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Sent: 15 November 2024 18:40:06 UTC+00:00
To: "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>
Cc: "Nicholas Royle" <Nicholas.Royle@midsussex.gov.uk>; "Melanie Sharp" <Melanie.Sharp@midsussex.gov.uk>; "Andrew Marsh" <Andrew.Marsh@midsussex.gov.uk>; "Helen Blackith" <Helen.Blackith@midsussex.gov.uk>
Subject: DM/23/2610 - Land South of Hanlye Lane, Longacre Crescent, Cuckfield, West Sussex Housing Final comments

Dear Joe

Please see my final comments below

**DM/23/2610 - Land South of Hanlye Lane, Longacre Crescent, Cuckfield, West Sussex
Residential development of 50 dwellings with vehicular and pedestrian access, car parking, open space, play space, landscaping and all other associated works (Amended description and plans 24/06/2024)**

I am pleased to confirm that following the change of Plots 33 and 34 from 2B/3P to 2B/4P dwellings at a minimum of 70m² (excluding the staircase & hallway), all 15 units now meet the Council's occupancy and minimum floor area requirements. The provision of 5 First Homes rather than 4 has also been agreed in this instance, in order to avoid a situation where a Registered Provider is put off delivering the Social or Affordable Rented units due to one being located in a block where all of the other units are First Homes. Consequently the proposed mix shown below is acceptable.

Social or Affordable Rent – 10 Plots comprising:

- 1 x 1B/2P maisonette at a minimum of 50m² excluding hall & stairs, with its own private balcony (Plot 5)
- 1 x 1B/2P Wheelchair Accessible M4(3)(2)(b) maisonette at a minimum of 60m², with its own private patio area (Plot 4)
- 2 x 2B/4P maisonettes at a minimum of 70m² excluding hall & stairs, each with its own private patio area (Plots 33 & 34)
- 3 x 2B/4P houses at a minimum of 79m² (Plots 36, 49, 50)
- 3 x 3B/5P houses at a minimum of 93m² (Plots 26, 27, 35)

First Homes – 5 Plots comprising:

- 4 x 1B/2P flats at a minimum of 50m² (Plots 28, 29, 30 ,31)
- 1 x 2B/4P flat at a minimum of 70m² (Plot 32)

I can also confirm that the amended plans provided for the Wheelchair Accessible Unit have also now been approved and the applicant has certified that all items identified on the compliance checklist as "confirmation required" will be complied with. The following Planning Condition has also been agreed as previously advised.

1 x 1B/2P flat (Plot 4) shall be provided as a wheelchair accessible dwelling which meets all of the requirements contained in Part M4(3)(1)(a) and(b) and Part M4(3)(2)(b) of Schedule 1 of the Building Regulations 2010 as amended.

Reason : to ensure that the development provides a range of house types to meet accessibility and adaptability needs to comply with Policy DP28 of the Mid Sussex District Plan

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