



## AFFORDABLE HOUSING STATEMENT

### PROPOSED OUTLINE PLANNING APPLICATION FOR 26 DWELLINGS WITH ACCESS FROM KEYMER ROAD

LAND AT BATCHELORS FARM, KEYMER ROAD, BURGESS HILL, WEST SUSSEX

ON BEHALF OF SDP

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#### 1. INTRODUCTION

This Statement accompanies an Outline planning application for 26 new dwellings on land at Batchelors Farm, Keymer Road, Burgess Hill. Whilst the application is in Outline form with all matters apart from access being reserved at this stage, it is accompanied by an illustrative layout plan, which indicates the type of housing proposed. The illustrative scheme indicates a general housing mix as detailed within the table below (please note this is only to provide an indication as to the final housing mix which will be finalised at the Reserved Matters stage):

Dwelling Type	No.
2-bed Flat over Garage (FOG)	2
1 bed Maisonette	2
2-bed house	9
3-bed house	9

4-bed house	4
<b>TOTAL</b>	<b>26</b>

Policy DP31 of the Mid Sussex District Plan (see below) sets out that in this case a requirement is for 30% of the proposed units to be Affordable Housing. This equates to 8 units in the case of the application proposals.

Of the 8 Affordable Housing units it is proposed that the mix comprises 6 affordable rented units, and 2 shared ownership (intermediate) units. This is an indication of the type of housing that could be provided, but we would welcome the opportunity to discuss this with the Council's Housing Officers.

The above detailed tenure split accords with the Council's policy requirement (75%-25%).

The aim of this Statement is to consider the proposed number and mix of affordable housing units as part of this scheme in the context of national and local policy and, in particular, the specific affordable housing requirements of Mid Sussex District Council.

## 2. PLANNING POLICY

### - Mid Sussex District Plan (2018)

#### Policy DP31 – Affordable Housing

*“The Council will seek:*

- 1. the provision of a minimum of 30% on-site affordable housing for all residential developments providing 11 dwellings or more, or a maximum combined gross floorspace [measured as gross internal floorspace] of more than 1,000m<sup>2</sup>;*
- 2. for residential developments in the High Weald Area of Outstanding Natural Beauty providing 6 - 10 dwellings, a commuted payment towards off-site provision, equivalent to providing 30% on-site affordable housing;*
- 3. on sites where the most recent use has been affordable housing, as a minimum, the same number of affordable homes should be re-provided, in accordance with current mix and tenure requirements;*

4. a mix of tenure of affordable housing, normally approximately 75% social or affordable rented homes, with the remaining 25% for intermediate homes, unless the best available evidence supports a different mix; and

5. free serviced land for the affordable housing.

All affordable housing should be integrated with market housing and meet national technical standards for housing including “optional requirements” set out in this District Plan (Policies DP27: Dwelling Space Standards; DP28: Accessibility and DP42: Water Infrastructure and the Water Environment); or any other such standard which supersedes these.

Proposals that do not meet these requirements will be refused unless significant clear evidence demonstrates to the Council’s satisfaction that the site cannot support the required affordable housing from a viability and deliverability perspective. Viability should be set out in an independent viability assessment on terms agreed by the relevant parties, including the Council, and funded by the developer. This will involve an open book approach. The Council’s approach to financial viability, alongside details on tenure mix and the provision of affordable housing will be set out in a Supplementary Planning Document.

The policy will be monitored and kept under review having regard to the Council’s Housing Strategy and any changes to evidence of housing needs.”

- **Affordable Housing Supplementary Planning Document (SPD)**

Mid Sussex District Council adopted an Affordable Housing Supplementary Planning Document (SPD) on the 25<sup>th</sup> July 2018.

The Affordable Housing SPD sets out the policy background, as well as confirming that “*It is essential that landowners / developers consider early in the pre-application process how affordable housing will be integrated into a policy compliant development scheme. The landowner / developer will be required to build into their designs at pre-application stage the 30% affordable housing required in accordance with DP31 and the occupancy and design requirements detailed in this SPD...* An Affordable Housing Statement will also be required as part of the planning application, clearly setting out how the application meets the affordable housing requirements. *This statement should contain as a minimum details of the specific size, tenure, type and location of the affordable units.*”

The SPD guidance also sets out that “*Affordable housing provided on-site must be designed to a high standard and fully integrated into the overall scheme layout, in clusters of no more than ten dwellings (unless in high density flatted schemes where clusters of more than 10 units may be allowed – see clause 2.49) rather than*

*concentrated in one location. Consideration of the grouping of affordable housing in the overall scheme will include how the provision relates to other phases of the same development including where there is a degree of separation provided by roads, open space or landscape feature; and the grouping of affordable housing in nearby previously developed schemes... Affordable housing units must also be 'tenure blind' so that affordable and private homes are indistinguishable from one another in terms of design, build quality, appearance, materials and site location. This will help to avoid visual separation between private and affordable housing and would not artificially constrain provision by a design approach based on the separation of market and affordable units when additional affordable housing would otherwise be viably achieved."*

Consideration has been given to the SPD, but it must be appreciated that this Application is in Outline form with matters of layout and scale reserved. Therefore the detail of the scheme, in respect of market and affordable housing, is still to be determined, and is not for consideration at this stage. However, we would like to confirm to the Local Authority that the applicant is aware of the requirements of the relevant policy and SPD, and will ensure that the detailed design is compliant at the relevant stage.

### **3. NEED**

The 2018 SPD sets out that "*The current need for affordable housing in Mid Sussex is acute, with the most urgent need for reasonable preference groups forecast to not fully be met over the plan period. In addition, delivery rates of affordable housing has been close to policy requirements of 30% over the ten year period 2006/07 to 2016/17, with around 29% of all completions being affordable housing. Previously developed land also forms a significant component of the housing land supply and there are no indications that the requirement for affordable housing has had, or will have an impact on the delivery of housing from this source without such an incentive.*"

More recently the Strategic Housing Assessment (SHA), which was published in October 2021 to support the Submission Draft Local Plan, suggests that there is an estimated annual need for 470 rented affordable homes and 455 affordable home ownership homes within Mid Sussex District.

Based on the current housing figure in the Draft Local Plan (which remains at examination stage), it is clear that the Submission Draft Local Plan will not address the District's affordable housing needs. It has been estimated that in order to meet the totality of the District's affordable requirement, the new Local Plan would need to deliver in excess of 2,300 dwellings per annum throughout the Plan period. This is in excess of double what is currently allowed for in the draft Plan.

The District Council's Authority Monitoring Report (AMR) (April 2022 – May 2023), which was published in December 2023) sets out that only 1,878 affordable homes were delivered in the District in the preceding 9 year period. This equates to an average of just 208 affordable completions per annum.

Clearly there is a high affordable housing need in the District, which is worsening due to undersupply of housing generally, and in particular a poor delivery of affordable housing in the District for a number of years. In addition the ONS affordability ratios (most recently published in March 2025) indicates that the ratio of median house price to median gross annual earnings in Mid Sussex District has increased significantly over the past 10 years from 9.71 to 12.0919. The expectation is that this worsening affordability is exacerbating the affordable housing need situation in the local area.

#### **4. PROVISION**

It is suggested that affordable housing can be provided at this site. The provision of this affordable housing will be secured through a S106 Agreement and will be in accordance with the details therein. Based on the illustrative master plan, it is proposed to offer 30% affordable housing in accordance with the MSDC policy requirement. This is a highly significant material consideration and should carry substantial weight in the context of the NPPF.

The housing mix and tenure of the affordable housing provision is subject to discussions with the Council's Housing Officers during the application process. Although the development is in outline form with matters of layout and scale reserved for future approval, all the proposed residential units shown indicatively on the site layout plan have been designed to comply with these National Space Standards requirements.

In accordance with the NPPF and adopted local planning policy, site-specific financial viabilities are a material consideration in determining how much and what type of affordable housing should be required in residential and mixed-use developments. As such, viability appraisals can and should be used to analyse and justify planning applications to ensure that Section 106 requirements do not make a scheme unviable.

Therefore, notwithstanding the intention to deliver a policy compliant level of affordable housing, the affordable housing provision within the proposed scheme will be subject to viability.

## 5. CONCLUSIONS

The affordable housing provision for the proposed development has been formulated in line with relevant local policies and local needs as established through the Mid Sussex District Plan and evidence base for the emerging Local Plan.

Layout and scale are reserved matters. However, it is suggested that the affordable units could be sited in defined groups, but would be carefully laid out to ensure that they do not appear marginalised or segregated. The houses meet the relevant space standards.

The provision of affordable housing will be secured through a Section 106 Agreement. The proposed Agreement will contain the appropriate mechanism to deliver the affordable housing.

On the basis of the above, it is clear that the proposed development of the Batchelors Farm Site would significantly contribute to positively addressing the affordable housing requirements of the Council.

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October 2025