

**From:** Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>  
**Sent:** 02 March 2026 17:21:32 UTC+00:00  
**To:** "Stuart Malcolm" <Stuart.Malcolm@midsussex.gov.uk>  
**Cc:** "Sophie Fuller" <Sophie.Fuller@midsussex.gov.uk>  
**Subject:** Housing Comments - DM/25/3067 Land West of Kings Business Centre, Reeds Lane, Sayers Common

Dear Stuart,

**DM/25/3067 Land West of Kings Business Centre, Reeds Lane, Sayers Common**

**Erection of 80 new residential dwellings (Use Class C3), including affordable housing units, vehicular, pedestrian and cycle access (including new footpath links to the east and west of the site along Reeds Lane), landscaping and open space, parking, sustainable drainage and other related works.**

Further to the plans submitted by the applicant for this site, I currently **OBJECT** to them based on the number & mix of units being provided, and the number of units being provided for Shared Ownership. Please see my comments and suggestions below:

The applicant is proposing a development of 80 units which gives rise to a minimum on-site affordable housing requirement of 30% in accordance with District Plan Policy DP31. This equates to 24 affordable housing units as proposed. 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 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 (6 units) and 75% Social Rented or Affordable Rented housing (18 units) as required by policy. Due to the size of this development, I am happy to accept the proposition of the Low Cost Homes on this particular site are delivered as Shared Ownership Units.

The currently plans for the Affordable Housing Units meet the Council's occupancy and minimum floor area requirements.

At pre-app stage, we advised that the numbers of 2 and 3 bed properties would need amending, however it does not appear to have been enacted. Ideally the applicant will remove one of the 7 x 3B/5P Houses and replace it with a 2B/4P House. This house would also be identified as being an Affordable Rental Unit. This would make the overall property type/occupancy split be:

- 6 x 1B/2P flats, Coach Houses /FOGS, maisonettes, or bungalows @ a minimum of 50m<sup>2</sup> (excluding the staircase and entrance hall in the case of any Coach Houses/FOGS or maisonettes or 58m<sup>2</sup> including them). Maisonettes should each have their own private garden area

- 12 x 2B/4P houses and flats or all houses (the rented units should all be houses) @ a minimum of 79m<sup>2</sup> in the case of houses (2 storey) and 70m<sup>2</sup> in the case of flats (excluding the staircase and entrance hall in the case of any Coach Houses /FOGS or maisonettes or 79m<sup>2</sup> including them). Maisonettes should each have their own private garden area
- 6 x 3B/5P houses @ a minimum of 93m<sup>2</sup> (2 storey) or 99m<sup>2</sup> (3 storey)

The tenure split of these would be:

#### Rental

- 4 x 1B/2P flats/maisonettes
- 11 x 2B/4P flats/houses
- 3 x 3B/5P houses

#### Shared Ownership

- 2 x 1B/2P Maisonettes
- 2 x 2B/4P flats/Houses
- 2 x 3B/5P houses

The pre-app comments also stated that all the 2B/4P units for rent should be houses. The provision of 6 x 2B/4P flats for rent (out of the amended total of 11 units) does not meet this criterion and will need to be amended. I have also noticed that the ground floor flats do not have their own individual entrances. As none of these units are identified as being provided for Shared Ownership, this should not be too problematic, however it does not allow for any flexibility of tenure to the ground floor flats.

If the applicant can amend and submit updated plans reflecting the above changes, I will be able to provide new comments approving the development from a Housing Enabling perspective.

Kind regards,  
Nick

**Nicholas Hewer Royle**

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