

From: Helen Blackith <Helen.Blackith@midsussex.gov.uk>
Sent: 20 July 2024 23:24:13 UTC+01:00
To: "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>
Cc: "Nicholas Royle" <Nicholas.Royle@midsussex.gov.uk>; "Melanie Sharp" <Melanie.Sharp@midsussex.gov.uk>; "Andrew Marsh" <Andrew.Marsh@midsussex.gov.uk>; "Helen Blackith" <Helen.Blackith@midsussex.gov.uk>
Subject: DM/23/2610 - Land South of Hanlye Lane, Longacre Crescent, Cuckfield, West Sussex - Updated Housing comments

Dear Joe

Please see my updated comments below.

**DM/23/2610 - Land South of Hanlye Lane, Longacre Crescent, Cuckfield, West Sussex
Residential development of 50 dwellings with vehicular and pedestrian access, car parking, open space, play space, landscaping and all other associated works (Amended description and plans 24/06/2024)**

The applicant is now proposing a development of 50, rather than 55, one, two, three, four and five bed dwellings, which gives rise to a minimum onsite affordable housing requirement of 30% in accordance with District Plan Policy DP31. This represents 15 units as proposed.

25% (4) of the total number of affordable housing units need to be provided as First Homes (with a price cap of £250K after a minimum 30% discount) and 75% (11) need to be provided as social or affordable rented housing. All of the units also need to meet the Council's occupancy and minimum floor area requirements as stated in the Affordable Housing SPD.

The amended plans do now meet our clustering requirement of no more than 10 affordable housing units in one cluster, however the proposed mix (as outlined below) does not meet our requirements.

Social or Affordable Rent – 10 Plots (4, 5, 26, 27, 33, 34, 35, 36, 49 & 50) comprising:

- 1 x 1B/2P maisonette (approx.. 50m²) with its own private balcony
- 1 x 1B/2P Wheelchair Accessible M4(3)(2)(b) maisonette (approx.. 60m²) with its own private patio area
- 2 x 2B/3P maisonettes (approx. 62m² & 64m²) each with its own private patio area
- 3 x 2B/4P houses (approx. 79m²)
- 3 x 3B/5P houses (approx. 94m²)

First Homes – 5 Plots (28, 29, 30, 31 & 32) comprising:

- 4 x 1B/2P flats (smallest approx. 52m²)
- 1 x 2B/4P flat (approx. 81m²)

The issue of 2B/3P maisonettes not meeting our affordable housing size or occupancy requirements has not been addressed on the amended plans. They therefore need to either be increased in size to a minimum of 70m², excluding the staircase and entrance hall or 79m² including them and shown as accommodating 4 bedspaces, with an area of Private Open Space again provided for each, OR they need

to be reduced in size to a minimum of 50m², excluding the staircase and entrance hall or 58m² including them, & shown as accommodating 2 bedspaces. Alternatively the two maisonettes can be swapped to market sale housing and replaced with 2 x 2B/4P houses or 2 x 3B/5P houses or 1 x 2B/4P house and 1 x 3B/5P house as social or affordable rented units, again ensuring that there are no more than 10 affordable housing units in one cluster. **Whichever option is chosen, amended plans showing 15 units of the correct size & occupancy & an Amended Schedule of Accommodation will need to be submitted.**

The proposed tenure mix is also incorrect because one more unit than required is shown as being provided for First Homes and one less unit than required is shown as being provided for Social or Affordable Rent. This matter can however be resolved by providing plot 28 (a 1B/2P ground floor flat) as a rented unit rather than as a First Home, since it already has its own separate access. **Amended plans and an amended Schedule of Accommodation showing this change and the correct tenure mix (ie 4 units for First Homes and 11 units for Social or Affordable rent) are therefore also required to be submitted**

Also, as mentioned in our previous comments, the 1 x 1B/2P wheelchair accessible flat for rent needs to meet the requirements contained in Part M4(3)(1)(a) and (b) and Part M4(3)(2)(b) of Schedule 1 of the Building Regulations 2010 as amended. **Consequently three x A1 sized hard copies of 1:50 plans showing the various dimensions, floor areas & furniture layouts of individual rooms and the measurements and floor area of the dwelling as a whole are still required for the wheelchair accessible unit, together with a plan showing the access from the wheelchair accessible parking space to the dwelling.**

These plans should be sent to the Council offices marked FAO Helen Blackith as soon as possible and a copy will be forwarded to our OT for checking against the requirements for wheelchair accessible dwellings contained in Part M4(3)(1)(a) and (b) and Part M4(3)(2)(b) of Schedule 1 of the Building Regulations 2010 as amended. Any changes identified as being required will be advised so that updated plans can be submitted, since the plans need to be approved by our OT prior to planning permission being granted as stated in the affordable housing SPD. The approval of any final details, in order to ensure full compliance with the requirements, can be covered by a condition attached to the planning consent.

Finally, I can confirm that once all of the information detailed above has been received, I will be able to provide further and hopefully final comments.

Kind regards

Helen

Helen Blackith
Housing Enabling Team Manager

Every Affordable Home Matters

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Email: helen.blackith@midsussex.gov.uk

Please note that I only work Mon, Tue, Thu & Fri

From: Helen Blackith <Helen.Blackith@midsussex.gov.uk>

Sent: 03 November 2023 12:26

To: Joseph Swift <Joseph.Swift@midsussex.gov.uk>

Cc: Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>; Melanie Sharp <Melanie.Sharp@midsussex.gov.uk>; Andrew Marsh <Andrew.Marsh@midsussex.gov.uk>; Helen Blackith <Helen.Blackith@midsussex.gov.uk>

Subject: DM/23/2610 - Land South of Hanlye Lane, Longacre Crescent, Cuckfield, West Sussex - Initial Housing comments

Dear Joe

Please see our initial comments below

DM/23/2610 - Land South of Hanlye Lane, Longacre Crescent, Cuckfield, West Sussex

Residential development of 55 dwellings with vehicular and pedestrian access, car parking, open space, play space, landscaping and all other associated works

“The applicant is proposing a development of 55 x 1, 2, 3, 4 and 5 Bed dwellings which gives rise to a minimum onsite affordable housing requirement of 30% in accordance with District Plan Policy DP31. This represents 17 units as proposed, since the number of affordable housing units is rounded up if not a whole number.

As mentioned in our pre-app comments and stated on the Council’s website, 25% (5) of the total number of affordable housing units need to be provided as First Homes (with a price cap of £250K after a minimum 30% discount) and 75% (12) need to be provided as social or affordable rented housing. All of the units also need to meet the Council’s occupancy and minimum floor area requirements as stated in the Affordable Housing SPD. Also, in accordance with the Affordable Housing SPD, the location of all affordable housing units needs to meet our

clustering requirement of no more than 10 affordable housing units in one cluster, with open market units in between each cluster in order to assist social integration and the creation of a balanced community, and the 1 x 1B/2P wheelchair accessible flat needs to meet the requirements contained in Part M4(3)(1)(a) and (b) and Part M4(3)(2)(b) of Schedule 1 of the Building Regulations 2010 as amended.

The achievement of the above requirements can be met by:

- Providing the 5 flats, plots 30-34, as First Homes rather than the 4 houses, plots 39-42, as shared ownership.
- Providing Plots 37 and 38 (2 x 2B Maisonettes) as market sale housing instead of social or affordable rented housing. *These two plots are 2B/3P not 2B/4P (which need to be a minimum of 70m² excluding the staircase & entrance hall or 79m² including them) as required for affordable housing, and their swop to market housing would mean that the cluster of 17 affordable housing units is able to be split enabling our clustering requirement to be achieved*
- Providing Plots 5 and 6 (2 x 1B Maisonettes) as social or affordable rented housing instead of market sale housing. *The greatest rented need in the district is for 1B units (with over 50% of applicants on the Council's Common Housing Register requiring a 1B unit) so the provision of 2 x 1B units (which are a minimum of 50m² excluding the staircase and entrance hall or 58m² including them in the case of a general needs unit or 60m² in the case of the M4(3)(2)(b) wheelchair accessible unit), would be very much welcomed.*
- Increasing the size of the houses on plots 40 and 41 from 76m² to 79m²

The resulting mix would be:

Social or Affordable Rent - 12 Plots numbers 5, 6, 28, 29, 35, 36, 39, 40, 41, 42, 54 & 55, comprising

1. x 1B/2P general needs maisonette @ a minimum of 50m² excluding the staircase and entrance hall or 58m² including them, with its own private garden area
1. x 1B/2P wheelchair accessible M4(3)(2)(b) maisonette/flat @ a minimum of 60m², with its own private garden area
- 4 x 2B/4P houses @ a minimum of 79m² (2 storey) and
- 6 x 3B/5P houses @ a minimum of 93m² (2 storey) or 99m² (3 storey)

First Homes - 5 Plots numbers 30-34, comprising

4 x 1B/2P flats @ a minimum of 50m² excluding the staircase and entrance hall in the case of any maisonettes or 58m² including them

1 x 2B/4P flats @ a minimum of 70m² excluding the staircase and entrance hall in the case of a maisonette or 79m² including them

NB if desired Plot 4, currently a market sale 2B/4P house, could also be swapped with plot 55, currently a social or affordable rent 2B/4P house. This mix would be acceptable.

In light of the above I look forward to receiving both an updated Affordable Housing Plan (with the proposed First Homes shown in blue and the proposed Social or Affordable Rent units shown in red (with the M4(3)(2)(b) wheelchair accessible unit for rent shown in green)), and an updated Accommodation Schedule reflecting the necessary changes.

Three x A1 sized hard copies of 1:50 plans showing the various dimensions, floor areas & furniture layouts of individual rooms and the measurements and floor area of the dwelling as a whole will also be required for the wheelchair accessible unit (Plot 5?), together with a plan showing the access from the wheelchair accessible parking space to the dwelling and the access from the wheelchair accessible flat to its private garden space.

These plans should be sent to the Council offices marked FAO Helen Blackith as soon as possible and a copy will be forwarded to our OT for checking against the requirements for wheelchair accessible dwellings contained in Part M4(3)(1)(a) and (b) and Part M4(3)(2)(b) of Schedule 1 of the Building Regulations 2010 as amended. Any changes identified as being required will be advised so that updated plans can be submitted, since the plans need to be approved by our OT prior to planning permission being granted as stated in the affordable housing SPD. The approval of any final details, in order to ensure full compliance with the requirements, can then be covered by a condition attached to the planning consent.

Finally, I can confirm that once all information has been received I will be able to provide final comments."

Kind regards

Helen

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