

**From:** Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>  
**Sent:** 16 January 2026 11:02:55 UTC+00:00  
**To:** "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>  
**Cc:** "Sophie Fuller" <Sophie.Fuller@midsussex.gov.uk>  
**Subject:** FW: DM/25/2474 - Land South Of Hammerwood Road Ashurst Wood - Housing Comments

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**From:** Nicholas Royle  
**Sent:** 16 January 2026 10:56  
**To:** Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>  
**Cc:** Sophie Fuller <Sophie.Fuller@midsussex.gov.uk>  
**Subject:** DM/25/2474 - Land South Of Hammerwood Road Ashurst Wood - Housing Comments

Dear Jo

**DM/25/2474 Land South Of, Hammerwood Road, Ashurst Wood, West Sussex**

**The erection of twelve houses, comprising 4x two bedroom houses, 4x three bedroom houses and 4x four bedroom houses, with associated access (Via Yewhurst Close) and parking. ADDITIONAL INFORMATION received 1/12/25, 2/12/25 in relation to Great Crested Newts, Drainage, updated site layout, cycle stores for plots 1-8 and clarification on parking.**

Please see my comments below:

The applicant is proposing a development of 12 units, which gives rise to a minimum on-site affordable housing requirement of 30% in accordance with District Plan Policy DP31. This equates to 4 affordable housing units as proposed. It should be noted 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% First Homes (1 unit) and 75% Social Rented or Affordable Rented housing (3 units). Our preference for this development is that the intermediate housing unit is delivered as a First Home, however under certain circumstances we may consider it changing to becoming a Shared Ownership Unit.

All Affordable Housing Units will need to meet the Council's occupancy and minimum floor area requirements.

Due to the size of the development and types of properties being provided, the affordable housing mix currently proposed will 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 / 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.

Kind regards,  
Nick

**Nicholas Hewer Royle**

**Principal Housing Enabling Officer  
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Oaklands Road  
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**Every Affordable Home Matters**



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