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Sent: 20 January 2026 10:49:21 UTC+00:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "Sophie Fuller" <Sophie.Fuller@midsussex.gov.uk>
Subject: DM/25/3021 Land To The West Of, Courthouse Farm, Copthorne Common, Copthorne - Housing Comments

Dear Jo,

DM/25/3021 Land To The West Of, Courthouse Farm, Copthorne Common, Copthorne

Outline planning application for the erection of residential dwellings (Use Class C3), including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road.

The applicant is proposing a development of 86 units, which gives rise to a minimum on-site affordable housing requirement of 30% in accordance with District Plan Policy DP31. This equates to 26 affordable housing units as proposed, 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 affordable housing provided will need to be split 25% Low Cost Home Ownership (7 units) and 75% Social Rented or Affordable Rented housing (19 units). Our preference for this site is to deliver First Homes, but should the situation arise, we would consider the 25% Low Cost Home Ownership to be delivered as Shared Ownership. 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 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.

To meet a range of housing need, the overall affordable housing size mix will need to comprise approximately.

- 26% (6) 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 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% (6) x 3B/5P houses @ a minimum of 93m² (2 storey) or 99m² (3 storey)
- 5% (2) x 4B/6P houses @ a minimum of 106m² (2 storey) or 112m² (3 storey)

The numbers of units currently proposed by the applicant, together with their unit sizes and occupancy will therefore need some amendment to accommodate the above affordable housing mix. The submitted site layout showed 37 Affordable Housing Units including both 1B/4P units and 2B/3P units. This will need correcting on the site layout submitted at Reserved Matters stage. The floor plans for the flats identified as Affordable Housing Units show them to be 1B/2P and 2B/4P respectively so believe this to be a typo on the layout plan.

It is understood that the development is to be delivered as one phase, but if this changes 30% affordable housing split 25% Low Cost Home Ownership / 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, (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 site layout currently shows all 37 Affordable Housing Units in one cluster. This would not be acceptable and will need to be resolved on the updated site layout which will need to be submitted as part of the Reserved Matters application.

The flats will need to be designed to ensure that the rented flats are located in a separate block or accessed via a separate core/entrance and/or located on a separate floor(s) to the Low Cost Home Ownership flats and any open market flats, with individual accesses provided for any ground floor rented flats. No more than 6 x 1 bed/2 person flats for social rent or affordable rent are to be included in a block due to RP requirements. Car parking spaces will need to 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.

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.

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 to clearly demonstrate that all requirements are being met.

Kind regards,
Nick

Nicholas Hewer Royle

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