

From: Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>
Sent: 25 July 2025 15:23:28 UTC+01:00
To: "Stuart Malcolm" <Stuart.Malcolm@midsussex.gov.uk>
Subject: Land Rear Of Chesapeake, Reeds Lane, Sayers Common, Hassocks - Housing
Comments

Dear Stuart,

Please see my comments below:

DM/25/1434 Land Rear Of Chesapeake, Reeds Lane, Sayers Common, Hassocks

Proposed demolition of an existing dwelling house, stables and barn buildings and the proposed development of 27 dwellings, with a new vehicular access, associated landscaping, parking, open space, and all other associated development works

The applicant is proposing a development of 27 units (comprising a mix of 1, 2, 3, and 4 bed properties), which gives rise to a minimum on-site affordable housing requirement of 30% in accordance with District Plan Policy DP31. This equates to 9 affordable housing units and not 8 as noted in the Planning Statement, the Schedule of Accommodation (which also states it is a 26 unit scheme and not 27), The Design & Access Statement and Application Form. This is because the resultant number of affordable housing units is rounded up to the next whole number as stated in the Affordable Housing SPD. 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 again 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% Low Cost Home Ownership (3 units) and 75% Social Rented or Affordable Rented housing (6 units). Due to the First Homes price cap, after a minimum 30% discount, is £250K, it is likely that most of the First Homes will need to comprise 2 bed flats, Coach Houses/FOGS or Maisonettes with possibly a few 1 beds. If however a greater discount is provided, some or all of the First Homes could be delivered as 2 bed houses. The provision of First Homes as flats will also enable the units to be sold within the £250K price cap, without the need to provide a greater discount than the minimum 30% required.

All units for both Low Cost Home Ownership 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.

The proposed Affordable Housing mix is broadly acceptable, however an additional unit is required in order to deliver a policy compliant number of Affordable Housing Units. I have not been able to locate a submitted plan which clearly show the proposed affordable housing units. The plans do seem to include 1 x 1B/2P Wheelchair

Accessible unit. There is currently not the need for a such a unit within this location so would be happy for that to be delivered as a non-adapted unit. I would propose the following mix:

2 x 1B/2P flats at 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.

5 x 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.

2 x 3B/5P 3B/5P houses @ a minimum of 93m² (2 storey) or 99m² (3 storey).

A tenure blind approach will be required, with the affordable units distributed throughout the site and, in accordance with the Affordable Housing SPD.

An Affordable Housing Plan clearly showing the Affordable Housing Units will also need to be submitted includes plot numbers and proposed tenure, together with their allocated and numbered car parking spaces. These must 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.

Kind regards,
Nick

Nicholas Hewer Royle

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