

**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 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

- 45% 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
- 29% 3B/5P houses @ a minimum of 93m<sup>2</sup> (2 storey) or 99m<sup>2</sup> (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**

**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/>

**Every Affordable Home Matters**



**Working together for a better Mid Sussex**

If you are requesting information under the Freedom of Information act, the Environmental Information Regulations or the Data Protection Act, please redirect your email to [foi@midsussex.gov.uk](mailto:foi@midsussex.gov.uk). Any statutory timeframe for a response will not commence until the request is received by the alternative contact.

The contents of this email and any attached information is confidential and intended solely for the use of the individual or entity to which it is addressed. If you wish to share this information with a third party, consent should be obtained from Mid Sussex District Council before doing so. This information should only be used for the intended purpose and any views or opinions presented in this email are solely those of the author and do not represent those of Mid Sussex District Council. This information should only be kept on file for the specified period and disposed of in a reasonable manner after this period ends.