

**From:** Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>  
**Sent:** 30 October 2025 17:20:42 UTC+00:00  
**To:** "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>  
**Subject:** UPDATED COMMENTS DM/25/1593 - Woodlands Close and Land To The North of Burleigh Lane, Crawley Down

Dear Katherine,

Please see below for my updated comments:

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

**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. (Amended plans and information received 10.09.2025 and 16.09.2025)**

Following the submission of the updated plans and comments from the developer I can confirm that:

- The amendment to Plot 1, changing it from a 2b/4p Wheelchair Accessible Unit to a 3b/5p M4(2) unit, is agreeable.
- The two 1b/2p flats (plots 44 & 48) are still below the required floor spaces measuring approximately 47m<sup>2</sup> and 48m<sup>2</sup> respectively. These will both need to measure a minimum of 50m<sup>2</sup> (excluding hallways and staircases).
- The 3b/4p plot (which is plot 40 and not 41 as I stated in my previous comments, please accept my apologies for this) is still showing as a 3b/ 4p plot. As previously stated, this will need to be amended to a 3b/5p plot in order to meet with our occupancy requirements.
- The location of the units either side of the road does not alter the fact that this is indeed one cluster. This is our approach which has been consistent to all applications. As such, the view taken by the developer is not correct. If the units currently earmarked for First Homes are delivered as Shared Ownership, there would be a cluster of 15 units all managed by the RP.
- With regards to the issues raised surrounding the pepper potting of the affordable housing units, we would still prefer that they were not in a non-compliant cluster and request that they are provided in a compliant manner. If the developer is able to advise which RP has expressed an interest in the site and get a letter of intent from them saying that they will take the Affordable Housing Units in the current layout, we

will be able to proceed with the plans with the current tenure mix and plot locations. If they are not willing to take the Affordable Housing Units, the current layout would need to be revisited.

Kind regards,  
Nick

**Nicholas Hewer Royle**

**Principal Housing Enabling Officer**

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