

From: Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>
Sent: 23 February 2026 12:56:48 UTC+00:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Cc: "Sophie Fuller" <Sophie.Fuller@midsussex.gov.uk>
Subject: DM/25/3191 - Land To The South Of Burleigh Lane Crawley Down West Sussex

Dear Rachel

DM/25/3191 - Outline application with all matters reserved except for access from Burleigh Lane, for the erection of up to eight self-build/custom build dwellings, drainage and ancillary works.

Land To The South Of Burleigh Lane Crawley Down West Sussex

With regards to the plans submitted, I currently **APPROVE** them if the below is adhered to:

The applicant is proposing a development of up to 8 x 3+ bedroom self/ custom build dwellings with all matters reserved apart from access. There are currently 16 households on the Council's Self and Custom Build Register of Interest, of which only 6 are looking for a plot in East Grinstead, Crawley Down or Copthorne. It is also not known whether all 6 would be able to finance the acquisition of a plot and the subsequent building of a property.

The indicative mix for the plots comprises 8 large 3+ bedroom detached properties and since the combined gross floor space of 8 such properties is likely to exceed 1000m², there will be an affordable housing requirement of 30% (3 units) in accordance with District Plan Policy DP31. On-site affordable housing is always preferred but in this case rather than requiring 3 serviced plots to be provided for affordable self/custom build, if the scheme is to be granted permission we would be prepared to accept a commuted sum of £303,000 towards the cost of off-site affordable housing. This sum is calculated in accordance with the figures in the West Sussex Commuted Sum Review letter dated 11th March 2011 - 3 x 3B houses @ £101,000 per plot = £303,000. It will be payable prior to the Commencement of Development and the requirement will be secured through the s106 agreement. The money would be held in a separate account until all 8 self/custom build plots have been completed in accordance with their reserved matters permissions and would be reimbursed if the combined gross floor space of the 8 units built does not exceed 1000m².

The 8 self/custom build plots will be required to be offered in the first instance solely to those on the Council's Self & Custom Build Register of Interest, before being advertised on the Council's website for a period of 6 months. If after 6 months a plot has not been bought or reserved, it can then be advertised as a self or custom build plot on the open market too.

There is also a separate application which is currently at appeal for 8 x Serviced Self-Build Plots on the Land at Gibbeshaven Farm, which if successful, may remove those applicants with a desire to build in the Northeast corner of the district from the Self Build Register. This does slightly diminish my support for the site as there may be an over supply of Self Build Plots within this specific area of the district should both be granted permission.

A separate reserved matters application will be required to be submitted for each plot by the relevant plot purchaser, and all plot purchasers will need to have primary input into the final design and layout of their home.

Kind Regards
Nick

Nicholas Hewer Royle

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