

From: Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>
Sent: 24 February 2026 17:05:10 UTC+00:00
To: "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>
Subject: Housing Comments - DM/26/0073 Land At Coombe Hill Road, East Grinstead, West Sussex,

Dear Joe,

DM/26/0073 Land At Coombe Hill Road, East Grinstead, West Sussex

The erection of 44 new homes with access from West Hoathly Road, vehicle and cycle parking, landscaping, drainage, and associated infrastructure and highway works.

Considering the plans submitted, I currently **OBJECT to the site**, however this will change to approve if plans are amended. Please see below for my comments:

The applicant is proposing a development of 44 units which gives rise to a minimum on-site affordable housing requirement of 30% in accordance with District Plan Policy DP31. This equates to 14 affordable housing units since the resultant number of affordable housing units, if not a whole number, is rounded up to the next whole number as stated in the Affordable Housing SPD. 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 again be rounded up to the next whole number as stated in the Affordable Housing SPD. The plans submitted show that there are 13 units designated as affordable housing. An additional unit is required, and this should be provided as a 3B/5P unit.

The affordable housing provided will need to be split 25% Low Cost Home Ownership (4 units) and 75% Social Rented or Affordable Rented housing (10 units). For this development, we request that the Low Cost Home Ownership units are delivered as First Homes. 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. Should a RP only take the site on with the Low Cost Home Ownership units being provided as Shared Ownership (along with the Rented Units), we would be open to changing the tenure type of the 4 units.

The Affordable Housing Mix will be acceptable once the additional unit is provided and provided as a 3B/5P property.

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 a maximum of 12 units where flats are included within the cluster, with open market units in between each cluster. This is to assist social integration and the creation of a

balanced community. This can be achieved by providing Plots 41-44 as open market units and Plots 17-21 as Affordable Housing Units. This resolves both the lack of provision of 1 x Affordable Housing Unit and also the cluster of Affordable Housing Units being too high.

Updated plans will need to be submitted showing the requested changes and the intended tenure. Should this be done in line with the above, I will fully approve of the development.

Kind regards,
Nick

Nicholas Hewer Royle

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