

From: Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>
Sent: 06 August 2026 19:40:15 UTC+01:00
To: "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>
Cc: "Sophie Fuller" <Sophie.Fuller@midsussex.gov.uk>
Subject: Updated Housing Comments - DM/26/0073 Land Off West Hoathly Road East Grinstead West Sussex

Dear Joe,

Further to the updated plans submitted to the applicant, Housing Enabling **DO NOT SUPPORT** the development in its current form.

The applicant is now proposing a development of 42 units instead of 44 which gives rise to an on to a minimum on-site affordable housing requirement of 30% in accordance with District Plan Policy DP31. This equates to 13 affordable housing units as proposed. It should be noted 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.

As previously stated, 4 units (25%) will need to be provided as First Homes. With the units as currently proposed, this will mean that there are either First Homes within the block of flats (each have their own access so this would not be problematic from a compliance point of view, it may make the prospect unattractive from Registered Provider perspective) or all of the houses and the FOG are provided as First Homes. Should all the houses be provided as First Homes, it is likely that a greater discount than the minimum of 30% would need to be applied.

With regards to the properties being provided, the mix would have just about been acceptable if an additional three bed house was being provided. As the applicant is now looking at providing two less properties, the number of affordable housing units stays at 13 and the mix of units is not acceptable. We generally request that:

- 26% are provided as 1B/2P units, which would equate to 3 units. The applicant is proposing 6 units.
- 45% are provided as 2B/4P units, which would equate to 6 units. The applicant is proposing 6 units – this is acceptable, although we do request that all rented units are provided as houses so this would mean that the flats would need to be provided as First Homes.
- 29% are provided as 3B/5P units, which would equate to 4 units. The applicant is proposing 1 unit.

We would request that, in light of the total number of units being delivered on site being changed, the total number of units also amended in line, or at least closer to, the above. The GIA of the units is currently acceptable.

The applicant is also proposing all 13 units be delivered in one cluster. It was stated in the previous set of comments that this was not acceptable. The amended plans have not looked to rectify this and will need amending accordingly. The maximum in a cluster is 10. We do allow for 12 within a block of flats, however there are only 9 in the block (including the FOG) so our clustering requirement can be fulfilled.

Please advise when the applicant has resubmitted plans addressing the above points and we will be able to provide updated comments.

Kind regards,
Nick

Nicholas Hewer Royle

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