the second most populated parish in both Lewes District and the county of East Sussex at that time. The Parish saw an increase in population of approximately 4.5% (up from 22,815) between the 2001 Census and 2011 Census.

2.1.3 The town is located approximately 4 miles to the east of the port of Newhaven, 10 miles to the west of the coast resort of Eastbourne and 11 miles south of the county town of Lewes. It is adjacent to the South Downs and located between the River Ouse and River Cuckmere.

2.1.4 The A259 arterial coast road runs through the centre of the parish, with the main A27 road located approximately 8 miles to the north of the Town. Mainline rail links connect Seaford to Lewes (via Newhaven) where onward

journeys towards Ashford, Brighton and London may be made. Bus services also connect the Town to the larger settlements nearby.

- 2.1.5 As befits a settlement of its size, Seaford possesses a considerable number of amenities and facilities. This includes multiple schools, leisure and recreational areas and places of worship as well as retailers, restaurants and clubs and societies.
- 2.1.6 A high proportion of people of retirement age (65 years) live in the Parish, with 30.4% of residents falling into this category at the time of the 2011 Census compared to 22.7% across East Sussex as a whole. Whilst there are similar proportions to the county average of those aged 45-64, there are lower proportions of those aged below 45.
- 2.1.7 Economic activity rates of those aged 16-74 are slightly lower at 64.8%, than the East Sussex average of 68.1% and this may reflect the age structure of the population. Unemployment rates (for those aged 16-74) in 2011 were lower (at 3.0%) than those for the rest of East Sussex (3.6%).
- 2.1.8 In terms of the employment of those living in Seaford Parish, the breakdown of the industries in which residents are employed is broadly in line with those for East Sussex as a whole, although with slightly higher proportions of those in the manufacturing, public administration and education sectors.
- 2.1.9 Seaford Parish possesses comparable proportions of those employed in managerial and professional occupations to East Sussex, however, it has slightly higher proportions of its population employed in associate professional and technical occupations as well as in caring, leisure and other service occupations compared to the county as a whole.

2.2 Census 2011: Housing Type in the Parish

- 2.2.1 At the time of the 2011 Census, there were a total of 10,794 households occupying properties in the Parish. *Please note that these figures may have subsequently altered in the intervening period.*
- 2.2.2 The Census data indicates that in 2011 the greatest proportion of households in the parish occupied detached properties. These were occupied by 46.3% of households at that time, with 20.9% of households occupying flats/maisonettes, 19.7% semi-detached properties, 12.9% terraced properties, 0.01% caravans or other mobile or temporary structures and 0.2% occupying shared dwellings.
- 2.2.3 As the Table below shows, Seaford Parish has a higher proportion of households occupying detached housing (46.3%) when compared to the rest of the District (35.5%). It also has a higher proportion of households occupying

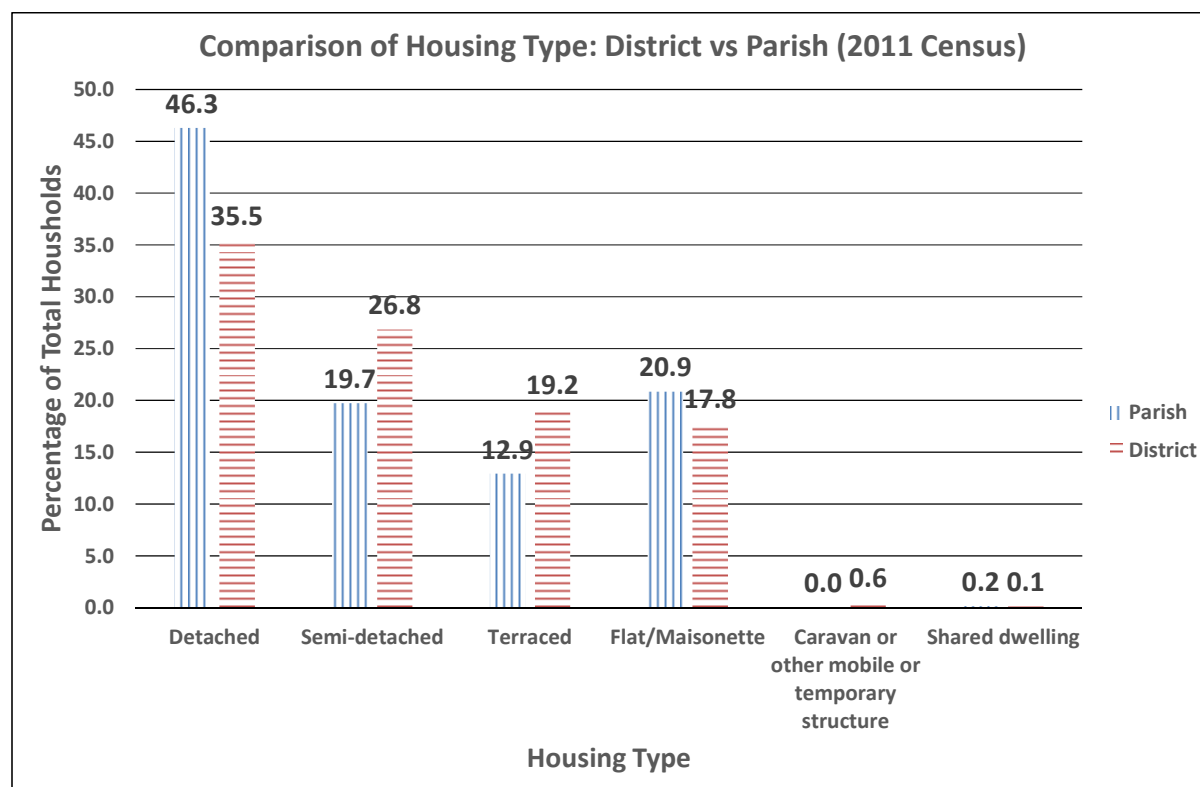
Flats/Maisonettes (20.9% compared to 17.9%) and those occupying shared dwellings (0.2% compared to 0.1%) than the rest of the District.

Table 1 - Housing Type comparison between the District and the Parish

Housing Type	District	Parish
Detached	14,966 (35.5%)	4,998 (46.3%)
Semi-detached	11,325 (26.8%)	2,128 (19.7%)
Terraced	8,097 (19.2%)	1,397 (12.9%)
Flat / Maisonette	7,501 (17.8%)	2,252 (20.9%)
Caravan or other mobile/temporary structure	233 (0.6%)	1 (0.01%)
Shared dwelling (i.e. shared kitchen/bathroom)	59 (0.1%)	18 (0.2%)

(Source: Census 2011)

Figure 2 - Comparison of Housing Type between the Parish and the District (2011 Census)



2.3 Census 2011: Housing Tenure in the Parish

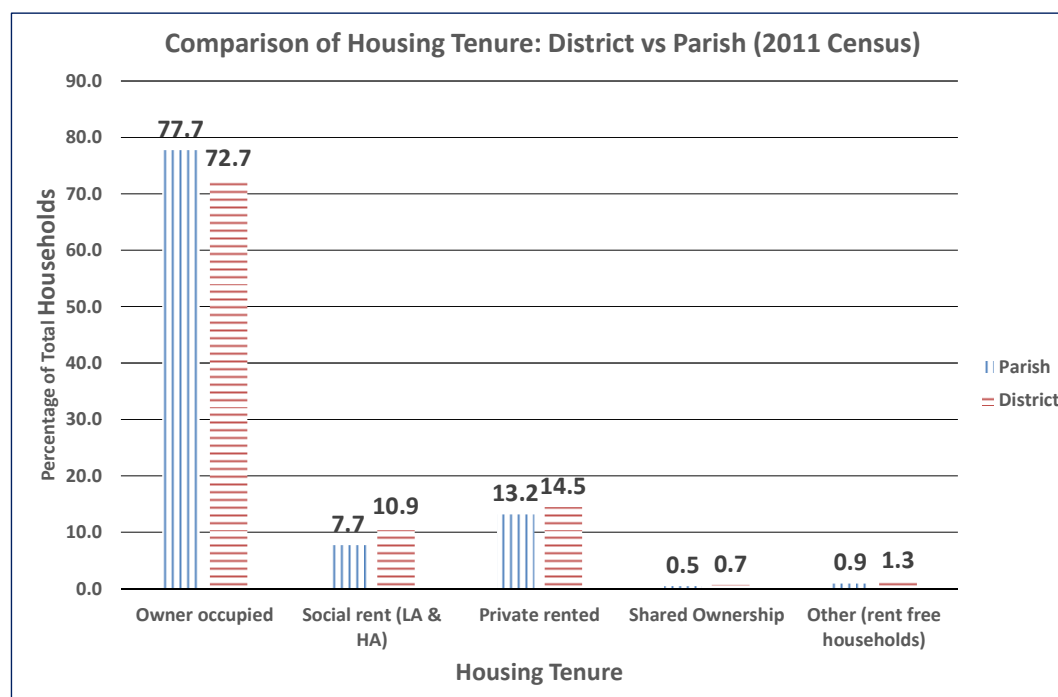
- 2.3.1 From the 2011 Census data and as seen in the Table below, the most common housing tenure in Seaford Parish is owner-occupied housing (77.7%), with rates comparable with that for the rest of the District (72.7%).
- 2.3.2 The parish has lower levels of Social Rented housing than the rest of the District (7.7% compared to 10.9%) and Shared Ownership Housing (0.5% compared to 0.7%), as well as lower levels of Private Rented Housing (13.2% compared to 14.5%) and those Living Rent Free (0.9% compared to 1.3%).

Table 2 - Housing Tenure in the District and the Parish

Tenure	District	Parish
Owner occupied (owned outright or with mortgage)	30,648 (72.7%)	8,389 (77.7%)
Social rented (Local Authority & Housing Association)	4,609 (10.9%)	835 (7.7%)
Private rented	6,108 (14.5%)	1,421 (13.2%)
Shared ownership	285 (0.7%)	50 (0.5%)
Living rent free	531 (1.3%)	99 (0.9%)

(Source: Census 2011)

Figure 3 - Comparison of Housing Tenure between the Parish and the District (2011 Census)



3 The Property Market & Housing Affordability

3.1 Current Property Values in the District

3.1.1 The table below shows the Land Registry's average selling prices for different types of open-market housing across the District for the year to-date (Jan to July 2016). 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 a context for those identified within the parish.

Table 3 - Average House Prices in the District (by type)

Housing Type	Average Price	Deposit Required (10% of total value)	Gross Household Income Required
All Housing	£345,707	£34,570.7	£88,896.1
Detached	£465,998	£46,599.8	£119,828.1
Semi-Detached	£331,118	£33,111.8	£85,144.63
Terraced	£318,447	£31,844.7	£81,886.4
Flat	£190,497	£19,049.7	£48,984.94

Source: Land Registry (2016)

3.1.2 From these figures the annual gross household income required for a new home buyer to purchase each type of property has been provided. This is calculated on the basis of securing a 90% mortgage (i.e. an upfront 10% deposit contribution) 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 property in the District (a flat) would be £48,984.94.

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 rural locations tend to 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.

3.2 Incomes in the District

3.2.1 The 2015 Annual Survey of Hours and Earnings (Office for National Statistics) identified that the mean gross income in Lewes District was £29,705 and the median gross income was £22,672 per annum.

- 3.2.2 Based on the income levels above and the prices in Table 3, in order to purchase an entry level property (Flat) in the District (assuming a 10% deposit and a 90% mortgage), the income required is approximately 6.4 times higher than the average single income and approximately 8.4 times the median single income. The deposit would also be required as an upfront lump sum.

3.3 Current Property Prices in the Parish

- 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 12 months for all properties sold in the parish area. This information was taken from 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, number of bedrooms is generally the single most important feature for those seeking alternative market accommodation.
- 3.3.3 In order to make an assessment of affordable housing need, the lower quartile (average of the bottom 25%) of the property sale prices were calculated and used in the assessment as they represent the prices at the lower end of the market.
- 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.

Property to purchase: Baseline prices

Table 4 - Average Property Sale Costs in the Parish (by type)

Housing Size	Lower Quartile Price	Deposit Required (10% of total value)	Gross Household Income Required
1 bed	£112,316.67	£11,231.67	£28,881.43
2 bed	£198,205.26	£19,820.53	£50,967.07
3 bed	£233,600.00	£23,360.00	£60,068.57
4 bed	£301,287.50	£30,128.75	£77,473.93
5+ bed	£362,500.00	£36,250.00	£93,214.29

Source: Land Registry (2016)

Property to rent: Baseline prices

- 3.3.5 Rental values were calculated by identifying the cheapest property of each bedroom size being marketed for sale in the parish at the time the housing need survey was undertaken (June 2016).
- 3.3.6 The annual gross household income required for rental values are determined based on the assumption that the proportion of the income spent on direct housing costs should not exceed 25% of the annual gross household income.

Table 5 - Average Property Rental Costs in the Parish (by type)

Housing Size	Baseline monthly rental (per calendar month)	Gross Household Income Required
1 bed	£580.00	£27,840.00
2 bed	£700.00	£33,600.00
3 bed	£875.00	£42,000.00
4 bed	£1,200.00	£57,600.00
5+ bed	£1,750.00	£84,000.00

Source: Land Registry (2016)

4 The Seaford Housing Needs Survey

- 4.1.1 The Questionnaire used to undertake the Housing Needs Survey (see Appendix 1) was distributed as a constituent part of the wider Neighbourhood Plan Survey.
- 4.1.2 The questionnaires containing the Housing Needs Survey form were hand delivered to households in Seaford Parish in late May 2016. One survey form was distributed to each address.
- 4.1.3 Housing Needs Survey forms were returned directly by the respondents to Action in rural Sussex via the provision of a prepaid self-addressed envelope distributed at the same time as the Survey Form.
- 4.1.4 The deadline for survey responses to be received for consideration was identified on the survey form as 20th June 2016. An additional 7 day period was allowed in order to capture any forms that were returned late and the final date for forms to be accepted was the 27th June 2016.

4.1.5 Survey Response Rate

- 4.1.6 Of the 10,794 survey forms distributed, a total of 1,100 were returned within the required period. This represents an overall response rate of 10.2%.

5 Key Findings from the Survey: Part 1 Responses

5.1.1 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 respondents of the survey. It is followed in the subsequent section by the results of the analysis of those responses provided to Part 2 of the Housing Needs Survey form, on which respondents provided information in relation to their current housing status.

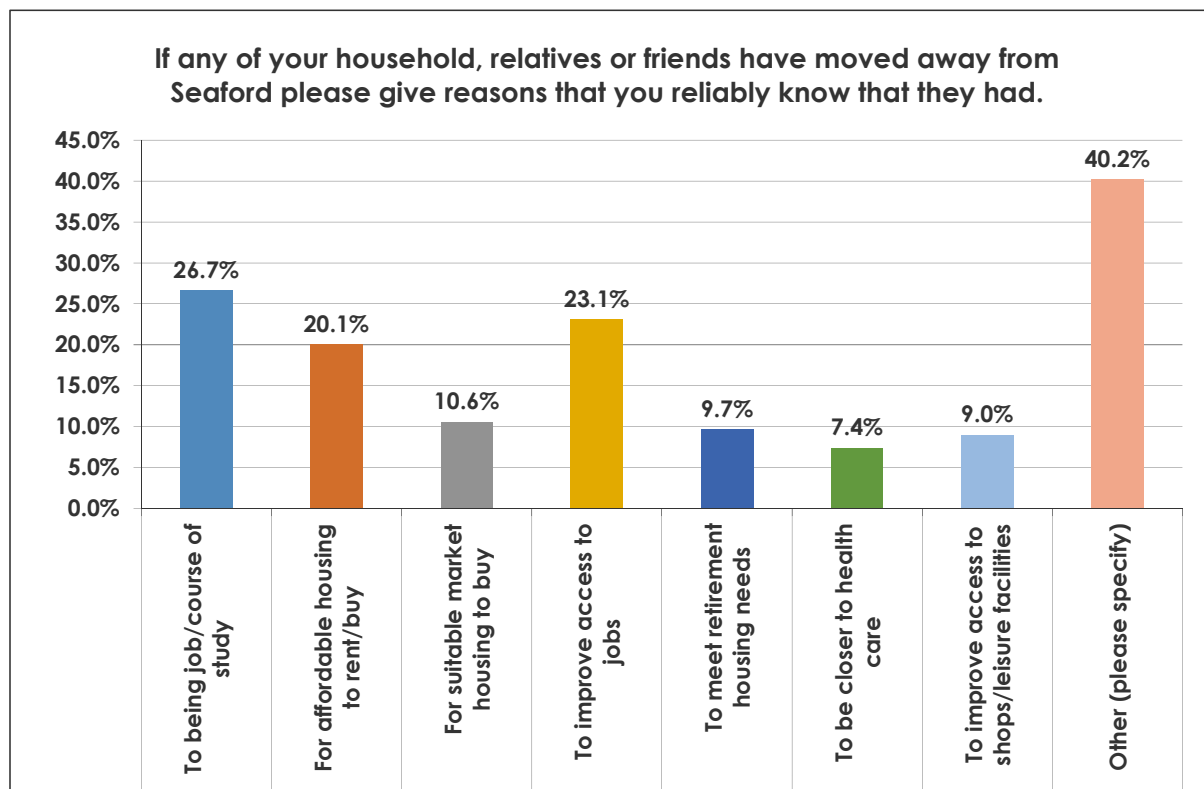
Q.1 If any members of your household, relatives or friends have moved away from the Town (Seaford), please give the reasons you know reliably that they had.

Tick all boxes that apply

To begin job/course of study	169 (26.7%)	To meet retirement housing needs	61 (9.7%)
For affordable housing to rent/buy	127 (20.1%)	To be closer to health care	47 (7.4%)
For suitable market housing to buy	67 (10.6%)	To improve access to shops/leisure facilities	57 (9.0%)
To improve access to jobs	146 (23.1%)		
Other (Please specify)	254 (40.2%) - Open-ended responses were received – please see Appendix 2		

Please note – percentages refer to the number of responses received as a proportion of the number of people completing the question (632).

Figure 4 – Breakdown of reasons provided for movements away from Seaford



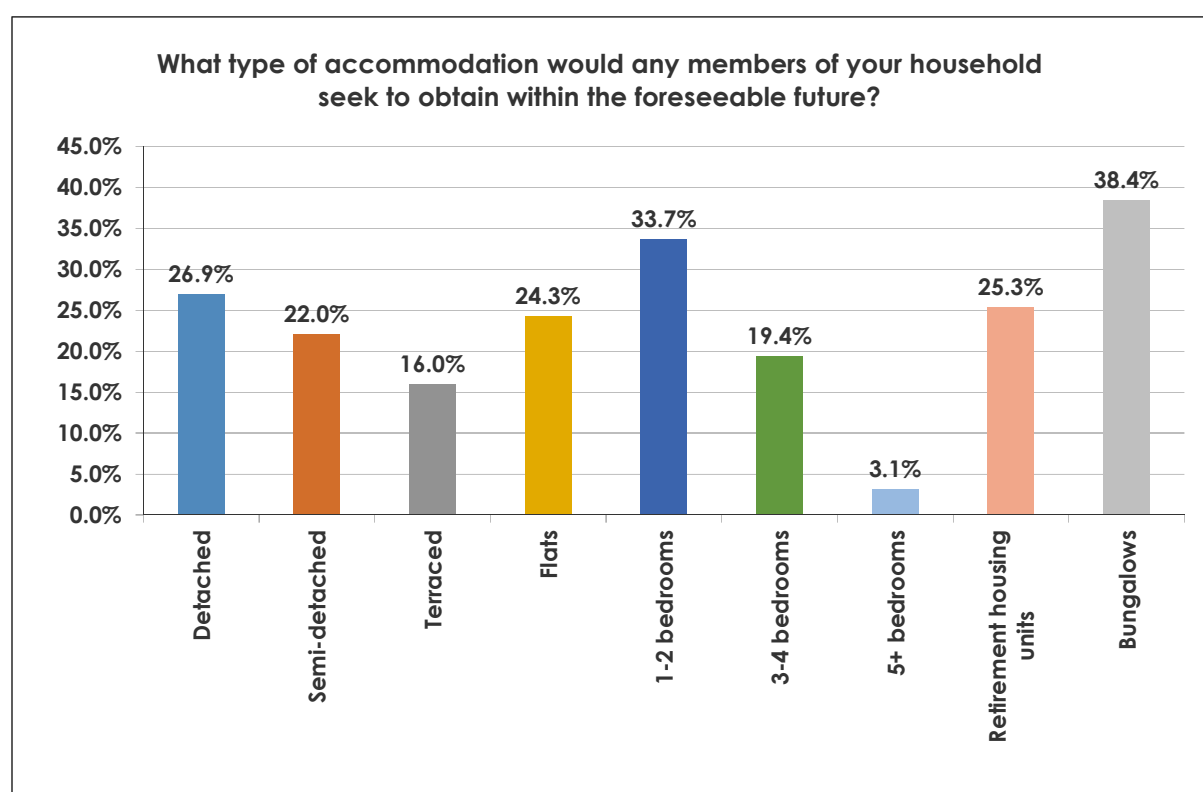
Q.2 What type of accommodation would any members of your household seek to obtain within the foreseeable future?

Tick all boxes that apply

Detached	166 (26.9%)	Flats	150 (24.3%)	5+ bedrooms	19 (3.1%)
Semi-detached	136 (22.0%)	1-2 bedrooms	208 (33.7%)	Retirement housing units	156 (25.3%)
Terraced	99 (16.1%)	3-4 bedrooms	120 (19.5%)	Bungalows	237 (38.4%)

Please note – percentages refer to the number of responses received as a proportion of the number of people completing the question (632).

Figure 5 - Breakdown of accommodation that responding households would seek to obtain in the foreseeable future



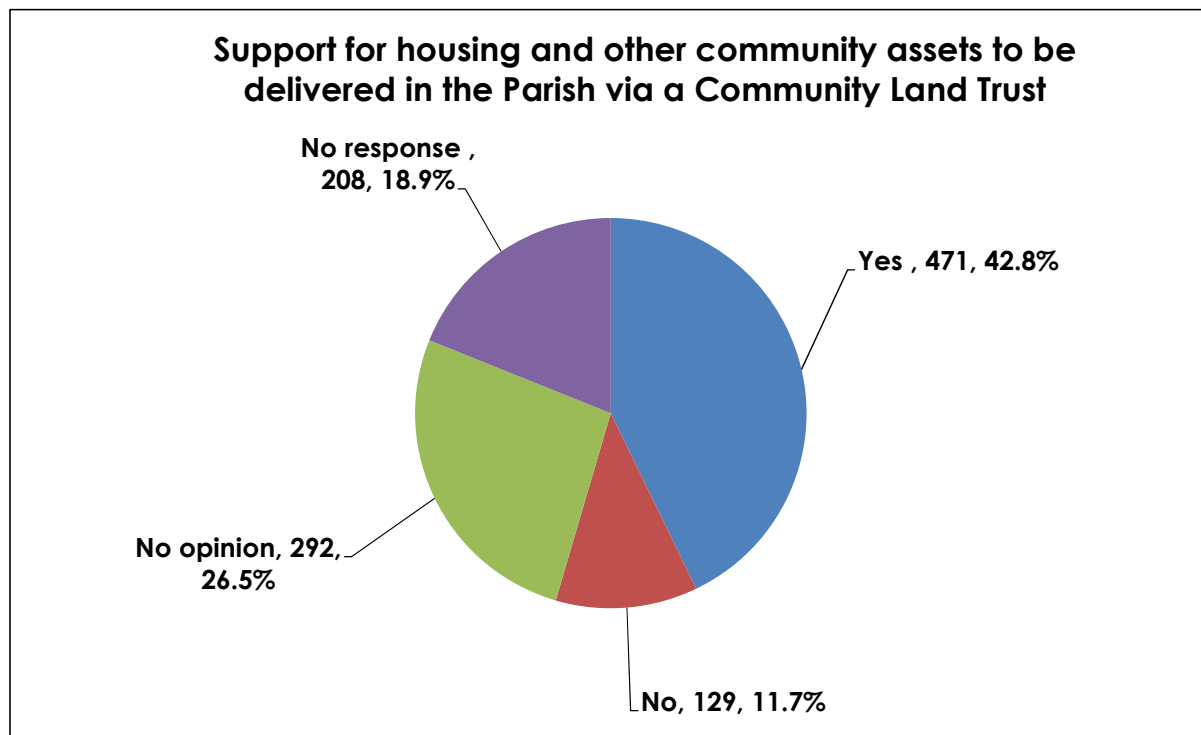
Q.3 Can you suggest sites in the Town where new housing developments could be built? If you are a landowner or an agent working on behalf of a landowner and would like your site to be considered, please respond to the Call for Sites with all required information. This can be found on the Town Council website.

431 Open-ended responses were received – please see Appendix 3

Q.4 Would you like to see housing and other community assets delivered via Community Land Trust?

Yes	No	No opinion	No response
471 (42.8%)	129 (11.7%)	292 (26.5%)	208 (18.9%)

Figure 6 - Breakdown of support for the provision for housing and other community assets to be delivered in the Parish via a Community Land Trust



72 Open-ended responses were received – please see Appendix 4

6 Key Findings from the Survey: Part 2 responses

- 6.1.1 Part 2 of the survey was completed by those respondents who indicated that their current home was unsuitable for their household's current needs.
- 6.1.2 A total of 377 responses were received to Part 2 of the Housing Needs Survey. Of these:
- A total of 58 households were identified as being in need of affordable housing. This was due to their current housing requirements not being met, their local connection to Seaford and because their income and personal circumstances meant that they could not afford a suitable market property (in the parish).
 - 221 responses to Part 2 of the survey were excluded from the subsequent analysis on the basis of their current home was adequately meeting their current housing requirements.
 - 98 households that completed Part 2 of the survey expressed a need to obtain alternative market housing to that which they currently occupied and were deemed to be ineligible for affordable housing based on their personal circumstances and income/equity being sufficient to purchase or rent on the open market.
- 6.1.3 Section 6.2 provides an overview of the responses received from those forms which outlined a desire to purchase open market housing. This includes those that wished to downsize from their existing property.
- 6.1.4 Section 6.3 provides an overview of the responses received from households identified as being in housing need of affordable housing within the parish. Please be aware that this information represents responses to the Housing Needs Survey and does not include information directly relating to the Local Authority or any Housing Association Housing Register.

6.2 Summary of Market Preferences

6.2.1 98 households were identified through the survey as seeking alternative market housing to that which they currently occupy. Of these, 95 indicated that Seaford Parish was their preferred place to live.

Households Characteristics

6.2.2 The greatest number of households seeking alternative market accommodation (33) were older couples (aged over 65), constituting just over a third (33.7%) of responding households. The next most numerous group were single older people (aged over 65) with 26 responses (26.5%), adult couples (19 responses – 19.4%), families with children (15 responses – 15.3%) and single adults (5 responses – 5.1%).

Table 6 - Breakdown of the make-up of households seeking alternative market housing

Household type	Number of responses
A single adult (18+)	5 (5.1%)
A single older person (Over 65)	26 (26.5%)
An adult couple (18-64)	19 (19.4%)
An older couple (Over 65)	33 (33.7%)
A family with children	15 (15.3%)
Other	0 (0.0%)
TOTAL	98

Table 7 – Breakdown of children numbers in households seeking alternative market housing

Family with children - Number of children	Number of responses
1	5 (33.3%)
2	6 (40.0%)
3	4 (26.7%)
4	0 (0.0%)
5	0 (0.0%)
No response	0 (0.0%)
TOTAL	15

Reasons for moving

- 6.2.3 The most common reason identified in the survey for households seeking to move was the need for a smaller home (41.8% of respondents). A further 29.7% of respondents highlighted the preference for a more manageable home. Both of these factors reflect the high proportion of single older people and older couples responding to the survey who indicated that they were seeking alternative market accommodation.
- 6.2.4 A smaller proportion of respondents (9.9%) indicated the need for a larger home. These were typically provided by families with children or expanding households who were seeking larger properties in order to adequately accommodate their household.

Table 8 - Breakdown of reasons for moving by households seeking alternative market accommodation

Reason for moving	Number of responses
Need to set up independent home	2 (2.2%)
Need larger home	9 (9.9%)
Need to be closer to carer or dependent, to give or receive support	7 (7.7%)
Need cheaper home	6 (6.6%)
Need to avoid harassment	0 (0.0%)
Need to be closer to employer	1 (1.1%)
Need a secure home	3 (3.3%)
Need to change tenure	0 (0.0%)
Need adapted home	0 (0.0%)
Need a more manageable home	27 (29.7%)
Need to be closer to/have access to public transport	5 (5.5%)
Need a smaller home	38 (41.8%)
Other	5 (5.5%)

Please note respondents often indicates more than one preference and the percentages reflect the number of responses provided as a proportion of the respondents to the question (91) rather than as a proportion of the total responses received.

Timeframe for move

- 6.2.5 Respondents to the survey seeking alternative market housing indicated a preferred timeframe in which the move would take place. The greatest proportion of respondents (39.8%) indicated that this would be between 2 and 5 years from now, with 29.6% indicating 5 or more years from now, 29.6% indicating now or in the next 2 years and 1.0% provided no answer.

Table 9 - Preferred timeframe for move by households seeking alternative market housing

Now or in the next 2 years	2 to 5 years from now	5 or more years from now	Unspecified
29 (29.6%)	39 (39.8%)	29 (29.6%)	1 (1.0%)

Housing Type Preferred

- 6.2.6 As indicated in the table below, approaching two-thirds of households (60.2%) were occupying houses, with the remainder predominantly occupying bungalows (32.7%).
- 6.2.7 There is marked shift away from houses towards bungalows and sheltered retirement housing in the types of housing that respondents indicated that they require now and in the short-term future. This largely reflects the dominant types of households identified in the survey as single older people and older couples and reflects their changing needs.

Table 10 - Current housing type occupied and preferred housing type

	Current Type	Preferred Type
House	59 (60.2%)	24 (24.5%)
Bungalow	32 (32.7%)	43 (43.9%)
Flat/Bedsit/Bungalow	6 (6.1%)	8 (8.2%)
Sheltered/Retirement Housing (Social Sector)	0 (0.0%)	0 (0.0%)
Sheltered/Retirement Housing (Private Sector)	1 (1.0%)	17 (17.3%)
Caravan/Mobile Home/Temporary Structure	0 (0.0%)	0 (0.0%)
Other	0 (0.0%)	6 (6.1%)

Bedrooms required

- 6.2.8 As outlined above, a majority of the respondents indicating an alternative market preference were older couples (aged over 65) and single older people (aged over 65). A primary motivation being to move to more manageable, often smaller properties. This is reflected in the tables below which shows that many respondents currently occupying 3, 4 and 5 bedroom properties indicated a preference to move to properties with fewer bedrooms.

Table 11 - Number of bedrooms in properties currently occupied by households seeking alternative market housing

1 bed	2 bed	3 bed	4 bed	5+ bed	Not specified
4 (4.1%)	24 (24.5%)	39 (39.8%)	27 (27.6%)	3 (3.1%)	1 (1.0%)

Table 12 - Number of bedrooms sought by households seeking alternative market housing

1 bed	2 bed	3 bed	4 bed	5+ bed	Not specified
10 (10.2%)	53 (54.1%)	26 (26.5%)	8 (8.2%)	1 (1.0%)	0 (0.0%)

6.2.1 Respondents that were adult couples (aged 18-64) or families with children were those most likely to be seeking a larger home. Adult Couples often cited a desire to start a family, whilst families with children often identified that their family was getting too large for their current property or that they were seeking to have additional children.

Specialist Requirements

6.2.2 48 respondents to the survey indicated that they required alternative market accommodation as their current dwelling did not have the specialist features that they require now or in the short-term future. This predominantly reflected those with a disability or impairment who required a property with suitable access (e.g. ground floor accommodation) or older residents who were seeking properties which offered care appropriate to their needs.

Table 13 - Specialist requirements for households seeking alternative market housing

Accommodation on the ground floor	Sheltered housing with support services	Residential care provided	Other housing with support services
30 (62.5%)	17 (35.4%)	7 (14.6%)	13 (28.1%)

Please note respondents were able to indicate more than one preference and the percentages reflect the number of responses provided as a proportion of the respondents to the question (48) rather than as a proportion of the total responses received.

6.3 Summary of Affordable Housing Need

- 6.3.1 A total of 58 households were identified through the survey and subsequent assessment as being 'in need' of affordable housing on the basis that they cannot afford to either purchase or rent a suitable market property that meets their current requirements (based on bedrooms required) and have an appropriate local connection to the parish.
- 6.3.2 Of these 58 households, 56 indicated that Seaford was their preferred place to live.

Households in need

- 6.3.3 The greatest number of households classified as being 'in need' of affordable housing (29) were single adults (aged 18+), which constituted 50.0% of all identified 'in need' households. The other significant household type identified by the study were families with children, of which 20 were identified (34.5% of 'in need' households).
- 6.3.4 Households classified as 'Other' were those constituted in alternative ways such as a household consisting of two siblings seeking to live together or an adult couple with a parent seeking to live in the same household for mutual support.

Table 14 - Breakdown of the make-up of households in affordable housing need

Household type	Number
A single adult (18+)	29 (50.0%)
A single older person (Over 65)	2 (3.4%)
An adult couple (18-64)	3 (5.2%)
An older couple (Over 65)	2 (3.4%)
A family with children	20 (34.5%)
Other	2 (3.4%)
TOTAL	58

- 6.3.5 24 of the 29 'in need' single adult households identified by the study were identified as currently living with their parents and commonly identified that they were seeking to set-up their own independent home, but were not financially in a position to do so.
- 6.3.6 Of those households identified as families with children, a number were seeking to get on the housing ladder but were living in rental accommodation which restricted their ability to save the deposit required. Others had expanding families and required homes with more bedrooms so that they could be adequately housed, but again were largely prevented from doing so by the gulf between their incomes and the finances required.

Figure 7 - Household composition of households 'in need' of affordable housing

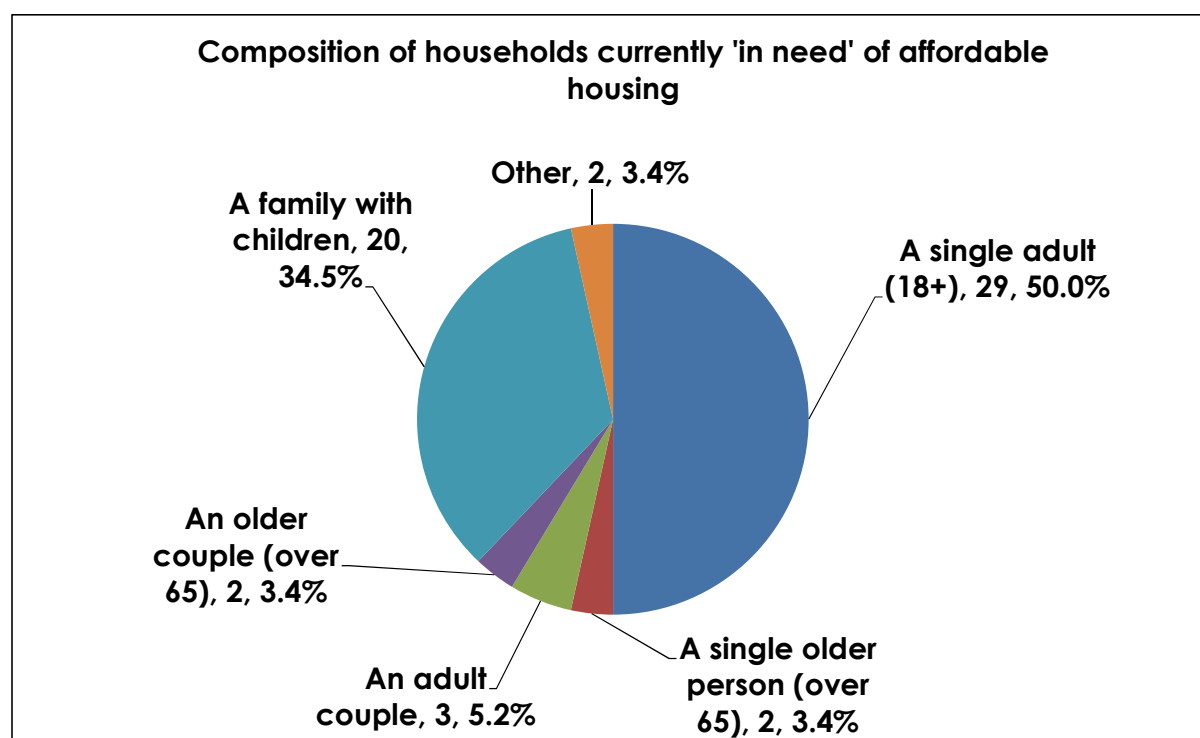


Table 15 – Breakdown of children numbers in households in affordable housing need

Family with children - Number of children	Number of respondents
1	5 (25.0%)
2	8 (40.0%)
3	5 (25.0%)
4	2 (10.0%)
5	0 (0.0%)
No response	0 (0.0%)
TOTAL	20

6.3.7 Of the 58 households identified as being 'in need' of and eligible for affordable housing, 14 (24.1%) indicated that they were currently on a Local Authority or Housing Association register or waiting list, whilst 43 (74.1%) were not and 1 household (1.7%) did not complete the question.

Reasons for moving

- 6.3.1 The most common reason identified in the survey for households seeking to move was the need to set up an independent home (46.6% of responses). This largely reflects the proportion of single adults and adult couples identified as being 'in need' of affordable housing.
- 6.3.2 A further 15.5% of responses highlighted the preference for a cheaper home. This may reflect those currently occupying properties for whom the cost is increasingly beyond their means. This may result from changes to their personal circumstances or an increase in the housing costs.
- 6.3.3 A smaller proportion of responses were received (10.3%) indicating the need for a larger home. These were typically provided by families with children or expanding households who were seeking larger properties in order to be adequately housed.
- 6.3.4 Of the 10.3% of responses indicating the need to be closer to a carer or dependent, these were generally older people seeking to be near family members or young people seeking to move to support their elderly parents or close relations.

Table 16 - Breakdown of reasons for moving by households 'in need' of affordable housing

Reason for moving	Number of responses
Need to set up independent home	27 (46.6%)
Need larger home	6 (10.3%)
Need to be closer to carer or dependent, to give or receive support	6 (10.3%)
Need cheaper home	9 (15.5%)
Need to avoid harassment	0 (0.0%)
Need to be closer to employer	0 (0.0%)
Need a secure home	1 (1.7%)
Need to change tenure	1 (1.7%)
Need adapted home	0 (0.0%)
Need a more manageable home	2 (3.4%)
Need to be closer to/have access to public transport	3 (5.1%)
Need a smaller home	0 (0.0%)
Other	3 (5.1%)

Current Tenure

- 6.3.5 The current tenure of those households identified as 'in need' of affordable housing predominantly consisted of two main types. The most common was 'Live with parents' which constituted 41.4% of households and 'Rent it privately' was identified by 36.2% of households.

Table 17 - Current tenure of households identified as 'in need' of affordable housing

Tenure	Number of responses
Own it with a mortgage	5 (8.6%)
Own it with no mortgage	0 (0.0%)
Live in Tied accommodation	0 (0.0%)
Live with parents	24 (41.4%)
Rent it privately	21 (36.2%)
Rent from a Housing Association	0 (0.0%)
Rent from a Local Authority	2 (3.4%)
Shared Ownership (part own/part rent)	2 (3.4%)
Other	2 (3.4%)
No response	2 (3.4%)

- 6.3.6 Those households indicating that the property in which they were residing was currently owned with a mortgage were generally experiencing a significant change in personal/household circumstances (e.g. bereavement) and were no longer in a position to maintain their repayments.
- 6.3.7 Those households currently occupying Housing Association, Local Authority or Shared Ownership properties may be able to seek a transfer to an alternative property of the same tenure which meets their requirements. However, this will be dependent on the availability of such properties and whether their circumstances meet the requirements of those owning/operating the properties.

Preferred Tenure

- 6.3.8 The survey form offered respondents the opportunity to identify the housing tenure that they would prefer to occupy. Of the households 'in need' of affordable housing, the greatest proportion (48.3%) indicated a preference for renting from a Housing Association or Local Authority.
- 6.3.1 Whilst a high proportion of respondents (34.5%) indicated a preference to buy an open market property, the assessment undertaken indicated that none of these households were in a position to do so.

Table 18 - Preferred tenure of households identified as 'in need' of affordable housing

Tenure	Number of responses
Renting from a Housing Association or Local Authority	28 (48.3%)
Shared Ownership (Part own/part rent)	11 (19.0%)
Renting from a private landlord	11 (19.0%)
Buying on the open market	20 (34.5%)
No response	1 (1.7%)

Please note respondents often provided more than one preference and the percentages reflect the number of responses provided as a proportion of the respondents to the question (58) rather than as a proportion of the total responses received.

Timeframe for move

6.3.2 Whilst the assessment of need was based on the current circumstances of the responding households, they were provided with an opportunity to specify a preferred timeframe for any move. As shown below, the majority of responses (65.5%) indicated that this would be required immediately or within the next two years, with a further 28.9% of responses indicating between 2 and 5 years from now.

6.3.3 These timeframes reflect respondent's 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 19 - Preferred timeframe for move by households in affordable housing need

Now or in the next 2 years	2 to 5 years from now	5 or more years from now	Unspecified
38 (65.5%)	15 (28.9%)	1 (1.7%)	4 (6.9%)

Bedrooms required

6.3.4 The number of bedrooms required represent those required to adequately accommodate households identified as being 'in need' of affordable housing. This is based on the make-up of each individual household and an assessment of their requirements, rather than their preferences indicated on the survey form.

6.3.5 Approximately two-thirds (62.1%) of the households identified as 'in need' of affordable housing required single bedroom properties. This reflects the high proportion of single individuals and couples identified in the assessment. The requirement for larger bedroom properties is predominantly from those households made up of families with children.

Table 20 - Number of bedrooms required by households in affordable housing need

1 bed	2 bed	3 bed	4 bed	5+ bed	Not specified
36 (62.1%)	5 (8.6%)	10 (17.2%)	4 (6.9%)	3 (5.2%)	0 (0.0%)

Specialist Requirements

6.3.6 A number of respondents to the survey indicated that they required alternative accommodation as their current dwelling did not have the specialist features that they now require. The most common of these was the need for ground floor accommodation which was identified by 9 households.

6.3.7 Given that those in affordable housing need are generally aged 45 and younger, the number of households identifying specialist requirements is relatively low when compared to those seeking alternative market accommodation and generally reflects a need to cater for disabilities rather than sheltered accommodation or residential care.

Table 21 - Specialist requirements for households in affordable housing need

Accommodation on the ground floor	Sheltered housing with support services	Residential care provided	Other housing with support services	No response
9 (15.5%)	2 (3.4%)	0 (0.0%)	2 (3.4%)	45 (77.6%)

7 Conclusions & Recommendations

7.1 Affordable Need identified

7.1.1 In Summary the following key findings have been identified from this Housing Needs Survey;

- 58 local households are in need of affordable housing (56 of whom wish to live in Seaford).
- Half of these are single adults.
- Most of these single adults are younger people (aged between 18 and 35) who are still living with parents and needing to set up an independent home.
- Over a third of the households in need (35%) represent families with children, most of whom are stuck in the private rented sector, living in unsuitable and unaffordable accommodation.
- The preferred - and most suitable - tenure for most is renting from a housing association.
- Some of these households (approximately 10%) may be eligible for some form of shared ownership but this really depends on the particular model of shared ownership or shared equity that might be available on a scheme by scheme basis.
- This need is a pressing one for most, with two thirds of those households identified needing to move now or within the two years.
- Nearly two thirds (62%) of these households in need require 1 bedroom homes, reflecting the profile of those single adult households who represent the bulk of the need.
- 17% require 3 bedroom homes, reflecting the next most evident need amongst families with children, many of whom need larger accommodation.
- Less than a quarter (24%) of those households identified as being in need of affordable housing are currently on the housing register.

7.1.2 This represents a significant need for affordable housing in the parish amongst single adults and families with children in particular.

7.1.3 It was also interesting to note that 20% of all respondents to the survey (127 households) had a family member that had moved away from the area to find more affordable housing; an indication of the unaffordable nature of the housing market in Seaford and the effect this is having on the community.

7.1.4 There was a good level of support for a community led approach to housing delivery with 43% of respondents (471 households) in support of a Community Land Trust being set up to provide local needs housing.

7.2 Market preferences identified

- In summary, there is a significant demand for additional market housing in Seaford. This is mainly being sought by older people over 65 (60%) who wish to downsize to smaller (42%) or more manageable (30%) accommodation.
- Many of these households also require some form of specialist housing or at least housing on the ground floor: 30 households.
- There is also a demand amongst some families for alternative housing, mainly larger homes: 10% of the demand identified.

Housing Needs



**Action in
rural Sussex**

Lewes District Council has allocated a **minimum of 185** homes to be delivered in the Town over the next 15 years. We would like to understand the housing needs of Seaford residents, to predict what types of housing need may emerge in the foreseeable future.

- | | | | |
|------------------------------------|--|--|--|
| To begin job/course of study | | To meet retirement housing needs | |
| For affordable housing to rent/buy | | To be closer to health care | |
| For suitable market housing to buy | | To improve access to shops/ leisure facilities | |
| To improve access to jobs | | | |
| Other (please specify) | | | |

- | | | | | | |
|---------------|--|--------------|--|--------------------------|--|
| Detached | | Flats | | 5+ bedrooms | |
| Semi-detached | | 1-2 bedrooms | | Retirement housing units | |
| Terraced | | 3-4 bedrooms | | Bungalows | |

- | |
|--|
| |
|--|

4. Would you like to see housing and other community assets delivered via Community Land Trust?

(These are community led organisations that develop and manage housing and other assets for long term community benefit, providing homes for local people in perpetuity – i.e. local residents and those with local connection to Seaford.) – see www.communitylandtrust.org.uk for details.

Yes	No	No opinion

If you would like to explore how CLTs could benefit you and your community please leave your name and contact details here:

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The following section to be completed by the person or household requiring housing in the Town. If this is not possible, it should be completed on their behalf using the most accurate information available.

Part 2: Housing Needs

This section should be completed by the person or household requiring housing in the Town. If this is not possible, it should be completed on their behalf using the most accurate information available.

Q6 - What is the make-up of the household? (Please tick **one** box only)

A single adult (18+ - no children)		An adult couple (18-64 - no children)	
A single older person (Over 65)		An older couple (Over 65 - no children)	
Adult/family with children		Please specify number of children	

Q7 - Please identify the characteristics of each person living in this household? (Please give details of **all** of the people currently living in the household in need of affordable housing)

	Person 1	Person 2	Person 3	Person 4	Person 5	Person 6
Male						
Female						
Age						
Relationship to you (e.g. spouse, offspring etc.)	Self					

Q8 - Is this Town the household's preferred place to live?

Yes	No	If no, please state where:

Q9 - If yes, please explain why?

Q10 - Please identify the current local connection(s) of those in the in-need household: (Please tick **all** boxes that apply)

Currently live in the Town?	Work in the Town?	Have relatives in the Town?	Have previously lived in the Town?

Q11 - What is your/their reason for needing to move? (Please tick **one** box only)

Need to set-up independent home		Need to change tenure	
Need a larger home		Need an adapted home	
To be closer to carer/dependent		Need a more manageable home	
Need a cheaper home		Need better access to public transport	
Need to avoid harassment		Need a smaller home	
Need to be closer to employer		Need a more secure home	
Other (please specify):			

Q12 - Are those requiring accommodation currently on the Local Authority or Housing Association register or waiting list?

Yes	No

Q13 - What is the current tenure of the household? *(Please tick **all** boxes that apply)*

Own it with a mortgage		Rent it privately	
Own it with no mortgage		Rent from a Housing Association	
Live in Tied accommodation		Rent from a Local Authority	
Live with parents		Shared Ownership (Part own/Part rent)	
Other (please specify)			

Q14 - Which tenure would you/they prefer? *(Please tick **one** box only)*

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

Q15 - What type and size of property does the household currently occupy? *(Please tick **one** box only)*

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

Q16 - When do those requiring accommodation need to move from this household?

Within the next 2 years	Between 2 and 5 years from now	In 5 or more years

Q17 - What type and size of property does the household require? *(Please tick **one** box only)*

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

Q18 - Will any member of the household in need require any of the following? *(Please tick **all** that apply)*

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

Q19 - Have any members of your family left the Town in the last 5 years due to difficulty in finding a suitable home locally?

Yes	No

Housing Requirements (Confidential)

The following section gathers information on the future housing requirements of those in need. This information is required in order to assess the housing need of respondents and their eligibility for affordable housing.

A crucial element in assessing levels of affordable housing need is assessing the income of households in relation to the costs of housing. To do this, an estimation of the **current gross annual income** of the **household in need** is required. This information is kept completely confidential.

Q20 – What is the Average Annual Gross Income of the household *(Please tick one box only)*

Less than £9,999	£35,000 - £39,999	
£10,000 - £17,999	£40,000 - £44,999	
£18,000 - £24,999	£45,000 - £49,999	
£25,000 - £29,999	£50,000 - £54,999	
£30,000 - £34,999	£55,000+	

Q21 – What is the level of savings or other equity of the household *(Please tick one box only)*

No Savings	£5,001 - £10,000	
Under £3,000	£10,001 - £14,999	
£3,001 - £5,000	Over £15,000 - please state:	

Q22 - What is the maximum amount that the household in need could place as a deposit on a new property? *(Please include any equity which exists in the current home)*

Nothing (Zero)	£5,001 - £10,000	
Under £3,000	£10,001 - £14,999	
£3,001 - £5,000	Over £15,000 - please state:	

Q23 - What is the maximum monthly payment the household can afford to spend on housing in the form of rental and/or mortgage payments?

Less than £200	£400 - £599	
£201 - £399	£600 or more	

Q24 - Please provide any other information which will assist in understanding the circumstances of the household in need:

--

Contact details – Optional, but may assist gathering accurate and detailed information.

Name	
Address	
Telephone number	
Email address	

This information will be treated in the strictest confidence. Your personal details will not be given to any 3rd party.

9 Appendix 2 – Q.1 If any members of your household, relatives or friends have moved away from the Town (Seaford), please give the reasons you know reliably that they had.

1 granddaughter has moved to Hailsham because rents are cheaper. 1 granddaughter is paying £1000 a month to rent. Both were born in Seaford. Should be 1st on list for council accommodation! Landlords should be made to lower rentals.
Both children left Seaford to get married and live elsewhere.
To buy a smaller house when adult "children" moved on independently.
One person in my family moved to take up a job.
Closer rail service to London. Better schools.
We are planning to move away in the next couple of years to meet retirement needs.
My grandson has left to go to University in Leeds.
One went to NZ the other to Wales!
To downsize from family home to smaller properties to release equity for old age / support - children to acquire property.
Transport! We are at the mercy of Southern Rail. No bus service to Lewes No meaningful transport to outer areas of town.
Emigrated (Australia) - better life for their children.
The whole family have moved to Seaford from London.
Further education.
Single/widowed people would like to be able to live in a small dwelling, independently without being forced to pay expensive service charges - there seems to be nothing between a family home & 'sheltered' housing.
In the case of retirement option it was a sort of supported or shelter living.
Emigrated to Australia (better prospects for their children)
Gone abroad as better standard of living - New Zealand
Retired people moving closer to family members.
Because there's too many old people.
To move nearer to family
To be nearer adult children
Friends moved to be nearer to younger relatives.
To be in countryside for rural business.
No more flats
Renting market is far too high for youngsters with young families. Landlords are being far too greedy.
Moved abroad but still own property in Seaford.
Does not apply
For my family, the opposite applies. Moving to Seaford for the above-selected benefits.
Daughter's husband posted to West Country.
To be closer to their families

As a long resident retired - I am still here and will stay - (my husband has died) as I am very content here.
Deceased
To purchase a house better located to where they work. Money not an influence at all.
Many of our friends coming up to retirement age have expressed a desire to move TO Seaford due to its location and facilities.
We moved here 3 years ago. Keep Seaford quiet and peaceful.
To be near son working in Bude, Cornwall.
To be able to make friends with people (young people) their age.
Daughter left home to study then married and stayed there. Son moved to Australia to live and work. Neither want to live in Seaford (or could afford to).
To emigrate
I live alone
Only just moved to Seaford to North Way in Sept 2013
Having just returned to the town after an absence of 16 years we cannot really comment on this question.
We moved here to retire
This only amounts to 13 homes over 15 years so doesn't require major developments.
Retired, not applicable
Marriage/work took children to other areas.
All of the above needed
Although the population has increased over the last 10 years there has been no proportionate increase in health provision. Indeed it has declined with long waiting lists to see a local Gp.
3 of my sons moved away because they couldn't afford the price of houses in Seaford.
Renting or buying in Seaford is very expensive for young families. Housing benefit nowhere near covers the cost of renting, so the poorest families have a real problem.
To be nearer family
To move to towns that better met the range of interests of young single people.
Seaford needs more affordable housing and for the young.
The rail link to London is poor and the service is poor with trains frequently being cancelled or terminated early on the route.
We would move if we could for reasons stated at para 11, but are now probably too old and my wife too frail to achieve this.
Moved abroad
To obtain better education facilities for their children.
Moved to London - stopped 4 - 5 hours daily commute to Seaford
This question is not applicable (and the one below)
Two of my children emigrated to Australia from Seaford for better job prospects and better climate.
There are not enough doctors surgeries, parking, school places to meet present requirements.
Death. Most of our friends have moved to the town (ourselves included) - good value property, the sea and the downs.

Daughter married and moved to Blackheath London to take up appointment. Solicitor
None
To be able to avoid the rush hour traffic which doubles travel time
To be closer to relatives
Went to live abroad
I know of only one person who has moved away and that was because they were being intimidated by near neighbour.
To build one-bedroom homes or flats for the elderly then we would move out of our bungalows.
Council Tax too High
To be closer to family.
To see more of the world and live somewhere more vibrant and less tired.
Poor health care in Seaford and the poor state of the town
I would like a 2-bed smaller property by edge of town but everything is so expensive. A family would benefit from my 3-bed bungalow.
None
Moved to Uckfield where there are better shops/transport links and a minor injuries unit.
Death
Friends moved to Devon as they had wanted to for 12 years. One was from Cornwall and they felt more at home preferring the countryside and lifestyle (leisurely).
Live alone
Preferred to live in another area.
Death

Not applicable responses removed.

10 Appendix 3 - Q.3 Can you suggest sites in the Town where new housing developments could be built? If you are a landowner or an agent working on behalf of a landowner and would like your site to be considered, please respond to the Call for Sites with all required information. This can be found on the Town Council website.

Maybe around the Chyngton area?
Any derelict site not currently being used for housing ie any brownfield site.
The four plots mentioned Southdown Road
Old gas works - Brownfield sites only. If Newlands developments go ahead, which they will, we will have met 185 homes and more. Leave town and areas alone.
Newlands site.
Obviously land is difficult to come across with the sea to the south and the Downs to the north. The land on the seafront (which was refused permission for flats) could be better used for the site of a cafe and children's play area and the storage facility moved to Cradle Hill or similar.
Please STOP building housing in this town. We do NOT support further development. Where are all our green spaces? Where are our children supposed to go? Where are adults supposed to unwind for that matter? Don't run us into Newhaven as one big housing mess. Please take some pride in our town, in our wildlife, in our green spaces. rather than using your position to destroy anything good we have left here. Who is going to visit as a tourist if we are just one giant housing estate?? Come to Seaford we have nothing to show you.
There is not enough road space for more housing - we can't get out of Seaford as it is because of the volume of traffic through Newhaven. The public transport is nothing short of a joke - trains always cancelled and too expensive. Improve our town, stop ruining it.
Nowhere, stop building.
Nowhere - stop destroying our town.
By the scout hut/bowling green.
Some of the poor housing could be replaced if not privately owned. No objections to flats but they should not be flat roofed and should be of attractive architectural design.
Between pond of Trek Club (excluding Bowls Club).
We do not think any new land should be used as a starting point. First we should look at very large houses, with land and good roads and build more small houses on the land.
Golf course as above sea level. Trouble is, this is a 'short term' retirement zone. Locals seem to want over development or live in the 1930's.
A strip of housing COULD go at roadside on the Brickfields, though this would be contentious.
None

Chyngton Way next to national park - present residents would strongly oppose! Newlands School site.
No as our services are already stretched to cope with the current residents.
Bowden House School Green on Princess Drive / Grand Avenue Old gas works Demolish bungalows and replace with 2 storey houses.
On the old gas works site (Blatchington / Chichester Road). What is happening to the old Elm Court site? Nothing seems to be being built. It is a mess. The council could buy up old, large houses and bungalows as they come on the market and build two or three homes on the same site if suitable via developers.
There's enough now.
Westdown Road.
No
Elm Court site. Old gas works site.
Not small green spaces.
n/a
No knowledge of sites.
No areas. Seaford is big enough. The fields are being built on and we have enough houses.
No more building. Seaford has grown out of all proportion taking school playing fields, fields, etc.
Newlands School - but with some retained open space / leisure facilities eg pool.
Actively pursue stalled sites such as the old gas works or Elm Court sites. Also corner plot at the eastern end of Chyngton Way.
Back garden at Chyngton Way - single detached house. Old tennis court opposite Seaford Head School (Upper)
1. Old Wynns Nursery site - corner of sutton Drove and The Byeways. 2. Corner Blatchington Road - previously used as temporary library.
Newlands? Old Gas Works. Only with appropriate infrastructure - schools, GPs, roads.
We are already overcrowded, no improvements have been made to cater for the new builds ie Roads, schools, healthcare/doctors.
Rather than build on the likes of Newlands and plots 1 and 2 overleaf, continue building in the farmers field behind Coxwell Close, etc. Preferably not at all until the towns facilities have been upgraded., Doctors, schools, etc.
Positively none! There is already too many people living in Seaford for the amenities that are currently available.
No idea.
Along the Alfriston Road to the edge of the fields. Where the gasometer was. However, health and other services are failing to cope with extra numbers. Recycling facilities can't cope etc. Also the A259 is becoming a bottleneck at Seaford.
None come to mind.
Outskirts of town or any brownfield sites.
I think Seaford needs to stop building now as otherwise we won't be a small quiet, peaceful town anymore.

No more housing should be allowed until such time that there are sufficient surgeries, a small hospital, and improved CAB and police presence, more post offices etc. are in place!
Fields east of Grand Avenue.
The old site of Elm Court Youth Club on Blatchington Road. Other suggestions would be brown field sites such as any vacant property on Cradle Hill Industrial Estate.
Newlands school site.
Cradle Hill The Hawth
No
The land that is open at the north end of Normansal Park Avenue.
If new housing is built within the town centre there has to be adequate parking. At present there is no land for parking!!
Newlands School.
Cradle Hill - Industrial Estate? Car Parks.
Not Chyngton field! Old Wynne's site.
The site where the temporary library was. Old gas works. Old Wynnes nurseries. Old Sapphire warehouse site. Newlands school.
Our doctors, schools, dentists are all full, no more room.
Bottom of Ringmer Road?
The corner of East Albany Road & Sutton Drove
Old Newlands school land.
Newlands.
The plot that was Saphire and gas works, change access to Brooklyn Road, light industrial units from near the Trek Club.
Development already happening in the areas we can think of.
Princess Drive/ Grand Avenue Field.
No knowledge
Compulsory purchase the little houses on the seafront and replace with prestigious apartments to improve the look of the seafront not warden assisted! Chyngton Road - square off the land & use the field at the end - where the track goes up to the town.
This is not the solution - the town has clearly defined boundaries so should not have pressure applied to cram yet more housing in. Any redevelopment needs proper consultation and subject to where necessary clear reason to build.
Only on existing 'brown field' sites.
Possibly of Bishopstone Road, North of Rookery Way?
The area going out towards Alfriston? The area coming into Seaford behind Clematine Ave?
Newlands School site.
No idea.
No suggestions.

The old gas works site - bottom of Blatchington Hill has lain dormant for years - must be a reason?
Area where temporary library was - opposite Blatchington pond.
Alfriston Road
Buckle car park.
Alfriston Road - opposite Golden Key estate.
Brickfields site - we don't need to preserve it for foxes & snakes.
I think further development should be avoided, it is already overloaded & the infrastructure would be unable to cope. One road in & out of Seaford is not suitable for much more building.
Old gasometer site. Newlands school site.
No, no new housing development could be supported in Seaford, due to the impact on the already struggling infrastructure. New homes are being built e.g. station, Sutton Mews, next to Tesco's - that is enough!
Brickfields - if not used for community centre.
Sorry this isn't more helpful - we are retired and our children are settled many miles away so have no needs.
No!
South Hill Barn site at East End of Chyngton Way
No, think there is enough housing in Seaford. Build in Newhaven or Bishopstone?
I imagine the site of Newlands School would be ideal, if perhaps a further doctors surgery could be included.
Town Centre - unwanted shops etc
Newlands site.
No
N/A - There are very few sites available. Redevelopment of brownfield/existing sites is the only way forward.
No.
We have 300 units on Newlands School and Hyde Housing in the town so I don't think we need more sites at present.
On land opposite bungalows leading to Bishopstone Village.
No.
Don't know.
Blatchington Road - either side of Seaford Bowling Club.
We are full and I don't want the town to keep expanding. Do not accept Lewes DC's 185 more homes requirement. If can't be allowed to keep going like this. We will end up joining with Bishopstone and Denton/Newhaven and Alfriston and even that won't be enough. We need population reduction.
The waste land, which I believe was known as 'the allotments', between Florence House and SHGC car park.
Seaford very over developed already. Too many old people as proportion of demographic - unbalanced - means transport, shops etc. don't have support they need as old people stay in homes and only shop at Morrisons. This survey is bound to say "more retirement properties" because of this. Short sighted as more old people will only exacerbate downsizing of town.
The Blatchington Road Valley area is an area that has clearly been blighted by industrial/opportunity development over the years. A more measured attempt

should be made to formulate a plan - 10 years plus and not what appears to be a knee-jerk reaction, delivered by political response.
Not sure of a specific site but instead of building flats etc for older/private residents maybe build housing for younger people/families and council/social housing.
N/A
None spring to mind as Seaford is virtually full.
1) Part of the car park behind the Dane Road health centre. It always looks so dismal when viewed from the train, that far end of the car park. 2) Part of the land off Walmer Road/Hillside Avenue on the side of the post office/general store. 3) Part of the football land near Crouch Gardens. 4) Telephone exchange, East Street.
Normansal Park Avenue, there is an area of park land between housing and park. Suitable for many homes.
N/A
The old mobile library site (corner of Blatchington Road and Blatchington Hill).
If sites such as Newlands are only given planning permission for semis and terraced housing your total housing needs will soon be met. Stand up to the developers who only want to make huge profits. Think of the needs of the people - not the developer.
Only repair and renovate derelict properties.
No
V.G Corner of South Hill Bottom
No
Newlands School grounds have been designated for 200 houses. Do we need more?
Improve existing accommodation above shops in town centre.
No
No I can't - what happens when there are no more green spaces to build houses on. Bigger population, nowhere for teenagers to go, fewer amenities, poor shopping facilities - all this equals disaster. We will have increased social problems in Seaford.
There is a large plot of land between Buckle close and Kimberly Road, Marine Parade and the railway line. This area is not very pleasing to the eye but could be changed and used for many homes, which would mean we could retain our green spaces.
Redundant school on Eastbourne Rd.
The land fronting the A259 backing onto the railway to the west of Marine Parade is not used for agriculture and is of poor quality and low-lying but properly drained could provide room for the bulk of the required housing.
Between Bishopstone and Seaford at the North side of the A259
Newlands School and its grounds could provide all of the 185 homes, and many more. Having been to the 'Open Day' re the possible future plans - I feel the new homes will not provide many, or any, really affordable homes. The recreation ground linked to S.Head School in Arundel Rd does not appear to be used.
There is an area of waste land east of the Buckle car park between Buckle Close and Kimberly Road.
N/A

Newlands School Site
None known would suggest enough has already been accessed.
Infrastructure' not able to cope!! Medical/Schools/Parking
No
Not sure
No
I don't have detailed enough knowledge to suggest specific site but any brown field areas. Any more sites such as the Hortsley development backing on to Stafford Road. If green sites have to be considered, perhaps some of the area between Surrey Road and Marine Parade could be utilised.
Land above Pondsye Court in Sutton Drove. This is a mess and needs to be developed in line with existing buildings.
Where the temporary library was.
Former gas works site (See Q7) Blatchington Road, site of former temporary library.
The old 'Elm Court' site where the temporary library was put good for flats.
Instead of the 4 tiny sites you propose, I thought 350 houses were to be built on the Newlands site. Isn't this enough, more than covers the 185 you are suggesting.
The site of Newlands School.
No
Blatchington Road - gas holder site and Elm Court as these are 'brown field' sites. NOT on any more school playing fields or other open spaces! and Downland!
Temporary library site
Old gas works
No more building except for local hospital for convenience of older people who have to travel to Hastings, Eastbourne or Brighton and who may not have transport.
Area near Trek Club and next to bowling clubs. I support development on the under-used car park on the seafront.
N/A
Brownfield sites only. No more green open space should be taken, it can never be recovered once lost.
N/A
Bottom of Blatchington Mill
North side of A259 at Bishopstone. Newlands school site but the green area boarding the road MUST be preserved.
No more developments and no more retirement homes.
No comment
On the corner of St Johns Road/Steysne Road. This has been left boarded up for ages with no sign of anything being done. There are weeds/cracked edging. Residents are fed up with it.
Where the library was relocated (for a croquet lawn?)
No
New housing development should be kept to a minimum and ensured for local people.
None. Brown-site only building should be allowed. All 'green space' to be preserved.

Land adjoining bowling club. Blatchington Road Old gasworks site Buckle car park Brickfield site adjoining Claremont/seafront - Perhaps everywhere else has been overly mass developed without a proviso of what the existing tax-payers required!
Newlands School Site is unused presently but all developments should be low rise, low impact, low density and car limited. Housing should be built to highest sustainable standards and primarily for those who need housing and cannot afford a mortgage. We need to keep young people here or our town will die.
There appears to be a plan for massive development on the Newlands site. Hopefully this will include a large proportion of affordable housing and no old people's accommodation.
Newlands School Site
Some of the Newland site could surely be used for new housing. Maybe a new doctors surgery could be included.
As stated on previous page plots 2,3&4
Blatchington Road - Old gas works site. Bowls club/former Elm Court site. The whole area is run down and in need of a facelift and problem of flooding dealt with to advantage of the whole area.
Buckle Car Park Restaurant Hotel Flats
No
North of Alfriston Rd
The Old Brickfields on the seafront.
Temporary library site, now disused, in Blatchington Road.
N/A
Blatchington Road, gas holder site Seaford Head School - disused tennis courts
Don't build new, renovate and then build on brownfield sites. Options for green field sites: All Lewes District Councillors back gardens. I bet 185 homes not needed then!
No
Cannot suggest
Consider possibility of sites on the boundary of existing urban area. e.g. East of Chyngton Lane or Dymock Farm, or between Hill Rise and Bishopstone Road.
Not large development - cannot see the town sustaining additional 185 houses - potentially 370 adults and 370 children on national averages.
As before - around the 'Trek'; Newlands - Downs.
Elm Court, Blatchington Rd. Former Wynnes Garden Centre in Sutton Drove. Former Gas Works site in Blatchington Rd.
NIL - No more development.
No
There is a large field between Kimberly Road, Buckle Drive and Marine Parade which could accommodate about fifty houses. There is also a big massive green worth building ON Normansal Park Avenue with no houses facing.

Newlands School - 4 council sites for sale
Brown field sites or sites that become available.
Where the temp library was sited at the Bottom of Firle Road.
The place where the temporary library was placed.
Alfriston Road
Areas between Seaford and Newhaven
Please, no more building
Alfriston Road
Grand Avenue
No
Any of the industrial sites.
Keep all new houses for local people
Valley Dip
What plans are there for improved infrastructure, schools, medical facilities and parking?
N/A
We are already pleased by the new development taking place at Newlands, but are worried about the infrastructure of the town (doctors/policing/schools) being able to support the influx of new families.
Trek Club site!
Newlands School Site
We have only just moved here - but no building on any green belt.
Current farmland towards east of Seaford.
Talland Parade - what is going on here, it's an eyesore.
Blatchington Rd/Old gasworks/Elm Court site
Site that already have property on e.g. Care homes that close.
Sites not available for public use e.g. Newlands School grounds.
Newlands site
No further building of housing until Lewes District Council address access to local services and the impact on roads.
None known
Gasworks site
No more houses, doctors, schools and roads are full, don't spoil this lovely town!
The old library site
Basketball courts
All around that area.
We do not need more accommodation
None.
Where the temporary library was situated would be ideal for a low-storey block of flats.
Bottom of Blatchington Hill (while temporary library was sited)
Salts
Part of the Newlands School area if it is supported by suitable facilities. Preferably keeping the green area at front.
Unknown.
CANNOT suggest any sites as I feel there are not many areas suitable for additional housing development.
No - give serious thought to surgery's and the general infrastructure i.e. water services etc.

North side of Normansal Park Ave
I really feel anything I could comment on due to age - I am personally very happy and secure in my bungalow in Bishopstone.
No
The areas in question 11. Cradle Hill if the tip is closed.
The old gas works area, someone is sitting on that land (its been sold to someone for some number of years). The council should purchase the land and build starter houses or social housing.
As mentioned in Para 11: Where is the sense in building more and more housing when Seaford Medical Centre is so over-stretched, car parking is a nightmare, supermarket too small!!
Normansal Park Avenue Martello Fields
Derelict sites: 1. Old bus depot (Claremont Road) 2. Old brick quarry (N of seafront) 3. Old garage on Steyne Road West side of Chyngton Lane Any BROWN sites in area.
Don't know.
Newlands School. Developed sympathetically NOT like 50% of the seafront. Did architects and planners use guide dogs?
Newlands School site
The Downs Leisure Centre if Newlands was made into a new, better Leisure Centre.
St John's School playing fields which don't get used. Newlands School site.
Part of the Newlands School Site could be used - apart from that the town is pretty much full up and other green spaces should be protected. Seaford's infrastructure is now struggling to cope with the growing population (try getting a doctor's appointment!).
Only 'in filling' should occur. Do not allow spread outside of current boundaries.
There is unused land between the northern end of Crown Hill and the National Park boundary. Access to it could possibly be achieved across existing garden land of a property in Crown Hill.
Land next to Grand Avenue.
Don't know
Corner of St John's Road and the Steyne, possibly.
Stop building. Seaford too big already because of last 25 years of building.
Knock down Morrisons Part of Salts Land by Martello
Wish we could!
Re-open Seaford Tip all week. Newhaven is a disaster and staffed with idiots.
N/A
Regretfully, I can't think of anywhere.
No
No
Newlands School is a central site.

Why have you not considered the large green on Duchess Drive. The area near Normansal Estate. There is a development going on Newland. The area just past Chyngton Gardens allocated for affordable housing. It's all well and good taking tiny pockets of land on established estates. You will ruin this town. We want green areas not more cars lining the streets.
N/A
Newlands School, provided some green space is preserved and the housing density is not out of kilter with the surrounding area. As a matter of principle, the town should maintain green corridors for wildlife.
No
No
I am unsure if the development of Newlands School is actually sustainable for schools, healthcare or the Morrisons supermarket so reluctant to agree to more. Definitely not flats required as families need gardens and space to be happy.
<ol style="list-style-type: none"> 1. Area bounded by Vale Rd/Sutton Drove/Haven Brow/Hindover Rd 2. Corner of Arundel Rd/Cuckmere Rd 3. Normansal Park/Maple Fields 4. Coxwell Close to Alfriston Rd
The marsh land between Bishopstone and Hill Rise. Low weight bungalows (no tower blocks). Small dwellings.
We do not have the infrastructure to support ANY development!
No
Blatchington Rd (Temp library site)
No
What about the land indicated in Q no. 11 - near Chalvington Park?
We have been informed that the site at the Newlands School is to be sold and 300 houses are to be built, is this the case? If yes, then leave our open spaces alone.
None
Blatchington Road - Old gasometer site - Elm court site
The old gas works on Blatchington Road. It's an eyesore.
The car park of the retirement flats on the former Beachcomber Pub - this was promised as affordable housing by the developers.
Brownfield sites should be the first choice of development sites.
Newlands School
Princess Drive park areas Newlands site (though I think this site is already being planned)
The gasometer site along Blatchington Road area but not a landowner, sorry.
I am generally opposed to new housing as I feel we do not have the infrastructure for more people. Our green spaces are needed - especially as spaces like the Crouch and the Martello Fields become more often let out to groups or attractions and are often not usable by the residents. I am aware that this is at odds with both of my sons wishing to relocate here!
Old cricket field opposite Martello Fields
Blatchington golf course
The old nursery site on the corner of Sutton Drove and the Byeways.
No more houses until facilities improved. e.g. Trains, schools, leisure
N/A
Old Newlands School Site - maintain the old building as flats.

N/A
Very few within the town's existing boundary. The current development of the site next to V.R. Flowers appears the only substantial plot of land, although some redevelopment around the Steyne Road area would be beneficial. Some very limited development of parts of the Newland site would be feasible, but definitely not of the scale currently proposed and thereby excluding other more valuable community uses.
Buckle Car Park
The plot where the library was when they built the new library.
The vacant bits next to the industrial estate - parallel/behind Stafford Rd.
No
Newlands
Patch of land behind Boots in Broad St, however no access, but it needs using
No
Some parts of Newlands School avoiding the front field and main building. The former could become a useful leisure area for team games or chip an putt, bowling greens etc.
Chalvington Fields
West - Bishopstone area
There are enough houses; amenities and local infrastructure needs development and improvement first. Piece of land off Bromley Rd and Millfield Close.
Site of Seaford Conservative Club
N/A
Town council HQ!
As far away from the seafront as possible - perhaps Eastbourne!!
Big space on seafront - Field which dips between housing towards Buckle Farm town centre.
The car park by the Buckle. Lovely sea view for houses. Do not need council storage area on a prime site.
IF:- There has to be housing I suggest the land between Bishopstone and Seaford be explored (non-beach side). This would force road improvements at Bishopstone, maybe a roundabout added?
Newlands school site Site of Old Gas Works
Site of temp. library
The Elm Court site in Blatchington Road
No
?
No
Newlands School site
Small infilling Newlands School site Blatchington area - west side Behind the Sailing Club.
Newlands School Site
Do not apply to me, widow on my own.
Not Seaford. The roads can't cope.

Newlands Site and Bowden House school grounds (Bowden House's number of children on roll vs site size is ludicrous!). I do think that a low rise (bungalow or chalet bungalow) scheme at the end of Chyngton Way should be seriously considered. It IS a very low density housing area but if plot sizes were generous and designed similarly to South Way I do not think it would be detrimental. I realise there is a lot of 'not in my back yard' attitude in that area, but I do not think it should preclude it from being used.
Newlands School - already under consideration? Steyne Road - old motorbike shop? Wasteland - Blatchington Road and temp library site. Recycling tip site.
Presumably, when the Tip is closed - despite 10000 plus protestations from residents - houses/flats will be constructed. It does beg the question - will anybody take any notice of petitions/surveys etc.
No - no new housing in town centre. There should be no more after HSBC site and Claremont Road, plus B/site at rear of Con club and site on Steyne/St Johns Roads.
Site of Newlands School - but subject to some of the land being left as public open space.
No
New housing should be on 'brown field' sites
Rather than infill building in peoples gardens, etc, a new green field development should be build, maybe continuing the recent development in the field to the east of Chalvington Field towards Cradle Hill. Any new development should include local shops, pub/social club and a local doctor's surgery.
N/A
No more development UNTIL the doctors services are EXPANDED, the pavements and roads repaired!!!
1. Newlands School Site: direct access onto main road (A259). Wouldn't impact on the view of existing homes. Not available land for the community currently. 2. Temporary library site
Old gas works site in Blatchington Rd - affordable flats with parking underneath.
Before building anymore houses on our precious land, surely it would make far more sense to knock down, or totally refurbish some of the old tatty disused buildings that are already standing.
What's happening to the Newlands School grounds?
Cradle Hill Industrial Estate. Build houses on this land, pay off owners of businesses. Tip only open open 3 days week.
NOT at the eastern end of Chyngton Way
The large plot of land opposite seafront. You could build loads of houses there with the railway embankment to the rear end of Claremont Rd Car park at seafront Tidemills Bishopstone
What is important is that if houses are built they are not 4-5 bedroom luxury homes, but homes for couples, ordinary families and single people.
No
No
Derelect tennis courts opposite Seaford Head School.

Real' affordable housing required for the families of local people. Use Newlands School Grounds to provide this. Not housing but use Homefield place for nursing home to stop bed blocking at local hospitals.
No more development
N/A
No
The Newlands School Site would be an ideal opportunity for housing development. It should include a range of accommodation types, including low cost housing. The area to the right at the end of Normansal Park Avenue may also be suitable.
We are not looking to move out at present.
Newlands
Field in Chyngton Way
Newlands School site.
Do we really need new housing development?
Why in the town
Perhaps a small section on Newlands site with careful consideration of preservation of green, open spaces.
Newlands School
1. Elm Court 2. Old Gasometer site Blatchington Road.
Newlands School (part)
The old 'happit' site, the caravan park, the area between clementine avenue and grand avenue. All new housing should include off street parking for at least one vehicle per bedroom.
No - apart from the odd fill in - without the further reducing the existing open spaces. Perhaps we will just have to wait for another school to close?
Newlands school or replace 60s less fitting architecture in town centre. Provide funds for eco-friendly quality affordable homes for rent in town centre.
Newlands school ground Park behind Micklefield development
On the old gasworks site
Re-development of Bishopstone railway station and adjacent embankment land. Preserving the character of the station building.
Does 'could be' equal 'should be' or?
No
Blatchington Road area - Expensive contaminated land to clear but needs to be done (Brownfield site development)
Newlands is an obvious candidate - you (the T.C.) must ensure it works for the town and not against it.
The area of land north of the railway at Bishopstone in between Bishopstone and Hillside.
Land on the left of the Alfriston Road heading towards Alfriston before you come out of Seaford.
None- Why is an additional 185 homes required and for who?

No - Seaford is full already Plenty of room inland, up North, Scotland and Wales
The Fields SE of Grand Avenue Land off access road to Blatchington reservoir Site of Old Wynnes Outlet near Hindover Rd Site of disused tennis courts opposite Seaford Head School
Only the plots you have indicated.
Area between Kimberly Road and Buckle Drive off Marine Parade. Esplanade between Dane Court and West View.
The land opposite Tidemills Way.
1. Derelict tennis court opposite Seaford Head Upper School on Arundel Rd/Cuckmere Rd junction 2. Newlands School
N/A
Existing brownfield sites should be considered first, then re-using existing vacant private housing/commercial premises.
N/A
Wasteland opposite the Wellington Pub (old grange) is an eyesore.
Martello fields - waste of open area.
No
1. Between High Rise and Bishopstone Road 2. Old gas works site and adjoining.
1. Old gas works and adjacent land (nr Bowls Club) 2. Town Plan suggestions: Move industrial works out of centre, care garages, glaziers, car sales etc 3. Alfriston Road on town edge: wooded area with some kind of rubbish dump in trees by footpath on left (on way to High and Over) Opp lay by 4. Newlands playing fields - now sadly under-used prime building land.
Derelict nursery in Sutton Drove and Glebe Drive (ex-library)
The site where the gas works used to be and the surrounding area. Alfriston Road going out of town, on the left hand side up to the Alfriston Park to make both sides of the road equal.
N/A
East end of Blatchington Road - where library was temporarily set up during demolition and rebuild.
It seems that the Newlands School site has been earmarked for this purpose. The proposed 300 properties should be enough for the town.
No
See reply 6
Newlands as part of pool scheme And/or Health Centre (see 7) 2 plots on Westdown Road
Surely 300+ houses on Newlands School site is enough for any small town.
Tennis Courts on Arundel Rd
If the Newlands site is developed I feel we should also have both extra medical and educational facilities in the town. Would also be concerned about the effect on traffic on A259 and the sewerage system. We could do with a decent conceit type hall in Seaford.
On ground between Seaford and Newhaven.

Newlands School Site as this will probably never open again.
No
None
Alfriston Road - Whole area behind Cradle Hill Industrial Estate to current town building line.
Newlands site more than sufficient for required numbers.
The old tennis court site belonging to Seaford Head School in Arundel Road. School unable to turn it into a car park for teachers so they should sell it for housing.
Land either side of Seaford Bowling Club and the other further on leading up to the Night Club.
We moved to Seaford because it is a small friendly town in the South Downs. There was a big outcry when developers developed the town at the back - it was on land meant to be protected from development. Now you are suggesting further development. We disagree.
No
Newlands Fields.
No
No I am not qualified to make such a judgement.
Car park - Buckle
Newlands site
North of Cradle Hill or East of Hastings Avenue, Chyngton Lane North, (both above plain).
Caravan site above the Buckle.
If there is no room in our town for 185 houses, don't build them here - surely there are other areas/towns. With housing, you need more infrastructure, i.e. schools, doctors, shops - this needs to be addressed too.
None
Improve infrastructure of town
Martello Fields The Salts
Hope school land and playing fields are not destroyed for houses.
A very short sighted policy.
No, I can't, apart from the temporary library site in Blatchington Rd and the old gas-works site.
Sorry - not knowledgeable enough to comment.
Seaford is a quiet town and more housing will change the environment. Consider updating current property that has been left in ruin or poor state of repair. Require affordable housing for younger generation rather than focussing on supporting the elderly which appears to be the case. Plot of land at bottom of Blatchington Road - temporary library, could be used for younger buyers.
N/A
In front of Newlands School now closed.
None
No Sites because where will the children go to school as the schools in Seaford are at bursting point already.

1. Old Elm Court Youth Club site - Blatchington Road
2. Old Gas Works - 3 Blatchington Road
To be honest - No.
The scruffy field opposite the south end of Lindfield Avenue.
Ex Newlands School Fields.
With the future development of Newlands which is far in excess of the target development, no further houses are needed.
Consideration will have to be given to replacing older houses with large gardens with flats.
Are these houses going to be affordable and not retirement Need to keep young people here Church opposite the Wellington?
No
Nothing over and above already identified.
1) Corner of Ringmer Rd/College Rd 2) East of College Rd just south of Marine Crescent 3) Corner of Green Lane/Steyne Rd, land to Esplanade 4) Derelict Land South of Chyngton Way at Eastern end 5) Land between Normansal Park Ave and Maple Fields (but leave some area for recreation/sports) 6) Land between Princess Drive and Grand Avenue
Some of the Newlands could be built on but should be a mixture of properties for all including disabled, accessible, elderly, young people etc. I feel it should also be made compulsory that you cannot park your vehicle on the path at all.
Opposite Lindfield aven on way to farm.
Behind Fille Rd - towards Newhaven.
Sorry, no.
Part of Newlands.
I think a limit of people coming into Seaford unless the services will be provided for extra people. These should be considered first before new properties built.
INFRASTRUCTURE OF SERVICES
Seaford (Buckle area)
The sports ground on the corner of Arundel Road/Cuckmere Road, do not appear to be used. There is sufficient grounds at the two Seaford Head Schools and if further space is required they could make use of the Crouch and Salts areas.
No over-development, it would swamp existing local services.
Prioritise Brown Field sites and redevelop derelict buildings as they become available over the next 15 years.
None
None at all
On the flooded area, by Bishopstone Station/Railway Line, heading towards Newhaven. Also the low lying ground where the old library was sited, Also there's another 'flood plain' area situated between two clusters of houses and all overgrown. Nearby the Station.
Newlands School site should provide a mix of family housing - scope for sympathetic coastal architecture and relatively high density.
Disused Basketball Court in Arundel Rd.
Between Princes Drive and Bishopstone Rd
Sorry, no.

NONE!! Too many properties being built.
The Old Newlands School or part of outskirts of Seaford on Alfriston Road.
<p>Infilling where houses have large gardens.</p> <p>Releasing some of the Brown Field Site. Chichester Road Old gas works Elm Court</p> <p>Relocating Seaford/Blatchington Bowls Club would release land.</p>
<p>Newlands, Seaford Head School, Tennis Courts</p> <p>Relocate the tip and use that (not at expense of access bugging up anything though)</p>
<p>No more building at all</p> <p>If there is money to be spent on housing it should be used to repair pavements, roads and have bushes cut back, so you don't have to walk on the kerb.</p>