



## Non-Technical Summary

Eastbourne has a population of 103,000 people, living in fewer than 49,000 homes. Access to safe, secure and affordable housing is fundamental to supporting the health and independence of residents, creating sustainable communities and promoting economic growth.



**There are 103,000 residents of Eastbourne**

This means delivering new homes is necessary to meet the growing population and help attract new working age households that will contribute to the economy. The town is surrounded by the sea and the South Downs National Park, and the neighbouring district of Wealden, and Eastbourne currently struggles to deliver the amount of housing required.



**There are fewer than 49,000 homes**

**Amount of New Homes** – We have identified that around 60 hectares of land within Eastbourne could potentially be developed for new homes over the next 20 years. The number of homes this land could provide will depend on the types and sizes of homes that will be

provided. Most of this land has been previously developed, although there are some 'greenfield' sites. There are 6 potential options for how many homes will be built, which would result in between 191 and 358 new homes being built per year.

The size of the sites will range from very small (1 new home) to relatively large (100+ new homes). Larger sites are likely to have more specific requirements on how they should be developed.

Some of the new homes that will be delivered will be the result of conversion of larger houses into smaller flats. We will look to ensure that in these situations, different sizes of accommodation are provided, rather than just the smallest possible.



**2,800 new homes built since 2006**

**Affordable Housing** – 'Affordable housing' is housing that is available for less than the market price. There is currently not enough affordable housing to meet the demand within Eastbourne.

New developments that create 10 or more new homes currently need to provide some affordable housing on site. In future, we could ask for more affordable housing to be provided in new development, although this would mean less money for other infrastructure. If we ask no for affordable housing to be provided, then there

will be more money for infrastructure. The Council is committed to building new affordable housing in the future.



**80% of new homes built since 2006 are flats**

**Starter Homes** – These are homes that are sold with a discount to people under the age of 40. They will never cost more than £250,000 outside of London. We could require that some starter homes are included within new development.

**Homes for the ageing and disabled population** – generally, older people prefer to stay in their own homes. However, retirement housing can allow people to have the support they need, with help at hand when they require it. With an ageing population, new retirement homes may be required, but there is a risk that these would be taken up by people from outside of Eastbourne, rather than local residents. Any new retirement homes would benefit from being close to public transport, with easy access to health services, and we will look to identify suitable areas for retirement homes.



**36% of households are single people**

Disabled people often require their homes to be easy to access, especially if they use a wheelchair. It can be better if this is designed in, rather than being added in afterwards, it would be more cost-effective and more useful. We will

look to ensure that some of the new homes are built with wider wheelchair suitable spaces.

**Design of Housing** – It is important that development sites are used as efficiently as possible. However, this has resulted in new homes within Eastbourne become smaller, which has an adverse impact on the quality of life of the people living there. We will look to impose minimum standards that would mean that new homes have to be of at least a certain size, to provide a suitable balance between making efficient use of sites and ensuring suitable living conditions.

We will also consider creating specific design guidelines for new developments. These could be simple or detailed, and for different areas of town. This will help to ensure that new developments integrate well the existing ones.

**HMOs** – Houses of Multiple Occupancy (HMOs) are larger houses where different people rent out the bedrooms. They can be useful for students, young professionals or people on low wages. However, they can have a negative effect on communities, especially when there are several of them clustered together, so we will look to restrict HMOs in areas where there is a high concentration.



**63 people are interested in self-build in Eastbourne**

**Self-Build Housing** – Residents should have the opportunity to design and construct their own homes. This requires appropriate plots. We will consider different approaches to how we can ensure that new plots are available on some or all new developments.