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Sent: 20 April 2026 17:35:20 UTC+01:00
To: "Steven King" <Steven.King@midsussex.gov.uk>
Cc: "Sophie Fuller" <Sophie.Fuller@midsussex.gov.uk>
Subject: Housing Comments - DM/26/0577 Land West Of Turners Hill Road And North Of Huntsland Including Hurst Farm, Turners Hill Road, Crawley Down

Hi Steve,

DM/26/0577 Land West Of Turners Hill Road And North Of Huntsland Including Hurst Farm, Turners Hill Road, Crawley Down

Outline application (appearance, landscaping, layout and scale reserved), for the demolition of existing buildings and erection of up to 230 dwellings, a care home (use class c2) up to 70 beds, and community facility, and associated infrastructure including new access points off of Turners Hill Road, 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.

Further to the above application, should the applicant implement the below during the subsequent reserved matters application, I would **SUPPORT** it:

The applicant is proposing a development of up to 230 units which gives rise to a minimum on-site affordable housing requirement of 30% in accordance with District Plan Policy DP31. This equates to 69 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 (17 units) and 75% Social Rented or Affordable Rented housing (52 units including the wheelchair accessible dwellings referred to below). Our first preference for delivery on this site would be for First Homes to be the Low Cost Home Ownership option, however we would be open to these being delivered as Shared Ownership should this be a requirement of any potential RP partner. 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.

All Affordable Housing Units will need to meet the Council's occupancy and minimum floor area requirements, which are stated in Figure 5 of the Affordable Housing SPD.

In order to meet a range of housing need, the overall affordable housing size mix will need to comprise approximately:

- 26% (18) 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% (31) 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% (14) x 3B/5P houses @ a minimum of 93m² (2 storey) or 99m² (3 storey)
- 5% (4) x 4B/6P houses @ a minimum of 106m² (2 storey) or 112m² (3 storey)
- 4% (2) x wheelchair accessible dwellings for rent in the form of 1 x 1B/2P bungalows or flats @ a minimum of 60m² and each with access to its own individual private garden area and 1 x 2B/4P bungalows or flats @ a minimum of 84m² and each with access to its own individual private garden area OR 1 x 2B/4P houses @ a minimum of 103m². All wheelchair accessible dwellings must comply with all of 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 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 with open market units in between each cluster. This is to assist social integration and the creation of a balanced community. Page 22 of the Affordable Housing Statement states that the Affordable Housing Units would be “...distributed throughout the development in clusters of 15-20 units.” This would not be acceptable and would need amending so that it was in line with our clustering requirements.

The flats will need to be designed to ensure that the rented flats are either located in a separate block, accessed via a separate core/entrance or located on a separate floor(s) to any 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.

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 reserved matters planning application two x 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. Two plans 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.

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 Low Cost Home Ownership units 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, their individual private garden areas and wheelchair accessible parking spaces, will also need to be clearly identified on this plan by green hatching.

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

Kind regards,
Nick

Nicholas Hewer Royle

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