

From: Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>
Sent: 09 April 2026 11:01:48 UTC+01:00
To: "Steven King" <Steven.King@midsussex.gov.uk>
Cc: "Sophie Fuller" <Sophie.Fuller@midsussex.gov.uk>
Subject: Housing Comments - DM/26/0454 Land Parcel at Bolney Road, Ansty

Dear Steve,

Please accept my apologies for the delay in getting these comments over to you.

Based on the current plans, I would have **OBJECT** to the application. This is due to the applicant proposing 10 Affordable Housing Units as opposed to a policy compliant 11. Should they submit amended plans showing the additional unit, I would change this to supporting the application.

The applicant is proposing a development of 34 units which gives rise to a minimum on-site affordable housing requirement of 30% in accordance with District Plan Policy DP31. This equates to 11 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% Shared Ownership (3 units) and 75% Social Rented or Affordable Rented housing (8 units). I acknowledge that the applicant has stated that there is limited appetite from Registered Providers, and I will be happy to work with them to secure a RP partner at the aforementioned tenure mix or at a slightly varied mix to deliver much needed affordable housing to the area.

The affordable housing mix currently proposed is acceptable, however the applicant does need to provide an additional unit. This can be either a two or three bed property. Whilst we would normally request a proportion of units be provided at 1 bed properties, I am happy with the provision on site being 2b/4p and 3p/5p properties.

When the applicant provides the additional affordable housing unit, it will most likely take the cluster above our requirement of 10. In this instance, I am happy for the cluster to be at 11 even though there are no flats being delivered.

Our requirement for car parking spaces it also currently being adhered to.

Please can you advise when the updated plans have been received showing the additional affordable housing unit and we will be able to review and hopefully change our position to that of approval.

Kind regards,
Nick

Nicholas Hewer Royle

**Principal Housing Enabling Officer
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS**

01444 477309

07874 633903

<https://www.midsussex.gov.uk/housing-council-tax/>

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