

From: Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>
Sent: 11 September 2026 13:03:18 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Cc: "Sophie Fuller" <Sophie.Fuller@midsussex.gov.uk>
Subject: Housing Comments - DM/26/1771 - Land Off Scamps Hill Scaynes Hill Road
Lindfield

Dear Katherine,

Following the submission of the above planning application, I currently am **UNABLE TO SUPPORT** the application for the following reasons:

The applicant is proposing a development of 87 units, which gives rise to a minimum on-site affordable housing requirement of 30% in accordance with District Plan Policy DP31. This equates to 27 affordable housing units (based on a total of 26.1 units), since the resultant number of affordable housing units, if not a whole number, 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 applicant is currently proposing 26 affordable housing units, so an additional affordable housing unit would be required. We would request that it is provided as a 3B/5P House.

The number of units provided as First Homes (7) is acceptable, however the mix is not. The applicant is currently proposing that all 7 units provided are done so as 1B/2P flats. The comments provided at outline (DM/24/0446) clearly stated that most of the First Homes will need to comprise 2 bed flats, Coach Houses/FOGS or Maisonettes with one or two 1B/2P Flats. I would be willing to increase this slightly, however providing all of the units as 1B/2P flats is not acceptable. We would request that mix of units being provided as First Homes is amended.

Whilst the previous set of comments insisted on the provision of First Homes, and it is still our preference for these to be provided as First Homes, in the event that a Registered Provider will only take the rented units with Shared Ownership units, we can look at amending the tenure.

The submitted plans show that all Affordable Housing units currently meet the occupancy and minimum floor area requirements. The number of units within the size mix is broadly correct, however the comments provided under application DM/24/0466 state that all rented 2B/4P units are to be provided as houses. Currently the applicant is looking to provide these predominantly as flats with 10 of the 12 2B/4P units being flats. This is requested as feedback received from both Registered Providers and the Homemove team is that there is limited appetite from those on the housing register for 2B/4P flats. We will need this amending on updated plans.

A tenure blind approach is 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 in one cluster with open market units in between. There is currently a cluster which has 16 units which does not meet this requirement. This was raised at the pre-app meeting and does need adhering to.

When plans are resubmitted, the applicant will need to ensure that the rented flats are 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 1 bed flats for social rent or affordable rent should be included in a block.

It was stated in the housing comments provided under application DM/24/0446 that the wheelchair accessible dwelling will need to be checked to ensure that it 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, and to facilitate this, plans scaled to 1:50 would need to be submitted. These plans need to show the various dimensions, floor areas and required furniture layouts for individual rooms and the measurements and floor area of the dwelling will be required. A plan showing the access from the wheelchair accessible parking space(s) to the wheelchair accessible dwelling will also be required. Please can these be submitted so that the compliance of the units can be checked by an OT.

Once the above has been incorporated into the plans, I will be able to reevaluate my support for the application.

Kind regards,
Nick

Nicholas Hewer Royle

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