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Sent: 09 April 2026 10:13:57 UTC+01:00
To: "Steven King" <Steven.King@midsussex.gov.uk>
Cc: "Sophie Fuller" <Sophie.Fuller@midsussex.gov.uk>
Subject: Housing Comments - DM/25/3129 - Land At Borde Hill Lane Haywards Heath
West Sussex

Dear Steve,

Please accept my apologies for these comments not being provided at the time.

At present, I would be minded to **OBJECT** to these plans on the point that they are looking to provide 37 units as opposed to a policy compliant 38 units. Should the developer add an additional property and be in-keeping with the below requirements, I will be able support the plans.

The applicant is proposing a development of up to 125 units which gives rise to a minimum on-site affordable housing requirement of 30% in accordance with District Plan Policy DP31. This equates to 38 affordable housing units since the resultant number of affordable housing units, if not a whole number, is rounded up to the next whole number as stated in the Affordable Housing SPD. 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 again 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 (10 units) and 75% Social Rented or Affordable Rented housing (28 units.) For this development, I would be happy for the Low-Cost Home Ownership units to be delivered as Shared Ownership.

All Affordable Housing units for both 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, the overall affordable housing size mix will need to comprise approximately:

- 26% (10) 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% (17) 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
- 29% (11) x 3B/5P houses @ a minimum of 93m² (2 storey) or 99m² (3 storey)

Due to the location of this development and others which are progressing with the Haywards Heath area, there is not an expectation for Wheelchair Accessible dwellings to be provided on this site.

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 in one cluster with open market units in between each cluster. This is to assist social integration and the creation of a balanced community.

The flats will need to be designed to ensure that the rented flats are located/ 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 any 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.

When the reserved matters 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.

Finally, an Affordable Housing Schedule will also be required detailing for each affordable housing unit the plot 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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