
From: Helen Blackith
Sent: 07 March 2024 16:27
To: Stuart Malcolm
Cc: Nicholas Royle; Melanie Sharp; Andrew Marsh; Helen Blackith
Subject: Land off Scamps Hill, Scaynes Hill Road, Lindfield, West Sussex

Dear Stuart

Please see my comments below

DM/24/0446 - Land off Scamps Hill, Scaynes Hill Road, Lindfield, West Sussex

The erection of up to 90 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access.

“The applicant has submitted an outline planning application proposing a development of up to 90 dwellings, 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 as proposed. It should be noted however that if the number of units changes at reserved matters stage and the resultant number of affordable housing units is not a whole number, it must 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% First Homes (7 units) and 75% Social Rented or Affordable Rented housing (20 units, including the wheelchair accessible dwelling referred to below) as required by policy, **not** 100% affordable home ownership as stated on the Application Form. Due to the fact that 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 one or two x 1 bed flats, Coach Houses/FOGS or maisonettes. If however a greater discount is provided, some or all of the First Homes could be delivered as 2 bed houses.

All units for both First Homes and Social Rent or Affordable Rent will need to meet the Council’s occupancy and minimum floor area requirements as stated in the Affordable Housing SPD and, in order to meet a range of housing need, the overall size mix at RM stage will need to comprise approximately.

- 26% (7) 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% (12) x 2B/4P houses and flats (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% (6) x 3B/5P houses @ a minimum of 93m2 (2 storey) or 99m2 (3 storey)
- 5% (1) x 4B/6P houses @ a minimum of 106m2 (2 storey) or 112m2 (3 storey)
- 4% (1) x wheelchair accessible dwelling for rent in the form of a 2B/4P house @ a minimum of 103m2 which 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

If the development is to be delivered in more than one phase as currently suggested, 30% affordable housing split 25% First Homes / 75% social rented or affordable rented housing will be required in each and every phase, and the phases will need to be clearly identified on a Phasing Plan.

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, with open market units in between each cluster, in order to assist social integration and the creation of a balanced community.

The rented flats will need to be 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.

The wheelchair accessible dwelling will need to meet 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. As part of the RM application three x A1 sized copies of 1:50 plans showing the various dimensions, floor areas and required furniture layouts for individual rooms and the measurements and floor area of the dwelling as a whole will be required. A plan showing the access from the wheelchair accessible space(s) to the wheelchair accessible dwelling will also be required.

The hard copies of these plans will need to be sent to the Council offices marked FAO Helen Blackith so that copies can be forwarded to our OT for checking against the requirements for wheelchair accessible dwellings 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. Any changes identified as being required will be advised so that updated plans can be submitted, since the plans need to be approved by our OT prior to RM permission being granted as stated in the affordable housing SPD. The approval of any final details, in order to ensure full compliance with the requirements, will be covered by a condition attached to the planning consent.

When the RM 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 should 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 dwelling and the wheelchair accessible parking spaces, will also need to be clearly identified on this plan in green.

An Affordable Housing Schedule will also be required detailing for each affordable housing unit the plot 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 and whether or not it is a wheelchair accessible dwelling, in order to clearly demonstrate that all requirements are being met.

Finally, I thought it may be helpful to clarify, that District Plan Policy DP31: Affordable Housing, requires a minimum of 30% on-site affordable housing to be provided on all residential developments providing 11 dwellings or more or a maximum combined gross floorspace of more than 1,000m2. As a result, because schemes for 10 dwellings or less do not have to provide any affordable housing units and many schemes in Mid Sussex comprise less than 11 dwellings, the percentage of affordable homes delivered in a year (or required to be delivered in a year) will not equate to 30% of all homes delivered (or required to be delivered) in that year. High levels of Affordable Housing have however been delivered during recent years as shown in the table below."

Year	Total number of Affordable Housing Units delivered	Rented	Shared ownership
2022/23	369	287 (77.78%)	82 (22.22%)
2021/22	349	299 (85.67%)	50 (14.33%)
2020/21	245	174 (71.02%)	71 (28.98%)
2019/20	214	147 (68.69%)	67 (31.31%)

Kind regards

Helen

Helen Blackith
Housing Enabling Team Manager

Every Affordable Home Matters

Direct Line: 01444 477232

Email: helen.blackith@midsussex.gov.uk

Please note that I only work Mon, Tue, Thu & Fri