

From: Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>
Sent: 23 March 2026 14:53:29 UTC+00:00
To: "Stuart Malcolm" <Stuart.Malcolm@midsussex.gov.uk>
Cc: "Sophie Fuller" <Sophie.Fuller@midsussex.gov.uk>
Subject: Housing Comments - DM/26/0238 LVS Hassocks, London Road, Sayers Common, Hassocks

Hi Stuart,

DM/26/0238 LVS Hassocks, London Road, Sayers Common, Hassocks

Hybrid application that seeks consent for separate and severable elements comprising: Demolition of all existing buildings bar the chapel, to retained for use within Use Class F and: a) Full planning permission for the development of the north western part of the Land at LVS Hassocks so as to accommodate a new SEN School with associated access from London Road, car parking, landscaping and drainage works; and b) Outline planning permission (Appearance, Landscaping, Layout and Scale Reserved) for the development of the rest of the land at LVS Hassocks so as to accommodate up to 210 dwellinghouses (including 30% affordable housing) with associated access, car parking, landscaping, play areas, informal outdoor space and drainage works.

With regards to the recently submitted plans for the above development, I will **SUPPORT** the application if the following is implicated in the Reserved Matters application:

The applicant is proposing a development of up to 210 units which gives rise to a minimum on-site affordable housing requirement of 30% in accordance with District Plan Policy DP31. This equates to 63 affordable housing units as proposed. 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 (16 units) and 75% Social Rented or Affordable Rented housing (47 units including the wheelchair accessible dwellings referred to below). The preference for this development site is to deliver First Homes as the tenure type for the Low Cost Home Ownership. This is due to other developments within the Parish providing high numbers of Shared Ownership units. We are not adverse to Shared Ownership being delivered here, however the first preference is to provide First Homes. 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.

All Affordable Housing Units will need to meet the Council's occupancy and minimum floor area requirements, which are stated in Figure 5 of the Affordable Housing SPD.

In order to meet a range of housing need, the overall affordable housing size mix will need to comprise approximately:

- 26% (16) 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% (29) 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
- 20% (13) x 3B/5P houses @ a minimum of 93m² (2 storey) or 99m² (3 storey)
- 5% (3) x 4B/6P houses @ a minimum of 106m² (2 storey) or 112m² (3 storey)
- 4% (2) x wheelchair accessible dwellings for rent in the form of 1 x 1B/2P bungalows or flats @ a minimum of 60m² and each with access to its own individual private garden area and 1 x 2B/4P bungalows or flats @ a minimum of 84m² and each with access to its own individual private garden area or 1 x 2B/4P houses @ a minimum of 103m². All wheelchair accessible dwellings must comply with all of the requirements contained in Part M4(3)(1)(a) and (b) and Part M4(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.

Should the development be a phased development, plans will need to be submitted with the phases will need to be clearly identified on a Phasing Plan with 30% affordable housing, split 25% Low Cost Home Ownership/ 75% social rented or affordable rented housing, included in each and every phase.

A tenure blind approach will be required, with the affordable 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, (a maximum of 12 units will be acceptable if flats are included within the cluster), with open market units in between each cluster. This is to assist social integration and the creation of a balanced community.

The wheelchair accessible dwellings will all need to meet 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. As part of the planning application 2 x A1 sized hard copies of 1:50 annotated plans showing the various room dimensions, floor areas, turning circles, manoeuvring zones & layouts of individual rooms (including all of the appropriately sized furniture & white goods required), and the measurements and floor area of the dwelling as a whole will be required for each wheelchair accessible dwelling. Two plans showing the access from the wheelchair accessible car parking space(s) to each wheelchair accessible dwelling's front door and the access from any wheelchair accessible flats to their own individual private garden area will also be required.

The hard copies of these plans will need to be sent to the Council offices marked FAO Nick Royle as soon as possible so that copies can be forwarded to our OT for checking against the Part M4(3)(1)(a) and (b) and Part M4(3)(2)(b) requirements. Any changes required will need to be made and updated plans which are compliant will then need to be submitted, since the plans need to be approved by our OT prior to full planning permission being granted as stated in the affordable housing SPD. The approval of any minor final details, which are necessary to ensure full compliance with the requirements, will be covered by a condition attached to the planning consent.

When the planning application is submitted, the affordable housing units 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. 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. The location of the wheelchair accessible dwellings, their individual private garden areas and wheelchair accessible parking spaces, will also need to be clearly identified on this plan by green hatching.

Finally, an Affordable Housing Schedule will also be required 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, and proposed tenure & whether or not it is a wheelchair accessible dwelling, in order to clearly demonstrate that all requirements are being met.

Kind regards,
Nick

Nicholas Hewer Royle

**Principal Housing Enabling Officer
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex**

RH16 1SS

01444 477309

07874 633903

<https://www.midsussex.gov.uk/housing-council-tax/>

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