

From: Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>
Sent: 15 October 2025 17:42:31 UTC+01:00
To: "Steven King" <Steven.King@midsussex.gov.uk>
Subject: Housing Comments Land East Of Lunce's Hill, Fox Hill, Haywards Heath - DM/25/0827

Dear Steve,

Please see below for my comments:

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

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). Additional information and amended plans received 03/09/2025.

The applicant is proposing a development of up to 130 dwellings which will be split across the administrative boundaries of Mid Sussex and Lewes. The outline masterplan does not state how many properties fall within the boundary of Mid Sussex, but it does appear to be more than 10 which would give rise to a minimum on-site affordable housing requirement of 30% in accordance with District Plan Policy DP31. In the event that the resultant number of affordable housing units is not a whole number, it would be rounded up to the next whole number as stated in the Affordable Housing SPD. All of these units would also need to be located within the boundary of Mid Sussex.

The affordable housing provided will need to be split 25% Low Cost Home Ownership and 75% Social Rented or Affordable Rented housing. Due to the First Homes price cap, it is likely that any units delivered as First Homes would need to comprise 2 bed flats, Coach Houses/FOGS or Maisonettes. If, however, a greater discount is provided, some or all of the First Homes could be delivered as 2 bed Houses.

All of the affordable housing units will need to meet the Council's occupancy and minimum floor area required which are stated in Figure 5 of the Affordable Housing SP.

To meet a range of housing need, the overall affordable housing size mix will need to comprise approximately.

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

The above percentages can be adjusted accordingly due to what will most likely be the relatively low numbers of units which will be provided within the boundary of Mid Sussex.

A tenure blind approach will be required, with the affordable units distributed throughout the site.

Kind regards,
Nick

Nicholas Hewer Royle

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

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