

From: Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>
Sent: 20 July 2026 12:02:53 UTC+01:00
To: "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>
Cc: "Sophie Fuller" <Sophie.Fuller@midsussex.gov.uk>
Subject: HOUSING COMMENTS - DM/26/1186 - Land West Of Selsfield Road Ardingly
West Sussex

Dear Joe,

Further to the application for the above development, at present I **CANNOT SUPPORT** the application.

The applicant is proposing a development of 35 units which gives rise to a minimum on-site affordable housing requirement of 30% in accordance with District Plan Policy DP31. This equates to 11 affordable housing units as proposed.

The comments provided by Housing Enabling at Outline Application stated that the indicative mix of Affordable Housing Units would need to constitute 3 x 1B/2P FOGs, maisonettes or bungalows; 6 x 2B/4P houses; 1 x 3B/5P house and 1 x 4B/6P house. This was based on the housing need figures which were also provided at the time. The applicant has proposed 4 x 2B/4P houses and 7 x 3B/4P houses – this is not acceptable and will need to be revised before we are able to support the scheme.

The housing mix proposed by the applicant will need to be amended to reflect that of what was stated at the time of the outline permission which was:

- 3 x 1B/2P FOGS, maisonettes or bungalows @ a minimum of 50m² (excluding the staircase and entrance hall in the case of any FOGS or maisonettes or 58m² including them.)
- 6 x 2B/4P houses @ a minimum of 79m² (2 storey)
- 1 x 3B/5P house @ a minimum of 93m² (2 storey)
- 1 x 4B/6P house @ a minimum of 106m² (2 storey)

The three bed units will need to be provided as 3 bed 5 person units and not 3 bed 4 person units as shown in the submitted plans.

Currently, we would request that 3 units are provided as First Homes. Should a Registered Provider only take the site forward with these units being delivered as Shared Ownership, we will look to amend the tenure type. We do need emphasise that we **WILL NOT** entertain the changing of the tenure type until reserved matters has been granted and the Council are fully satisfied that the only way the Affordable Housing units can be delivered is by changing them.

We will provide further comment once the updated plans have been submitted which more closely reflect the above comments.

Kind regards,
Nick

Nicholas Hewer Royle

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