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Sent: 26 June 2026 17:48

To: Caroline Grist <caroline.grist@midsussex.gov.uk>

Subject: Re: DM/26/1080 - Catholic Church Of St Stephen Hamsland Horsted Keynes West Sussex

Caroline

Hope you're well.

We see that Horsted Keynes Parish Council has responded to the application. We welcome that they raise no concerns over the loss of the Church and "strongly support the principle of redeveloping this brownfield site". Nevertheless, they object to the application on the basis of the housing mix, particularly the lack of smaller units.

This position is based on Policy K3 of the Horsted Keynes Neighbourhood which states that new residential developments should "seek" to include 1-bedroom and 2-bedroom dwellings. This is not a definitive requirement. This differs from Policy DP30 of the District Plan which is a flexible policy that requires developments to "provide a mix of dwelling types...that reflects current and future local housing needs". The Strategic Housing Market Assessment Update (2024) which is the most recent evidence of housing need recommends that the significant majority of housing need is for 3 bedroom (40-45%) and 4 bedroom (30-35%) units. This is more recent evidence than the Neighbourhood Plan (adopted 2023) and Housing Needs Survey (2019) which is an assessment of affordable housing need and so is not relevant.

Horsted Keynes is a rural village characterised by family housing. The proposed development reflects this by providing homes for growing families that will enable existing residents to remain within the village as their housing needs evolve, further supporting local services and facilities. Introducing smaller 1 and 2 bedroom units would lead to a denser development with additional requirements for car parking, fencing, bins and other paraphernalia, which would be inconsistent with the site context and detrimental to the street scene. On this basis, we believe that the proposed mix is appropriate for the site.

We also note that the adjacent site which is expected to be developed soon (ref: DM/20/4692) will deliver 6 no. 1 bedroom and 9 no. 2 bedroom units and so there is a supply of smaller units coming forward in the village.

Also, housing mix was not raised as an issue through the pre-app and we have removed 4 bedroom dwellings from the scheme since.

We trust this resolve this matter but please let me know if you require any further clarification.

We also provide an Arboricultural Impact Assessment, Method Statement and Tree protection Plan (attached).

Kind regards,

James Garside

Associate

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