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**Sent:** 25 April 2025 16:54:00 UTC+01:00  
**To:** "Steven King" <Steven.King@midsussex.gov.uk>  
**Cc:** "Helen Blackith" <Helen.Blackith@midsussex.gov.uk>  
**Subject:** DM/25/0827 - Land East Of Lunce's Hill, Fox Hill, Haywards Heath, West Sussex  
Housing Officer comments

Dear Steve,

Please see my comments below

**DM/25/0827 Land East Of Lunce's Hill, Fox Hill, Haywards Heath, West Sussex**

**Outline planning application for the erection of up to 130 dwellings, together with the change of use of an existing barn for a flexible community and/or commercial use, along with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access and associated works (all matters reserved except for access).**

The applicant is proposing a development of up to 130 dwellings which gives rise to a minimum on-site affordable housing requirement of 30% in accordance with District Plan Policy DP31. The site is located on land which falls within both Mid Sussex District Council and Lewes District Council's boundaries, however the submitted documents do not detail the number, size, occupancy, or type of property located within Mid Sussex and as a result it is difficult to state the number of affordable housing units required by Mid Sussex at present. In any event, it should be noted that if 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.

As far the affordable housing units to be provided within the boundary of MSDC are concerned , they will need to be split 25% First Homes and 75% Social Rented or Affordable Rented and not provided as 100% Affordable Home Ownership as stated on the Application Form. No shared ownership units will be required either. 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:

- 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
- 2B/4P houses and flats (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
- 3B/5P houses @ a minimum of 93m2 (2 storey) or 99m2 (3 storey)

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In the event that the development is delivered in phases, 30% affordable housing split 25% First Homes/ 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.

As far as the layout is concerned, at reserved matters stage a tenure blind approach will be required with the affordable housing 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, with open market units in between each cluster, in order to assist social integration and the creation of a balanced community.

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. -

Finally, 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.

Kind regards,  
Nick

**Nicholas Hower Royle**

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**Every Affordable Home Matters**



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