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Sent: 07 February 2025 10:51:03 UTC+00:00
To: "Steve Ashdown" <Steve.Ashdown@midsussex.gov.uk>
Cc: "Helen Blackith" <Helen.Blackith@midsussex.gov.uk>; "Andrew Marsh" <Andrew.Marsh@midsussex.gov.uk>; "Melanie Sharp" <Melanie.Sharp@midsussex.gov.uk>
Subject: DM/24/2897 - Land At And Adjacent To The Former Sewage Treatment Works Fairbridge Way Burgess Hill - Discharge of Conditions (WCAC Units)
Attachments: WCAC Compliance Checklist - Fairbridge Way 1B2P SO flat.docx, WCAC Compliance Checklist -2b4p Houses.docx, WCAC Compliance Checklist Fairbridge Way 4b6p House.docx

Dear Steve,

DM/24/2897 Land At And Adjacent To The Former Sewage Treatment Works, Fairbridge Way, Burgess Hill, West Sussex

Discharge of planning condition nos 1 and 4 relating to planning application DM/21/2627.

The applicant has applied to discharge conditions (1 and 4) relating to the above planning application, and condition 1 relates to the approval of the plans for the Wheelchair Accessible Units (plots 5, 49, 50 & 173). The applicant has provided floor plans, elevations and electrical plans, and the attached schedules of compliance have been provided for each of the properties (in the case of plots 49 & 50 they are on the same sheet, since plot 50 is a handed plan of 49). These plans do not appear to be very different (if at all) from those previously submitted and commented on in November 2022. The items which are highlighted in green are compliant, those in yellow require confirmation and those in red are not compliant. At present, we are not therefore able to approve any of the plans due to there being non-compliant issues on each property to varying degrees, which still need rectifying.

The applicant also still needs to submit plans which show the associated outside space and also the wheelchair accessible car parking spaces (to a scale of 1:50), in order for the compliance of these items to be ascertained.

It is also noted that the kitchen plans submitted all state that the units are shared ownership, when in fact the only shared ownership unit is plot 5.

In addition to the above, the covering letter states that:

The one-bedroom apartment falls within the shared ownership tenure. This will be marketed as a wheelchair accessible (M4(3)) home and fitted out if a purchaser requiring it as wheelchair accessible can be identified.

The one bedroom apartment will however need to be fitted out and provided as a wheelchair accessible unit prior to the purchaser being identified and not afterwards. This is due to the floor and site plans, and the Affordable Housing Accommodation Schedule all stating that this unit is to be delivered as a M4(3)(2)(b) property and there being a need for such units. Indeed, this property will need to be delivered as a completed, and compliant, M4(3)(2)(b) unit. In the event that the applicant is unable to find a purchaser for the fully completed wheelchair accessible unit, provisions can be made to provide this fully wheelchair accessible unit for affordable rent

and another unit provided instead for shared ownership. Indeed, this M4(3)(2)(b) unit is a core unit as per the S106 agreement, and as such, if an applicant with a requirement for a wheelchair accessible unit cannot be found to purchase it, it will need to be let to someone who does through the CBL system.

Kind regards,
Nick

Nicholas Hewer Royle

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