

**From:** Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>  
**Sent:** 19 September 2025 14:06:29 UTC+01:00  
**To:** "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>; "Sally Blomfield" <Sally.Bломfield@midsussex.gov.uk>  
**Subject:** Housing Comments - DM/25/1986 - Phase 1c, Burgess Hill Northern Arc, Land North And North West Of Burgess Hill, Between Bedelands Nature Reserve In The East And Goddard's Green Waste Water Treatment Works In The West

Dear Joe/Sally,

Please see below for my comments:

**DM/25/1986 Phase 1c, Burgess Hill Northern Arc, Land North And North West Of Burgess Hill, Between Bedelands Nature Reserve In The East And Goddard's Green Waste Water Treatment Works In The West**

**Reserved matters application to consider access, appearance, landscaping, layout and scale for parcels 1.7, 1.7b, 1.8 and OS1.8 comprising: a) Eastern Neighbourhood Centre: Up to 270 residential dwellings and extra care units; commercial floorspace; the community building, the neighbourhood square, cycle and pedestrian connections, parking and associated infrastructure. b) Eastern Parkland comprising open space, multi-use games areas (MUGA), public art, green circle cycle link and associated infrastructure.**

The applicant is proposing a development of up to 270 units, which gives rise to a minimum on-site affordable housing requirement of 30% in accordance with District Plan Policy DP31. This equates to 81 affordable housing units. **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 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 (21 units) and 75% Social Rented or Affordable Rented housing (60 units).

It has been agreed that the 60 Affordable Rented Units are to be delivered as an Extra Care Scheme and therefore will be contained as one block and is acceptable with our clustering requirements not being applicable due to the nature of the accommodation. Having looked over the supplied information, I have noted the following issues which will require addressing:

- There is a lack of 1B/2P Wheelchair Accessible properties which will limit the delivery for the Extra Care Scheme
- It is noted that the remaining units within the Extra Care Scheme have been designed to M4(2) standards, there is a lack of units which have level access

showers as standard. There is a reluctance from RPs to carry out any works under DFGs in the first year as it would have an adverse effect on the defects liability period.

- The provision if Juliette balconies whilst aesthetically pleasing does not seem to have taken into account the needs for the end user and if it would be suitable for them to it.
- Throughout both the Planning Statement and Design Principles Statement, reference is made to the Extra Care Scheme being Affordable Rent. All previous correspondence was around it being delivered as a Social Rent site. If this is done at an Affordable Rent, it would be difficult to provide the rent + eligible service charges at the LHA and once the ineligible service charges are added it is highly likely to be unaffordable leading to an underutilised service.
- WSCC are moving towards the provision of Extra Care without age limit. I cannot see any reference to this within either the Planning Statement or the Design Principles Statement.
- I cannot see any reference to liaison between the developer and WSCC regarding what is required from the Extra Care provision for the needs of the community.

With regards to the Shared Ownership units, the suggested mix is not suitable. Considering all the rented units being provided are flats, we would require all the Shared Ownership units to be houses. Our standard request is that 25% of units provided are 1b/2p, and on this site it is 72%. As the block of flats being considered only has one core, and Shared Ownership units are required to have a separate core and/or access, it would not be possible to provide the two bed flats as Shared Ownership. The cluster in which the block for Shared Ownership and the 5 x 3b/5p houses are located is also too large. Our Clustering Requirements allow for clusters of 10 (12 where flats are included, as per the Affordable Housing SPD) and this is a cluster of 17. The units are not effectively pepper potted throughout the development as there are no Affordable Housing units located in the upper phase of the development. We require that each phase has 30% Affordable Housing in it, and whilst we understand that there will have to be some leeway on this development due to the provision of the Extra Care Scheme, we will still require our Affordable Housing requirements as set out in the Affordable Housing SPD to be followed as closely as possible.

Kind regards,  
Nick

**Nicholas Hewer Royle**

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