

**From:** Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>  
**Sent:** 27 June 2025 12:20:10 UTC+01:00  
**To:** "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>  
**Subject:** Housing Comments - DM/25/1467 Land at Old Vicarage Field and The Old Estate Yard, Church Road, Turners Hill

Dear Rachel

Please see below for my comments

**DM/25/1467 Land at Old Vicarage Field and The Old Estate Yard, Church Road, Turners Hill**

**Demolition of existing buildings and the development of 40 dwellings(including affordable housing) with open space, access, parking, drainage, landscaping and other associated works as well as the creation of a new community car park and replacement parking for Lion Lane residents.**

The applicant is proposing a development of up to 40 units which gives rise to a minimum on-site affordable housing requirement of 30% in accordance with District Plan Policy DP31. This equates to 12 affordable housing units. It should be noted 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% First Homes (or where agreed Shared Ownership) (3 units) and 75% Social Rented or Affordable Rented housing (9 units). We would not agree to a mix of First Homes and Shared Ownership as proposed here. 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, however, 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.

All units for 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, from Turners Hill and the surrounding parishes, the overall affordable housing size mix will need to comprise approximately:

- o 26% (3) x 1B/2P flats, Coach Houses /FOGS, maisonettes, or bungalows @ a minimum of 50m<sup>2</sup> (excluding the staircase and entrance hall in the case of any Coach Houses/FOGS or maisonettes or 58m<sup>2</sup> including them). Maisonettes should each have their own private garden area
- o 45% (6) x 2B/4P houses and flats or all houses (the rented units should all be houses) @ a minimum of 79m<sup>2</sup> in the case of houses (2 storey) and 70m<sup>2</sup> in the case of flats (excluding

the staircase and entrance hall in the case of any Coach Houses /FOGS or maisonettes or 79m<sup>2</sup> including them). Maisonettes should each have their own private garden area

- o 29% (3) x 3B/5P houses @ a minimum of 93m<sup>2</sup> (2 storey) or 99m<sup>2</sup> (3 storey)

The numbers of particular units currently proposed by the applicant will therefore need some amendment to accommodate the above affordable housing mix.

It is understood that the development is to be delivered as one phase, but if this changes 30% affordable housing split 25% First Homes or (where agreed) Shared 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. The current location of the properties adheres to our clustering requirement. This is essential to assist social integration and the creation of a balanced community.

Should the tenure plan change, and the any flats are designated as First Homes or (where agreed) Shared Ownership, they will need to be designed to ensure that the rented flats are accessed via a separate core/entrance or located on a separate floor(s) to the First Homes/Shared Ownership flats and any open market flats, with individual accesses provided for any ground floor rented flats.

The current plans follow our parking requirements, and this will need to be maintained when additional plans are submitted to reflect the affordable housing mix.

Kind regards,  
Nick

**Nicholas Hewer Royle**

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