

Steve Ashdown

From: Helen Blackith
Sent: 18 December 2023 23:54
To: Steve Ashdown
Cc: Nicholas Royle; Melanie Sharp; Andrew Marsh; Helen Blackith
Subject: DM/23/2866 - Land East Of Ansty Way, Cuckfield Bypass, Cuckfield, West Sussex
- Housing Comments

Dear Steve

Please see my comments below

DM/23/2866 - Land East Of Ansty Way, Cuckfield Bypass, Cuckfield, West Sussex
Outline planning application (All matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable housing), up to 90 residential care units (C2 class), a primary school, a SEND school, health hub, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping

"The applicant is proposing a mixed use development including 1450 dwellings, which gives rise to a minimum on-site affordable housing requirement of 30% in accordance with District Plan Policy DP31. This represents 435 units but if the number of units changes 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 (109 units) and 75% Social Rented or Affordable Rented housing (326 units including the wheelchair accessible dwellings) and, due to the First Homes price cap after a minimum 30% discount being £250K, it is likely that most of the First Homes will be 2 bed flats, FOGS or Maisonettes with a few 1 bed flats, FOGS or maisonettes unless a greater discount is provided. 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 will need to comprise approximately.

- 26% (113) to 30% (130) x 1B/2P flats, FOGS, 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). Maisonettes should each have their own private garden area
- 50% (217) to 46% (200) x 2B/4P houses and flats (the rented units are ideally 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). Maisonettes should each have their own private garden area
- 15% (66) x 3B/5P houses @ a minimum of 93m² (2 storey) or 99m² (3 storey)
- 5% (22) x 4B/6P houses @ a minimum of 106m² (2 storey) or 112m² (3 storey)
- 4% (17) x wheelchair accessible dwellings for rent in the form of 8 x 1B/2P bungalows or flats @ a minimum of 60m² and each with access to its own individual private garden area, 2 x 2B/4P bungalows, flats or houses @ a minimum of 84m² and each with access to its own individual private garden area in the case of flats and bungalows and @ a minimum of 103m² in the cases of houses, 5 x 3B/5P houses @ a minimum of 121m² and 2 x 4B/6P houses @ a minimum of 138m². All wheelchair accessible dwellings must comply with 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.

It is understood that the scheme will be a phased development, probably comprising 3 phases, and the phases will need to be clearly identified on a Phasing Plan with 30% affordable housing, split 25% First Homes / 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 no more than 10 affordable housing units to be located in one cluster, (12 units will be acceptable if flats are included within the 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 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 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 three x A1 sized hard copies of 1:50 plans showing the various dimensions, floor areas & required furniture layouts for individual rooms, and the measurements and floor area of the dwelling as a whole will be required for each wheelchair accessible dwelling. A plan showing the access from the wheelchair accessible parking space(s) to each wheelchair accessible dwelling and the access from any wheelchair accessible flats to their own individual private garden areas will also be required.

The hard copies of these plans will need to be sent to the Council offices marked FAO Helen Blackith as soon as possible, 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 full planning 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 reserved matters planning application is submitted, the affordable housing units will also need to be separately identified on an Affordable Housing Plan which includes plot numbers, with the proposed First Homes shown in blue and the proposed rented units shown 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 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, proposed tenure & 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 will not equate to 30% of all homes 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

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