

From: Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>
Sent: 15 December 2025 15:01:01 UTC+00:00
To: "Martin Dale" <Martin.Dale@midsussex.gov.uk>
Cc: "Sophie Fuller" <Sophie.Fuller@midsussex.gov.uk>
Subject: DM/25/2634 - Land Adjacent to Batchelors Farmhouse, Keymer Road, Burgess Hill

Hi Martin,

Please accept my apologies for the provision of our comments, however, please see below for them:

DM/25/2634 Land Adjacent to Batchelors Farmhouse, Keymer Road, Burgess Hill

Outline Planning Application with all matters reserved (except the means of access from the public highway) for residential development and the construction of up to 26 dwellings, with vehicular accesses, and new footpath links to Keymer Road, the provision of new landscape amenity space, areas of ecological enhancements, together with associated Highways, Drainage and Utilities works associated with the proposed development.

The applicant is proposing a development of up to 26 units, which gives rise to a minimum on-site affordable housing requirement of 30% in accordance with District Plan Policy DP31. This equates to 8 affordable housing units as proposed. It should be noted however, that if the number of units changes and the resultant number of affordable housing units is not a whole number, it must be rounded up to the next whole number as stated in the Affordable Housing SPD.

The affordable housing provided will need to be split 25% First Homes (2 units) and 75% Social Rented or Affordable Rented housing (6 units). Also, due to the fact that the First Homes price cap after a minimum 30% discount is £250K, it is likely that most of the First Homes will need to comprise 2 bed flats, Coach Houses/FOGS or Maisonettes with possibly a few 1 beds. If a greater discount is provided, some or all of the First Homes could be delivered as 2 bed houses. The provision of First Homes as flats will also enable the units to be sold within the £250K price cap, without the need to provide a greater discount than the minimum 30% required. We would be open to there being a cascade mechanism in place to allow the First Homes to be delivered as Shared Ownership units if it helps to onboard a RP partner, but our preference would be for the intermediate units to be delivered as First Homes.

All units for both First Homes and Social Rent or Affordable Rent will need to meet the Council's occupancy and minimum floor area requirements, which are stated in Figure 5 of the Affordable Housing SPD.

To meet a range of housing need, from Burgess Hill and the surrounding parishes, the overall affordable housing size mix will need to comprise approximately:

- 25% (2) x 1B/2P flats, Coach Houses /FOGS, maisonettes, or bungalows @ a minimum of 50m² (excluding the staircase and entrance hall in the case of any Coach Houses/FOGS or maisonettes or 58m² including them). Maisonettes should each have their own private garden area
- 50% (4) x 2B/4P houses and flats or all houses (the rented units should all be houses) @ a minimum of 79m² in the case of houses (2 storey) and 70m² in the case of flats (excluding the staircase and entrance hall in the case of any Coach Houses /FOGS or maisonettes or 79m² including them). Maisonettes should each have their own private garden area
- 25% (2) x 3B/5P houses @ a minimum of 93m² (2 storey) or 99m² (3 storey)

It is understood that the development is to be delivered as one phase, but if this changes 30% affordable housing split 25% First Homes / 75% social rented or affordable rented housing will be required in each and every phase and the phases will need to be clearly identified on a Phasing Plan.

A tenure blind approach will be required, with the affordable units distributed throughout the site and, in accordance with the Affordable Housing SPD, the location of the affordable housing units will need to meet our clustering requirement. Due to the number of units being delivered for Affordable Housing, our clustering requirement will be met.

When the planning application is submitted, the affordable housing units will also need to be separately identified on an Affordable Housing Plan which includes plot numbers. The proposed First Homes will need to be shown in blue and the proposed rented units in red, together with their allocated and numbered car parking spaces. These must comprise a minimum of 1 space per 1 and 2 bed unit, 2 spaces per 3 bed unit and 3 spaces per 4 bed unit. The location of the wheelchair accessible dwellings, their individual private garden areas and wheelchair accessible parking spaces, will also need to be clearly identified on this plan by green hatching.

Finally, an Affordable Housing Schedule will also be required detailing for each affordable housing unit the plot/flat number, type of unit, number of storeys, floor level in the case of flats/maisonettes, floor area in m², number of bedrooms, number of persons, and proposed tenure & whether or not it is a wheelchair accessible dwelling, in order to clearly demonstrate that all requirements are being met.

Kind regards,
Nick

Nicholas Hewer Royle

**Principal Housing Enabling Officer
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS**

01444 477309

07874 633903

<https://www.midsussex.gov.uk/housing-council-tax/>

Every Affordable Home Matters



Working together for a better Mid Sussex

If you are requesting information under the Freedom of Information act, the Environmental Information Regulations or the Data Protection Act, please redirect your email to foi@midsussex.gov.uk. Any statutory timeframe for a response will not commence until the request is received by the alternative contact.

The contents of this email and any attached information is confidential and intended solely for the use of the individual or entity to which it is addressed. If you wish to share this information with a third party, consent should be obtained from Mid Sussex District Council before doing so. This information should only be used for the intended purpose and any views or opinions presented in this email are solely those of the author and do not represent those of Mid Sussex District Council. This information should only be kept on file for the specified period and disposed of in a reasonable manner after this period ends.