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Sent: 23 February 2025 18:46:03 UTC+00:00
To: "Steven King" <Steven.King@midsussex.gov.uk>
Cc: "Nicholas Royle" <Nicholas.Royle@midsussex.gov.uk>; "Andrew Marsh" <Andrew.Marsh@midsussex.gov.uk>; "Helen Blackith" <Helen.Blackith@midsussex.gov.uk>
Subject: DM/25/0016 Land West Of Turners Hill Road And North of Huntsland, Turners Hill Road, Crawley Down Housing Comments 150 dwellings

Dear Steve

Please see our comments below

DM/25/0016 Land West Of Turners Hill Road And North Of Huntsland, Turners Hill Road, Crawley Down, West Sussex

Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 150 dwellings, a 65 bed care home, and community facility, and associated infrastructure including new access points off of Wychwood with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works.

"The applicant has submitted an outline planning application for a mixed use development including up to 150 x 1 to 5 bed dwellings (Use Class C3) on the part of the site to the north of Huntsland, which gives rise to a minimum on-site affordable housing requirement of 30% in accordance with District Plan Policy DP31. This equates to 45 affordable housing 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 applicant is also proposing a 65 bed care home (Use Class C2) which does not give rise to an affordable housing requirement. If the plans submitted as part of the Reserved Matters application however show these to be self-contained properties, then a further 30% affordable housing will be required.

The affordable housing provided will need to be split 25% First Homes (11 units) and 75% Social Rented or Affordable Rented housing (34 units including the wheelchair accessible dwellings). 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 a few 1 bed flats, Coach houses/FOGS or maisonettes. If however a greater discount is provided, some 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, as advised in our pre-app comments, in order to meet a range of housing need the overall affordable housing size mix will need to comprise approximately:

- 26% (12) 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 (All units are to be M4(2) compliant and meet M4(2) standards as stated in paragraphs 6.3.5 & 6.18.2 of the Planning Statement)

- 45% (20) 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 (All units are to be M4(2) compliant and meet M4(2) standards as stated in paragraphs 6.3.5 & 6.18.2 of the Planning Statement)
- 20% (9) x 3B/5P houses @ a minimum of 93m² (2 storey) or 99m² (3 storey) (All units are to be M4(2) compliant and meet M4(2) standards as stated in paragraphs 6.3.5 & 6.18.2 of the Planning Statement)
- 5% (2) x 4B/6P houses @ a minimum of 106m² (2 storey) or 112m² (3 storey) (All units are to be M4(2) compliant and meet M4(2) standards as stated in paragraphs 6.3.5 & 6.18.2 of the Planning Statement)
- 4% (2) x wheelchair accessible bungalows/houses for rent comprising 1 x 2B/4P bungalow at 84m² or 1 x 2B/4P house @ 103m² and 1 x 3B/5P house @ a minimum of 121m², which comply with all of the requirements contained in Part M(4)(3)(1)(a) and (b) and Part M(4)(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

As per the above comment, these figures do not take account of an affordable housing requirement arising from the 65 units within the proposed care home, however if the plans at Reserved Matters Stage show these to be self-contained units, a further 30% affordable housing will be required.

In the event that this part of the site is delivered as a phased development, at the Reserved Matters stage 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 that no more than 10 affordable housing units are located in one cluster, with open market units in between each cluster. This is in order to assist social integration and the creation of a balanced community. The submitted planning statement makes reference to the affordable housing being "distributed throughout the development in clusters of 15-20 units" (Paragraph 4.10) and to being "distributed throughout the development in clusters of 15-25 dwellings" (Paragraph 6.2.39). Neither would be acceptable due to the Council's aforementioned clustering requirement, which was also referred to in our pre-app comments.

The flats will need to be designed to ensure that the rented flats are 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 flats for rent. No more than 6 x 1B/2P flats for social rent or affordable rent are to be included in a block. 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.

The wheelchair accessible dwellings will need to meet all of the requirements contained in Part M(4)(3)(1)(a) and (b) and Part M(4)(3)(2)(b) of Schedule 1 of the Building Regulations 2010 as

amended. As part of the reserved matters planning application, three x A1 sized hard copies of 1:50 annotated plans showing the various room dimensions, floor areas, turning circles, manoeuvring zones and layouts of individual rooms, (including all of the appropriately sized furniture and white goods required), and the measurements and floor area of the dwelling as a whole will also be required for each wheelchair accessible dwelling. Three plans showing the access from the wheelchair accessible car parking spaces to each wheelchair accessible dwelling's front door will also be required.

All of these plans will be forwarded to our OT for checking against the Part M4(3)(1)(a) and (b) and Part M4(3)(2)(b) requirements and any changes required will need to be made and updated plans submitted. This is because the plans need to be approved prior to planning permission being granted as stated in the Affordable Housing SPD, with the approval of any minor final details necessary to ensure full compliance covered by a planning condition.

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. 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. The location of the wheelchair accessible dwellings and wheelchair accessible parking spaces will also need to be clearly identified on this plan by green hatching.

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, proposed tenure and whether or not it is a wheelchair accessible dwelling, in order to clearly demonstrate that all requirements are being met.

2% of the 150 plots (3 plots), are also to be provided for self build, and these should be located together in one distinct area and will be required to meet the requirements of Policy DPH6:Self and Custom Build Housing. These requirements include that :

- A design code and individual plot passports will need to be prepared and agreed with the District Council.
- The boundaries of the self-build plots will need to be marked out and all services and access provided, before they are made available for sale.
- The intended occupant of each plot will need to submit a separate reserved matters application for their plot.
- All self build plots must all be made available for sale at competitive prices, fairly related to site/plot costs, and supported by an RICS Valuation.

The serviced plots will also need to be marketed solely to households on the District Council's Self-build and Custom Housebuilding Register of Interest for a period of 6 months. If after the 6 months period a plot has not been bought or reserved, it is to be put on the open market as a self-build plot for a further 6 months. If the plot remains unsold after the 12 month period, it must either remain on the market as a self or custom build plot or be offered to the Council or an approved Registered Provider, before being able to be built out as a market sale dwelling."

Kind Regards

Helen

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Every Affordable Home Matters

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