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Sent: 22 July 2025 16:20:53 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "Andrew Marsh" <Andrew.Marsh@midsussex.gov.uk>
Subject: DM/25/1129 - Land At Foxhole Farm, Foxhole Lane, Bolney - UPDATED Housing Comments

Dear Jo,

Following the submission of the outline masterplan, please see below for my updated comments:

DM/25/1129 - Land At Foxhole Farm, Foxhole Lane, Bolney, West Sussex

Outline application (appearance, landscaping, layout and scale reserved), for the erection of up to 200 residential dwellings, including affordable housing; a community building (use class F1) encompassing land for education provision, together with associated access, ancillary parking and landscaping; the creation of a vehicular access point from the A272 Cowfold Road, and pedestrian and cycle only access to The Street; and creation of a network of roads, footways, and cycleways through the site; together with the provision of countryside open space, children's play areas, community orchard, and allotments; sustainable drainage systems and landscape buffers. ADDITIONAL INFORMATION received 4th July 2025 concerning landscapes, LVIA, and transport technical notes to address National Highways, WSCC Highways and Landscapes responses and amended outline masterplan, illustrative masterplan and parameter plan on building heights.

The applicant is still proposing a development of up to 200 dwellings which gives rise to a minimum on-site affordable housing requirement of 60 units (30%) in accordance with District Plan Policy DP31 however the outline masterplan only showed 59 units. Any plans further plans submitted either at this stage or at REM would need to show the total number of units (60). It should be noted that if there are any amendments to the total number of units being delivered, 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 units will need to be split 25% First Homes and 75% Social Rented or Affordable Rented as stated in the Pre-App Comments of 20 January 2025 and the previously submitted comments of 13/05/25. Also, due to the fact that the First Homes price cap after a minimum 30% discount is £250k, it is likely that the First Homes will need to comprise 2 bed flats, Coach Houses/FOGS or Maisonettes, unless a greater discount is provided in order to allow some 2 bed houses 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, and for the avoidance of doubt are detailed below:

- 26% (16) 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
- 45% (27) 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 @ a minimum of 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
- 20% (12) x 3B/5P houses @ a minimum of 93m² (2 storey) or 99m² (3 storey)
- 5% (3) x 4B/6P houses @ a minimum of 106m² (2 storey) or 112m² (3 storey)
- 4% (2) x wheelchair accessible houses for rent comprising 1 x 2B/4P houses @ a minimum of 103m² and 1 x 3B/5P houses @ a minimum of 121m² which comply with all of the requirements contained in Part M(4)(3)(1)(a) and (b) and Part M(4)(3)(2)(b) for wheelchair accessible dwellings as contained in Category 3 – wheelchair user dwellings of schedule 1 of the Building Regulations 2010 as amended

The units on the Outline Masterplan do not fully correspond with the above because:

- There are only 59 units and not 60
- The 4 bed units are 4B/5P and not 4B/6P
- There are no wheelchair accessible units shown

It appears that there is 1 x additional 2b/4p unit included in the Outline Masterplan when compared to the above numbers. This can be provided as a Wheelchair Accessible unit, along with an additional 3b/5p Wheelchair Accessible unit which will make the total number of affordable housing units 60.

The Outline Masterplan is a marked improvement on the layout and complies with our clustering requirements. Should the development be brought forward in two distinct phases, then roughly 30% of the units in each phase will be Affordable Units.

The wheelchair accessible dwellings will need to meet all of the requirements contained in Part M(4)(3)(1)(a) and (b) and Part M(4)(3)(2)(b) of Schedule 1 of the Building Regulations 2010 as amended. As part of the subsequent reserved matters application, three x A1 sized hard copies of 1:50 annotated plans showing the various room dimensions, floor areas, turning circles, manoeuvring zones and layouts of individual

rooms (including all of the appropriately sized furniture and white goods required) and the measurements and floor area of the dwelling as a whole will also be required for each wheelchair accessible dwelling. Three plans showing the access from the wheelchair accessible car parking spaces to each wheelchair accessible dwelling's front door will also be required.

Copies of both of these plans will be forwarded to our OT for checking against the Part M4(3)(1)(a) and (b) and Part M4(3)(2)(b) requirements and any changes required will need to be made. Updated plans, which are compliant, will then need to be submitted prior to reserved matters permission being granted, with the approval of any minor final details, which are necessary in order to ensure full compliance with the requirements, covered by a planning condition.

Any rented flats will need to be located in a separate block, accessed via a separate core/entrance or located on a separate floor(s) to any First Homes flats and any open market flats, with individual accesses provided for any ground floor rented flats. No more than 6 x 1B/2P flats for social rent or affordable rent are to be included. Car parking spaces will need to 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 affordable housing units at reserved matters stage 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. -

An Affordable Housing Schedule will also be required at reserved matters stage 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 in order to clearly demonstrate that all requirements are being met.

2% of the 200 plots (4 plots), are also to be provided for self build, and these should be located together in one distinct area and will be required to meet the requirements of Policy DPH6:Self and Custom Build Housing. These requirements include that :

- A design code and individual plot passports will need to be prepared and agreed with the District Council.
- The boundaries of the self-build plots will need to be marked out and all services and access provided, before they are made available for sale.
- The intended occupant of each plot will need to submit a separate reserved matters application for their plot.
- All self build plots must all be made available for sale at competitive prices, fairly related to site/plot costs, and supported by an RICS Valuation.

The serviced plots will also need to be marketed solely to households on the District Council's Self-build and Custom Housebuilding Register of Interest for a period of 6

months. If after the 6 months period a plot has not been bought or reserved, it is to be put on the open market as a self-build plot for a further 6 months. If the plot remains unsold after the 12 month period, it must either remain on the market as a self or custom build plot or be offered to the Council or an approved Registered Provider, before being able to be built out as a market sale dwelling.”

Kind regards,
Nick

Nicholas Hewer Royle

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