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**From:** Helen Blackith  
**Sent:** 23 August 2022 20:36  
**To:** Joanne Fisher  
**Cc:** Nicholas Royle; Stephen Hogg; Margaret Gates; Andrew Marsh; Helen Blackith  
**Subject:** FW: DM/22/2416 Land South of Henfield Road, Albourne, West Sussex.

Dear Jo

Please see my comments below

**DM/22/2416 - Land South Of Henfield Road, Albourne, West Sussex**  
**Outline planning permission for the erection of up to 120 residential dwellings including 30% affordable housing, public open space and community facilities. All matters are reserved except for access.**

"The applicant is proposing a development of up to 120 dwellings, which gives rise to a minimum onsite affordable housing requirement of 30% (36 dwellings) in accordance with District Plan Policy DP31. If the number of dwellings subsequently changes and the resultant number of affordable dwellings is not a whole number it must be rounded up to the next whole number. It is noted that the application is currently only an outline planning application with all matters reserved except for access, and the exact affordable housing mix & locations will need to be agreed as part of a Reserved Matters application.

The current rented housing need in Albourne is as follows:

Housing Need Data from the Council's Common Housing Register 22/08/22					
	1B rent	2B rent	3B rent	4B rent	Total
Local Connection to Albourne	6	0	1	0	7

In order to meet a range of housing needs and our occupancy requirements, it is likely that the affordable housing mix will need to comprise approximately :

- 25% (9) x 1B/2P flats, maisonettes or bungalows @ a minimum of 50m2 excluding the staircase and entrance hall in the case of any FOGS or maisonettes or 58m2 including them
- 60% (22) x 2B/4P houses and flats (the majority if not all to 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 FOGS or maisonettes or 79m2 including them
- 15% (5) x 3B/5P houses @ a minimum of 93m2 (2 storey) or 99m2 (3 storey)

Of these, 2 dwellings comprising 1 x 2B/4P house @ a minimum of 103m2 and 1 x 3B/5P house @ a minimum of 121m2 will need to be provided as wheelchair accessible dwellings, which must meet the requirements contained in Part M4(3)(1)(a) and (b) and Part M4(3)(2)(b) of the Building Regulations 2010 as amended. 3 x A1 sized hard copies of 1:50 plans showing the various dimensions, floor areas & furniture layouts of individual rooms, and the measurements and floor area of the dwelling as a whole will be required for the wheelchair accessible dwellings at RM stage, together with a plan showing the access from the wheelchair accessible parking space(s) to each dwelling. These plans will need to be checked against the requirements and approved by our OT prior to RM consent being granted, with final approval required as a condition of the consent

25% (9) of the total number of affordable housing dwellings will need to be provided as First Homes (ideally in the form of 2B/4P flats or houses due to the £250K price cap) and 75% (27) of the total (including the wheelchair accessible dwellings) will need to be for affordable or social rent. These dwellings must be separately identified on an Affordable Housing Plan at RM stage, with the proposed First Homes shown in blue and the proposed rented units shown in red, together with their allocated car parking spaces comprising a minimum of 1 space per 1 and 2

bed dwelling and 2 spaces per 3 bed dwelling. The location of the wheelchair user dwellings, together with the wheelchair accessible parking spaces, must be identified on this plan in green. Any phasing proposed must also be clearly identified on the plan, with 30% affordable housing split 25% First Homes / 75% rented included in each and every phase and rounded up to the next whole number if not a whole number.

An Affordable Housing Schedule will also be required detailing for each affordable housing dwelling the plot number, type of dwelling, number of storeys, floor area in m2, the floor level in the case of flats, number of bedrooms, number of persons, proposed tenure & whether or not it is a wheelchair accessible dwelling, in order to clearly demonstrate that all requirements are being met.

A tenure blind approach will be required and the location of the affordable housing dwellings will need to meet our clustering requirement of no more than 10 affordable housing dwellings in one cluster, with open market housing dwellings in between each cluster, in order to assist social integration and the creation of a balanced community.

Any rented flats to be provided will need to be located in a separate block, accessed via a separate core/entrance or on a separate floor(s) to any First Homes and open market flats, with individual accesses provided for any ground floor rented flats. No more than 6 x 1 bed flats are to be included in one block”.

Kind regards

Helen

**Helen Blackith**  
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**Every Affordable Home Matters**

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