

From: Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>
Sent: 15 August 2025 15:09:55 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: Housing Comments - DM/25/1593 - Woodlands Close & Land To the North Of Burleigh Lane, Crawley Down

Hi Katherine,

Please see below for my comments:

DM/25/1593 Woodlands Close And Land To The North Of Burleigh Lane, Crawley Down, Crawley, West Sussex

The demolition of numbers 9-11 Woodlands Close together with the demolition of other existing buildings on site and erection of 48 dwellings (Use Class C3) with open space, landscaping, car parking and associated infrastructure including provision of internal access roads and access road onto Woodlands Close.

The applicant is proposing a development of 48 units, which gives rise to a minimum on-site affordable housing requirement of 30% in accordance with District Plan Policy DP31. This equates to 15 affordable housing units. 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% First Homes or Shared Ownership Units (4 units) and 75% Social Rented or Affordable Rented housing (11 units). As 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. If however a greater discount is provided, some or all of the First Homes could be delivered as 2 bed houses. The provision of First Homes as flats will also enable the units to be sold within the £250K price cap, without the need to provide a greater discount than the minimum 30% required.

All units for both First Homes or Shared Ownership and Social Rent or Affordable Rent will need to meet the Council's occupancy and minimum floor area requirements, which are stated in Figure 5 of the Affordable Housing SPD.

The affordable housing mix currently proposed will be acceptable as long as the Council's occupancy and minimum floor area requirements are met. Two of the 1B/2P flats (Plots 44 & 48) need to be increased to a minimum of 50m², and the 3B/4P house (Plot 41) therefore needs to be increased in size to a 3B/5P house. Due to the size of this development, there is no requirement for a Wheelchair Accessible Unit to be delivered, so in this instance if the developer wanted to deliver that unit as either a M4(2) 2B/4P house or M4(2) 3B/5P house, that would be acceptable.

It is understood that the development is to be delivered as one phase, but if this changes 30% affordable housing split 25% First Homes or Shared 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, (a maximum of 12 units will be acceptable if flats are included within the cluster), with open market units in between each cluster. The existing plan has all 15 of the affordable units in one cluster which would not be acceptable. This is in order to assist social integration and the creation of a balanced community.

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.

Kind regards,

Nick

Nicholas Hewer Royle

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