



Scamps Hill, Lindfield

Affordable Housing Statement

ON BEHALF OF CREST NICHOLSON SOUTH

June 2026

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1. Introduction

- 1.1 This Affordable Housing Statement has been prepared on behalf of Crest Nicholson South (“Crest”) to support a reserved matters application for residential development at Scamps Hill, Lindfield (“the Site”). The description of development is:

“A reserved matters application (access, appearance, layout, scale and landscaping) for 87 dwellings and associated infrastructure.”

- 1.2 This statement sets out the planning policy context and the proposed affordable housing provision for the Site.
- 1.3 It also addresses the Section 106 requirement (Para 1.1, Part 1 of Second Schedule) to submit an Affordable Housing Scheme¹ with the first reserved matters application.

¹ The submitted Tenure plan (3416-A-1700-PL-A) addresses the locational requirements.

2. Context

Planning Policy

National Planning Policy Framework – December 2024 (“Framework”)

- 2.1 Paragraph 64 of the Framework confirms that, where a need for affordable housing is identified, planning policies should specify the type of affordable housing required. The various types of affordable housing that are available are defined in Annex 2 of the NPPF and comprise:

“a) Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

b) Other affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.”

- 2.2 Paragraph 66 of the Framework states that where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures.

Mid Sussex District Plan 2014 - 2031 (adopted March 2018)

- 2.3 Policy DP31 (Affordable Housing) requires 30% on-site affordable housing provision on all residential schemes of 11 dwellings or more.
- 2.4 In addition, Policy DP31 states that all affordable housing should be integrated with market housing and meet national technical standards for housing including “optional requirements” set out in Policies DP27 (Dwelling Space Standards) and DP28 (Accessibility) or any other such standard which supersedes these.

- 2.5 Policy DP30 (Housing Mix) requires a mix of dwelling types and sizes from new development including affordable housing that reflects current and future local housing needs.

Mid Sussex Affordable Housing Supplementary Planning Document (adopted July 2018)

- 2.6 This document provides more detailed information on the requirements for on-site and off-site affordable housing provision.
- 2.7 Paragraph 2.43 outlines that affordable housing provided on-site must be designed to a high standard and fully integrated into the overall scheme layout, in clusters of no more than ten dwellings (unless in high density flatted schemes where clusters of more than 10 units may be allowed) rather than concentrated in one location.

Outline Planning Permission

- 2.8 An outline application with all matters reserved except access was granted planning permission via appeal decision (Appeal Ref. APP/D3830/W/24/3350075, Mid Sussex Reference: DM/24/0446) on 2nd May 2025 for the following development:
- “The erection of up to 90 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access.”*
- 2.9 The reserved matters submission is brought forward pursuant to the terms of outline planning permission DM/24/0446, which is subject to the provisions of a Section 106 agreement that sets out the affordable housing requirements for the development. The obligations are set out below:

Quantum

- 2.10 30% of the total dwellings are required to be provided as affordable housing units.

Tenure

- 2.11 75% of the affordable housing units are required to be provided as Social Rented Housing Units or Affordable Rented Units, and 25% of the affordable housing units as First Homes.

Housing Mix

- 2.12 Paragraph 1.1 of Part One of the Second Schedule requires the affordable homes to be in broad conformity with Part Two of the Second Schedule unless it has been previously agreed in writing by the Responsible Officer for Housing that a different mix would better meet the affordable housing needs in the district taking account of the mix evidence by those on the District Council’s Common Housing Register.
- 2.13 The affordable Housing Mix set out in Part Two of Second Schedule is as follows:

Table 1: Section 106 Mix Requirement

House Type	Section 106 Requirement
Affordable	Percentage of Affordable Provision

House Type	Section 106 Requirement
1-Bed /2 Person	26%
2-Bed /2 Person	45%
2-Bed /4 Person M4(3) (2)B	4%
3-Bed/5 Person	20%
4-Bed/6 Person	4%

Dwelling Size

2.14 Minimum space standards are outlined within the Part Two of the Second Schedule as follows:

Table 2: Section 106 Dwelling Size Requirements

House Type	Section 106 Requirement
One Bed / 2 Person flat / duplex flat / coach house / FOG / maisonette / bungalow	A minimum of 50 sqm excluding any staircases and hallways or 58 sqm including them. Maisonettes should have their own private garden area.
Two Bed / 4 Person House @ a minimum of 79 sqm (2 storey). All rented units should be houses. OR Two Bed / 4 Person flat / duplex flat / coach house / FOG / maisonette / bungalow	A minimum of 79 sqm (2 storey). All rented units should be houses. OR Two Bed / 4 Person flat / duplex flat / coach house / FOG / maisonette / bungalow @ a minimum of 70 sqm excluding any staircases and hallways or 79 sqm including them. Maisonettes should have their own private garden area.
Two Bed / 4 Person Wheelchair Accessible M4(3)(2)(b) House	A minimum of 103 sqm with its own private garden space.
Three Bed / 5 Person House	A minimum of 93 sqm (2 storey) or 99 sqm (3 storey).
Four Bed / 6 Person House	A minimum of 106 sqm (2 storey) or 112 sqm (3 storey).

Distribution

2.15 The Section 106 Agreement does not prescribe a distribution for the affordable units.

Construction

2.16 All affordable homes constructed to a standard required to meet:

- Any mandatory standards in relation to design, construction and accessibility required by Homes England.
- The standards set out in the Affordable Housing SPD.
- The National Space Standard.
- The specific requirements contained in Part M4(3)(1)(a) and (b) and Part M(4)(3)(2)(b) of Schedule 1 of the Building Regulations 2010 as amended for the Wheelchair Accessible Unit.
- All First Homes shall be constructed to no less than the standard applied to the Market Housing Unit.

Accessibility

- 2.17 The Section 106 requires 1 Social Rented or Affordable Rented Unit to be provided as a Wheelchair Accessible Unit.

3. Proposed Affordable Housing Provision

3.1 Details of the proposed affordable housing provision are detailed below.

Quantum

3.2 The proposals include 26 affordable dwellings. This constitutes 30% of the proposed dwellings (87 dwellings) and therefore accords with the requirements of the Section 106 Agreement.

Tenure

3.3 The proposals include 7 First Homes Units (27%) and 19 Affordable Rented Units (73%).

Table 3: Proposed Affordable Housing Tenure Mix

House Type	Affordable Rent	First Homes	Total (Mix)
1-Bed Flat	-	7	27%
2-Bed Flat	9	-	73%
2-Bed Houses	1	-	
2-Bed Maisonette	2	-	
2-Bed M4(3)(2)(b) House	1	-	
3-Bed House	5	-	
4-Bed House	1	-	
Total	19	7	100%

3.4 The table demonstrates that the proposed affordable housing tenure complies with requirements in the Section 106 Agreement².

Housing Mix

3.5 The table below sets out the proposed affordable mix in comparison to the mix set out in Part Two of the Second Schedule of the Section 106 Agreement:

Table 4: Proposed Affordable Housing Quantum and Mix

Type	Section 106 Requirement		Proposed Mix		Difference (unit)
	Percentage of Affordable Provision	Quantum (based on 87 affordable dwellings)	Percentage of Affordable Provision	Quantum (based on 87 affordable dwellings)	
1-Bed Flat	26%	7	27%	7	0
2-Bed Flat	45%	12	46%	9	0

² Based on the number of dwellings proposed it is not possible to meet the exact percentage requirements.

Type	Section 106 Requirement		Proposed Mix		Difference (unit)
	Percentage of Affordable Provision	Quantum (based on 87 affordable dwellings)	Percentage of Affordable Provision	Quantum (based on 87 affordable dwellings)	
2-Bed Houses				1	
2-Bed Maisonette				2	
2-Bed M4(3)(2)(b) House	4%	1	4%	1	0
3-Bed House	20%	5	19%	5	0
4-Bed House	4%	1	4%	1	0
Total	99%	26	100%	26	

- 3.6 The table demonstrates that the proposed Affordable Housing Mix fully complies with requirement in the Section 106 Agreement.

Dwelling Size

- 3.7 Part Two of Second Schedule of the Section 106 Agreement sets minimum unit sizes for the affordable units. As can be seen from the table below the affordable units accord with these requirements.

Table 5: Proposed Affordable Housing Dwelling Sizes

House Type	Section 106 Requirement	Reserved Matters Units
One Bed / 2 Person flat / duplex flat / coach house / FOG / maisonette / bungalow	Minimum of 50 sqm excluding any staircases and hallways or 58 sqm including them. Maisonettes should have their own private garden area.	Approximately 50 - 56 sqm
Two Bed / 4 Person House @ a minimum of 79 sqm (2 storey). All rented units should be houses. OR Two Bed / 4 Person flat / duplex flat / coach house / FOG / maisonette / bungalow	Minimum of 70 sqm excluding any staircases and hallways or 79 sqm including them. Maisonettes should have their own private garden area.	Approximately 70 - 82 sqm
Two Bed / 4 Person Wheelchair Accessible M4(3)(2)(b) House	Minimum of 93 sqm (2 storey) or 99 sqm (3 storey).	106 sqm
Three Bed / 5 Person House	Minimum of 93 sqm (2 storey) or 99 sqm (3 storey).	93 sqm
Four Bed / 6 Person House	Minimum of 106 sqm (2 storey) or 112 sqm (3 storey).	106 sqm

Distribution

- 3.8 The affordable homes are in clusters of no more than 10 dwellings in accordance with the Council's Affordable Housing SPD.

Construction

- 3.9 The affordable housing units have been designed to no less of a standard than the open market dwellings.

Accessibility

- 3.10 The proposals include 1 unit of M4(3)(2)(b) as an Affordable Rented Unit in accordance with Section 106 Agreement.

4. Conclusion

4.1 The reserved matters submission for the residential development at Scamps Hill, Lindfield has been prepared in accordance with the obligations set out in the Section 106 Agreement dated 10th February 2025. The key points are summarised below:

- 30% of the number of dwellings proposed is provided as affordable housing (26 dwellings).
- 73% of the affordable housing units are provided as Affordable Rented units, and 27% of the affordable housing units are provided as First Homes.
- The sizes of the affordable units accord with minimum space standards.
- The affordable homes are in clusters of no more than 10 dwellings.
- The affordable housing units have been designed to no less of a standard than the open market dwellings.
- 1 Affordable Rented Unit is provided as a Wheelchair Accessible Unit.