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Sent: 09 January 2026 13:49:02 UTC+00:00
To: "Stuart Malcolm" <Stuart.Malcolm@midsussex.gov.uk>
Cc: "Sophie Fuller" <Sophie.Fuller@midsussex.gov.uk>
Subject: DM/25/2661 Land At Coombe Farm, London Road, Sayers Common, West Sussex - Housing Comments

Dear Stuart,

DM/25/2661 Land At Coombe Farm, London Road, Sayers Common, West Sussex

Outline planning application (with all matters reserved except for access) comprising a residential development of up to 210 dwellings (Use Class C3); with associated access; landscaping; amenity space; drainage and associated works.

Sorry for the delay in sending these over. Please see my comments below:

The applicant is proposing a development of up to 210 units, which gives rise to a minimum on-site affordable housing requirement of 30% in accordance with District Plan Policy DP31. This equates to 63 affordable housing units and not 41 as currently proposed within the Design & Access Statement. 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% Low Cost Home Ownership (16 units), with our preference for them to be delivered as First Homes and 75% Social Rented or Affordable Rented housing (47 units including the wheelchair accessible dwellings referred to below). 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 bed properties. If a greater discount is provided, some or all the First Homes could be delivered as 2 bed houses.

All units for both Low Cost Home Ownership 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.

In order to meet a range of housing need, the overall affordable housing size mix will need to comprise approximately:

- 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% (29) 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

- 20% (13) 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 dwellings for rent in the form of 2 x 1B/2P bungalows or flats @ a minimum of 60m² and each with access to its own individual private garden area. All wheelchair accessible dwellings must comply with all of the requirements contained in Part M4(3)(1)(a) and (b) and Part M4(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 numbers of particular units currently proposed by the applicant will therefore need some amendment to accommodate the above affordable housing mix. The current split proposed in the Design & Access Statement is not too far away from what is needed, but the amount of Affordable Housing is currently at 19.5% and not 30% (41 units as opposed to 63).

It is understood that the development is to be delivered as one phase, but if this changes 30% affordable housing split 25% Low Cost Home Ownership/ 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. This requires that no more than 10 affordable housing units are located in one cluster, (a maximum of 12 units will be acceptable if flats are included within the cluster), with open market units in between each cluster. This is in order to assist social integration and the creation of a balanced community.

The 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 the Low Cost Home Ownership flats and any open market flats, with individual accesses provided for any ground floor rented flats. No more than 6 x 1 bed/2 person flats for social rent or affordable rent are to be included in a block due to RP requirements. 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 wheelchair accessible dwellings will all need 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. As part of the planning application three x A1 sized hard copies of 1:50 annotated plans showing the various room dimensions, floor areas, turning circles,

manoeuvring zones & layouts of individual rooms (including all of the appropriately sized furniture & white goods required), and the measurements and floor area of the dwelling as a whole will be required for each wheelchair accessible dwelling. Three plans showing the access from the wheelchair accessible car parking space(s) to each wheelchair accessible dwelling's front door and the access from any wheelchair accessible flats to their own individual private garden area will also be required.

The hard copies of all these plans will need to be sent to the Council offices marked FAO Nick Royle as soon as possible so that copies can be forwarded to our OT for checking against the Part M4(3)(1)(a) and (b) and Part M4(3)(2)(b) requirements. Any changes required will need to be made and updated plans which are compliant will then need to be submitted, since the plans need to be approved by our OT prior to full planning permission being granted as stated in the affordable housing SPD. The approval of any minor final details, which are necessary to ensure full compliance with the requirements, will be covered by the following condition:

“X affordable housing dwellings (? X 1B/2P flat, ? x 2B/4P flat, ? x 2B/4P house, ? x 3B/5P house and ? x 4B/6P house) shall be provided as wheelchair accessible dwellings which 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. No above ground works shall commence on site until the Local Planning Authority has approved final plans/details for the wheelchair accessible dwellings demonstrating that all necessary requirements will be met

Reason: To ensure that the development provides a range of house types to meet accessibility and adaptability needs to comply with Policy DP28 of the Mid Sussex District Plan.”

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

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