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Sent: 03 March 2025 22:57:38 UTC+00:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "Nicholas Royle" <Nicholas.Royle@midsussex.gov.uk>; "Andrew Marsh" <Andrew.Marsh@midsussex.gov.uk>; "Helen Blackith" <Helen.Blackith@midsussex.gov.uk>
Subject: DM/25/0445 - Land At Colwell Farm, Lewes Road, Haywards Heath, West Sussex Housing Comments

Dear Jo

Please see my comments below

DM/25/0445 - Land At Colwell Farm, Lewes Road, Haywards Heath, West Sussex
Outline application with all matters reserved except for access, for up to 80 dwellings with associated landscaping, open space, infrastructure and vehicular and pedestrian accesses.

"The applicant is proposing a development of 80 units at Colwell Farm, which gives rise to a minimum on-site affordable housing requirement of 30% in accordance with District Plan Policy DP31. (It is noted that 35% (up to 28%) affordable was erroneously stated in the Proposal on Page 13 of the Statement of Community Involvement). This equates to 24 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.

As explained at pre-app stage in our pre -app comments, the affordable housing units to be provided will need to be split 25% First Homes (6 units) and 75% Social Rented or Affordable Rented housing (18 units including the wheelchair accessible dwelling referred to below), ie no shared ownership units will be required. 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, as advised in our comments at pre-app stage, in order to meet a range of housing need the overall affordable housing size mix will need to comprise approximately:

- 26% (6) x 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% (11) x 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
- 20% (5) x 3B/5P houses @ a minimum of 93m² (2 storey) or 99m² (3 storey)
- 5% (1) x 4B/6P house @ a minimum of 106m² (2 storey) or 112m² (3 storey)

- 4% (1) x 2B/4P wheelchair accessible house for rent @ a minimum of 103m2 which complies with all of the requirements contained in Part M(4)(3)(1)(a) and (b) and Part M(4)(3)(2)(b) for wheelchair accessible dwellings as contained in Category 3 – wheelchair user dwellings of schedule 1 of the Building Regulations 2010 as amended

It is understood that the development is to be delivered as one phase, but if this changes 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.

The 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 the 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.

As part of a subsequent reserved matters application three x A1 sized hard copies of 1:50 annotated plans showing the various room dimensions, floor areas, turning circles, manoeuvring zones and layouts for individual rooms (including all of the appropriately sized furniture and white goods required) and the measurements and floor area of the dwelling as a whole, will also be required for the wheelchair accessible unit. Three plans showing the access from the wheelchair accessible car parking space to the wheelchair accessible dwelling's front door will also be required.

These plans will be forwarded to our OT for checking against the M(4)(3)(2)(b) requirements and any changes required will need to be made, and updated plans which are compliant will then need to be submitted, prior to reserved matters approval being granted, with the approval of any minor final details covered by a planning condition

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. The location of the wheelchair accessible dwelling and wheelchair accessible parking space will also need to be clearly identified on this plan by green hatching.

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, proposed tenure and whether or not it is a wheelchair accessible dwelling, in order to clearly demonstrate that all requirements are being met."

Kind regards

Helen

Helen Blackith
Housing Enabling Team Manager

Every Affordable Home Matters

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Please note that I only work Mon, Tue, Thu & Fri