

**From:** Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>  
**Sent:** 27 August 2025 12:40:32 UTC+01:00  
**To:** "Andy Watt" <Andy.Watt@midsussex.gov.uk>  
**Subject:** UPDATED COMMENTS - DM/25/0484 – Site of 60 Keymer Road, Hassocks, West Sussex BN6 8AR

Dear Andy,

Please see my final comments below

**DM/25/0484 – Site of 60 Keymer Road, Hassocks, West Sussex BN6 8AR  
Mixed use redevelopment of the site comprising of ground floor  
commercial/community use and 26 No. new residential units on upper floors  
alongside associated parking and public realm improvement**

The applicant is proposing a mixed use redevelopment of a former garage site, including ground floor commercial use and 26 new residential units (comprising 8 x 1B, 15 x 2B and 3 x 3B flats) plus communal lounge and guest bedroom on the upper floors. This gives rise to a minimum onsite affordable housing requirement of 30% in accordance with District Plan Policy DP31 which equates to 8 affordable housing units since, in accordance with the Affordable Housing SPD, the number of affordable housing units is rounded up if not a whole number. The 8 affordable housing units required comprise 2 x 1B/2P flats @ a minimum of 50m<sup>2</sup> (30% in line with the mix stated in the Affordable Housing SPD) and 6 x 2B/4P flats at a minimum of 70m<sup>2</sup> (70% in line with the mix stated in the Affordable Housing SPD).

Although on site provision is always preferred, in this instance (due to the nature, design & proposed mix of the development) we would be prepared to accept a commuted sum of £488,000 towards the provision of off-site affordable housing units, rather than on site affordable housing. This sum has been calculated in accordance with the West Sussex Commuted Sum Review letter dated 11th March 2011 for a scheme in Band D as follows: 2 x 1 Bed flats @ £55,000 per unit plus 6 x 2 Bed flats @ £63,000 per unit = £488,000. It would be secured via the section 106 agreement and would be payable prior to Commencement of the Development.

A Viability Report & Appraisal was however submitted alongside the planning application to support the applicant's position that the scheme cannot currently viably sustain the provision of any affordable housing/commuted sum. Following an assessment of the information provided & assumptions used in the applicant's submitted Viability report & Appraisal by an independent viability consultant it has now been agreed that at the current time a reduced affordable housing contribution in the sum of £20,000, rather than the full £488,000, will be payable towards the cost of off-site affordable housing provision, together with the other s106 infrastructure contributions required. This sum will be payable prior to the Commencement of Development in line with the Affordable Housing SPD. In the event that the

development is brought forward as an over-55's scheme (or similar), we would look to carry out an amended Viability Report & Appraisal.

In accordance with our Development Viability SPD the viability of the scheme will need to be reassessed at a later stage in the project, when accurate information about actual build costs and values will be able to be provided. This Advanced Stage Viability Review will be undertaken on the sale / letting of 75% of the units. It will determine whether or not any additional value has been generated since the current viability assessment was undertaken, which would enable a further contribution to be paid towards the cost of off-site affordable housing provision. The further contribution would be based on 60% of any additional value generated and would be capped at £468,000 (£488,000 due - £20,000 paid). Additional value would result from an increase in the Gross Development Value or a reduction in the Build Costs or from the Gross Development Value increasing by more than any increase in Build Costs. The relevant GDV and Build Cost figures, together with the Council's Standard Review Formula and viability clauses, will be included in the Section 106 agreement.

Kind regards,  
Nick

**Nicholas Hewer Royle**

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