

From: Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>
Sent: 20 July 2026 12:43:16 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Cc: "Sophie Fuller" <Sophie.Fuller@midsussex.gov.uk>
Subject: HOUSING COMMENTS - DM/26/1228 - Land West Of London Road Handcross
West Sussex

Dear Katherine,

Housing enabling will be able to support this development if the following is implemented at reserved matters application:

The applicant is proposing a development of 55 units which gives rise to a minimum on-site affordable housing requirement of 30% in accordance with District Plan Policy DP31. This equates to 17 affordable housing units since the resultant number of affordable housing units, if not a whole number, is rounded up to the next whole number as stated in the Affordable Housing SPD. Should the number of units changes and the resultant number of affordable housing units is not a whole number, it must again 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% Low Cost Home Ownership (5 units) and 75% Social Rented or Affordable Rented housing (12 units) as required by policy. Due to the size of this development, I would be willing for the Low Cost Home Ownership units to be delivered as Shared Ownership.

To meet a range of housing need, the overall affordable housing size mix will need to comprise approximately:

- o 26% (4) x 1B/2P flats, Coach Houses /FOGS, maisonettes, or bungalows @ a minimum of 50m² (excluding the staircase and entrance hall in the case of any Coach Houses/FOGS or maisonettes or 58m² including them). Maisonettes should each have their own private garden area
- o 45% (8) x 2B/4P houses and flats or all houses (the rented units should all be houses) @ a minimum of 79m² in the case of houses (2 storey) and 70m² in the case of flats (excluding the staircase and entrance hall in the case of any Coach Houses /FOGS or maisonettes or 79m² including them). Maisonettes should each have their own private garden area
- o 29% (5) x 3B/5P houses @ a minimum of 93m² (2 storey) or 99m² (3 storey)

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 in one cluster, with open market units in between each cluster. This is to assist social integration and the creation of a balanced community.

The rented flats will need to be located in a separate block, accessed via a separate core/entrance or located on a separate floor(s) to the First Homes flats and any open market flats, with individual accesses provided for any ground floor rented flats. No more than 6 x 1 bed/2 person flats for social rent or affordable rent are to be included in a block due to RP requirements. 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.

When the planning application is submitted, the affordable housing units will also need to be separately identified on an Affordable Housing Plan which includes plot numbers. The proposed Shared Ownership Units will need to be shown in blue and the proposed rented units in red, together with their allocated and numbered car parking spaces.

Finally, an Affordable Housing Schedule will also be required detailing for each affordable housing unit the plot/flat number, type of unit, number of storeys, floor level in the case of flats/maisonettes, floor area in m², number of bedrooms, number of persons, and proposed tenure to clearly demonstrate that all requirements are being met.

Kind regards,
Nick

Nicholas Hewer Royle

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