

From: Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>
Sent: 27 January 2026 12:32:47 UTC+00:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "Sophie Fuller" <Sophie.Fuller@midsussex.gov.uk>
Subject: Housing Comments - DM/25/3020 Land To The West Of, Courthouse Farm, Copthorne Common, Copthorne

Dear Jo,

Please see below for my comments:

DM/25/3020 Land To The West Of, Courthouse Farm, Copthorne Common, Copthorne

Outline planning application for the erection of an extra-care retirement community (Use Class C2) and community pavilion, including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road

Further to the application I currently **object** because the applicant has not proposed the delivery of any affordable housing on this development.

The applicant has stated that it is a C2 facility, however each and every unit is self-contained. The fact that care (either by way of on-site or external provision) is provided does not make it a C2 facility. A C2 facility would be a residential care home, and this proposed development is not that. Table T13 in the submitted Comprehensive Planning Need Assessment (Page 9) clearly shows that this does not meet the criteria for being a residential care facility.

I also have concerns around this being labelled as an extra care facility. The previously mentioned table (T13, Page 9), states the level of care provided at what they deem to be Extra Care and this does not provide a high enough level of support which they later state is provided when defining Extra Care (Paragraph 6.3, Page 12 of the Comprehensive Planning Need Assessment). The Design and Access Statement also states that this is a Retirement Village, and not an Extra Care Facility. This appears to suit the proposed plans more than labelling it an Extra Care facility as the applicant is proposing a mix including 3 Bed/6 Person flats and houses. There is also a lack of M4(3) Wheelchair Accessible properties which does not lend itself to the claim that the applicant is open to offering an Extra Care model which is open to applicants of varying support needs.

There does not appear to have been any consultation between the applicant and WSCC over what Extra Care is required within the district and the relevant requirements that expected from an Extra Care scheme within the County. It does not meet with

County's Position Statement for Extra Care being open to all instead of having an age restriction on it, as occurs with retirement living. This is referenced in the submitted Comprehensive Planning Need Assessment (para 10.15 p.23), however there does not appear to be any reference to adhering to this approach.

The applicant is proposing a development of up to 101 units which gives rise to a minimum on-site affordable housing requirement of 30% in accordance with District Plan Policy DP31. This equates to 31 affordable housing units. It should be noted that the number of units proposed results in the number of affordable housing units not being a whole number, it is rounded up to the next whole number as stated in the Affordable Housing SPD. As per our Housing Policy, the Affordable Housing is split 75% rented and 25% Low Cost Home Ownership unless there is evidence to support a different mix. Due to the nature of housing for older people, and the difficulties they may face around a Low Cost Home Ownership option, we would be willing for all 31 units to be provided for rent. These would need to predominantly be 1 Bed/2 Person units. If these properties are to be provided within a block, they would need to have access through a separate core and be on different levels to any market units. There would also need to be a minimum of 3 x Wheelchair Accessible units provided for rent.

The units provided would need to be, at a minimum, in line with the space standards and occupancy requirements as per the Affordable Housing SPD (1 Bed/2p units @ a minimum of 50m²/60m² and access to own private outdoor space if wheelchair accessible; and 2 Bed/4 person units (if provided) @ a minimum of 70m²/84m² and access to own private outdoor space if wheelchair accessible).

Car parking spaces will need to comprise a minimum of 1 space per 1 and 2 bed unit.

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. A1 sized hard copies of 1:50 annotated plans showing the various room dimensions, floor areas, turning circles, manoeuvring zones & layouts of individual rooms (including all of the appropriately sized furniture & white goods required), and the measurements and floor area of the dwelling as a whole will be required for each wheelchair accessible dwelling are required. Plan(s) showing the access from the wheelchair accessible car parking space(s) to each wheelchair accessible dwelling's front door and the access from any wheelchair accessible flats to their own individual private garden area will also be required.

The hard copies of all the plans will need to be sent to the Council offices marked FAO Nick Royle as soon as possible so that copies can be forwarded to our OT for checking against the Part M4(3)(1)(a) and (b) and Part M4(3)(2)(b) requirements. Any changes required will need to be made and updated plans which are compliant will then need to 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 minor final details, which are necessary to ensure full compliance with the requirements, will be covered by a condition detailed within the decision notice.

Kind regards,
Nick

Nicholas Hewer Royle

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