

From: Steven King
Sent: 28 July 2026 17:56:35 UTC+01:00
To: "'Billy Clements'" <billy.clements@devinehomes.co.uk>; "Rosie Baker" <rosie.baker@devinehomes.co.uk>
Cc: "Luke Eldridge" <luke.eldridge@devinehomes.co.uk>
Subject: RE: Land Parcel At Bolney Road Ansty West Sussex - DM/26/0454
Attachments: Updated Housing Comments - DM/26/0454 Land Parcel at Bolney Road, Ansty

Hi Billy

I have now received the attached formal consultation response from my colleague in the Housing Team.

Once you have had a chance to go through these, I would be grateful for your thoughts.

Regards

Steven King, BSc (Hons) Dip TP, MRTPI
Team Leader, Major Development
Mid Sussex District Council
01444 477556

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From: Billy Clements <billy.clements@devinehomes.co.uk>
Sent: 27 July 2026 09:23
To: Steven King <Steven.King@midsussex.gov.uk>; Rosie Baker <rosie.baker@devinehomes.co.uk>
Cc: Luke Eldridge <luke.eldridge@devinehomes.co.uk>
Subject: RE: Land Parcel At Bolney Road Ansty West Sussex - DM/26/0454

Hi Steven

My preference would remain Discount Market Sale. It is essentially the same product but provides greater flexibility for it to be sold to any household meeting the relevant eligibility criteria, not solely First Time Buyers (albeit of course they may be).

Kind regards,

Billy Clements
Deputy Managing
Director

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builders of fine

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Registered in England 1881778 - **A Devine Holdings Ltd Company**
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From: Steven King <Steven.King@midsussex.gov.uk>
Sent: 24 July 2026 09:38
To: Billy Clements <billy.clements@devinehomes.co.uk>; Rosie Baker <rosie.baker@devinehomes.co.uk>
Cc: Luke Eldridge <luke.eldridge@devinehomes.co.uk>
Subject: RE: Land Parcel At Bolney Road Ansty West Sussex - DM/26/0454

Hi Billy

I've had the following response from my housing colleague, Nicholas Royle, to your suggestion:

'That seems perfectly fine with regards to be flexible.

We would, however, requested that the intermediate/low cost home ownership would be either Shared Ownership or First Homes. This will allow for the flexibility of tenure whilst being in keeping with our Low Cost Home Ownership options offered throughout the district.'

Can you let me have your thoughts on this please.

Regards

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From: Billy Clements <billy.clements@devinehomes.co.uk>
Sent: 24 July 2026 08:19
To: Steven King <Steven.King@midsussex.gov.uk>; Rosie Baker <rosie.baker@devinehomes.co.uk>
Cc: Luke Eldridge <luke.eldridge@devinehomes.co.uk>
Subject: RE: Land Parcel At Bolney Road Ansty West Sussex - DM/26/0454

Hi Steven

Thanks, all noted.

With regards to the s106 agreement and, specifically the affordable housing provision, please could we have a discussion with regards to tenure.

We have interest in the scheme from a Housing Association; however, they are firm that they only wish to take on the 7 rented units (Plots 23-29 comprising 2 x 2B apartment, 3 x 2B house + 2 x 3B house)

Would you therefore be willing to accept some flexibility in on the 3 units for intermediate tenure (Plots 20-22 comprising 1 x 2B apartment + 2 x 2B house), to allow them to be delivered either as shared ownership OR discount market sale (which is an affordable tenure within the definition in national policy).

This would still secure the full 10 units as affordable, and crucially the 7 rented units, but reflects the fact that we are unlikely to find a separate partner willing to take on just 3 remaining units if they are rigidly set as shared ownership tenure.

I trust the above would be acceptable and can be worked into the draft s106 agreement.

Kind regards,

Billy Clements
Deputy Managing
Director

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From: Steven King <Steven.King@midsussex.gov.uk>
Sent: 23 July 2026 18:37
To: Billy Clements <billy.clements@devinehomes.co.uk>; Rosie Baker <rosie.baker@devinehomes.co.uk>
Cc: Luke Eldridge <luke.eldridge@devinehomes.co.uk>
Subject: RE: Land Parcel At Bolney Road Ansty West Sussex - DM/26/0454

Hi Billy

Thanks for the confirmation re the water supply. I think that this is sufficient to address the policy. Normally documents that are submitted to support a planning application should be available to view by the public. I note you have redacted the document from South East Water. Is there still commercially sensitive information within the document that you think should not be publicly available?

I will instruct the Councils solicitor regarding the s106 legal agreement. Our solicitor normally prefers to draft the s106 themselves as it will be based on a standard template, but if they wish to depart from that on this application, I'll let you know.

Regards

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From: Billy Clements <billy.clements@devinehomes.co.uk>
Sent: 23 July 2026 17:39
To: Steven King <Steven.King@midsussex.gov.uk>; Rosie Baker <rosie.baker@devinehomes.co.uk>
Cc: Luke Eldridge <luke.eldridge@devinehomes.co.uk>
Subject: RE: Land Parcel At Bolney Road Ansty West Sussex - DM/26/0454

Hi Steven

In Rosie's absence, please see below.

Foul sewerage – this is provided by **Southern Water** (although billing in Ansty is via South East Water). We have undertaken a capacity check with Southern Water for the proposed connection point to the public sewer which confirms there is adequate capacity to accommodate the development (this was based on the earlier 34-unit proposal; the foul flows will of course be slightly reduced from the amended 33-unit proposal so place less demand on capacity.

Mains water – this is provided by **South East Water**. We have sought and obtained a quotation for mains water supply connections from South East Water which indicates that there is adequate water supply available to serve the development; it does not reference any constraints to supply. Again, this is based on 34-units, demand would be slightly reduced under the revised scheme.

I have attached relevant information. Whilst I have redacted as necessary, I would presume these documents enable you to address in any Committee Report but do not need to be placed in the public domain.

On a separate note, as we are targeting a Committee in September, could we get the ball rolling on drafting of a section 106 agreement. If I send across some draft Heads of Terms, would you be willing to instruct the Council's solicitors to progress?

Kind regards,

Billy Clements
Deputy Managing
Director

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Hi Rosie

Can you advise me if you have had any contact with South East water with regards to the supply of water to this site please. The reason for asking is that policy DP42 in the District Plan states in part:

'Development proposals which increase the demand for off-site service infrastructure will be permitted where the applicant can demonstrate;

- that sufficient capacity already exists off-site for foul and surface water provision. Where capacity off-site is not available, plans must set out how appropriate infrastructure improvements approved by the statutory undertaker will be completed ahead of the development's occupation; and*
- that there is adequate water supply to serve the development.'*

As such, this is an issue that I will need to address in the committee report. I do appreciate that there is other legislation (Water Industry Act 1990, S37) that obliges the water company to provide a supply, but notwithstanding this, due to the wording of policy DP42, it is a planning issue that will need to be referred to.

Regards

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