

From: Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>
Sent: 29 January 2026 17:47:23 UTC+00:00
To: "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>; "Louise Yandell" <louise.yandell@midsussex.gov.uk>
Cc: "Sophie Fuller" <Sophie.Fuller@midsussex.gov.uk>
Subject: FINAL 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 & Louise,

Please see below for my final 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 OS1.2 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. (Amended Plans received 13/01/2026)

In light of the letter received from the developer's agent on 16 December 2025 and conversations with West Sussex County Council, I **object** to the plans in their current form.

WSSCC have advised that they would not be able to support the Extra Care facility in its current form as the age restriction is in direct contradiction to the Position Statement made by WSSCC regarding the future of Extra Care provision within the County. They have advised that with the age restriction in place, they would do not believe they have the client base to occupy the facility. This, however can be overcome by applying for DoV to the S106 agreement requesting the removal of any age restriction in relation to the Extra Care facility. Housing Enabling would support the request for the DoV as would WSSCC.

The lack of 1B/2P flats is still a concern for both Housing Enabling and WSSCC. The developer's agent has advised that the existing M4(2) units can be adapted, however this would not be possible within the first year due to it affecting the defects liability period. This would also be the case with the lack of level access showers all of the other units. Should a condition be attached to any planning permission (alongside the condition for a compliance check on all Wheelchair Accessible Units) which ensures

that fully wheelchair accessible 1B/2P units are delivered, Housing Enabling would be willing to accept it.

The decision not to amend the Juliette balconies is something which I am not willing to accept. By virtue of the provision of Extra Care, those living in the units will have additional care needs and whilst the intention behind the provision of these balconies is commendable, the practise of them may be detrimental to the end user from a Health and Safety perspective. I would be willing to accept a condition attached to any granted planning permission relating to amending these to standard windows.

The developer has not made any effort to amend the clustering of the Shared Ownership units. Their agent has advised that they deem a cluster of 17 to “marginally exceed” our clustering requirement. Where flats are included, we allow a cluster to be 12. This is roughly 70% higher. There is provision within the scheme to accommodate these units elsewhere as they are two bed houses, however the developer has decided against this.

I would request that should permission for this site be granted, the above actions be implemented. Without the support of WSCC, it is not possible to deliver the Extra Care portion of this site, and ultimately the site as a whole.

Kind regards,
Nick

Nicholas Hewer Royle

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