

From: Helen Blackith <Helen.Blackith@midsussex.gov.uk>
Sent: 05 March 2025 10:45:15 UTC+00:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Cc: "Nicholas Royle" <Nicholas.Royle@midsussex.gov.uk>; "Andrew Marsh" <Andrew.Marsh@midsussex.gov.uk>; "Helen Blackith" <Helen.Blackith@midsussex.gov.uk>
Subject: Central Sussex College, Queensmere House, 49 Queens Roaed, East Grinstead Housing Comments

Dear Andy

Please see my comments below

DM/25/0388 Central Sussex College, Queensmere House, 49 Queens Road, East Grinstead, West Sussex. RH19 1BG

Conversion of a D1 Educational Building to 24no. Residential Apartments (32 Bedrooms) with infilling of existing undercroft areas, associated car parking, landscaping, cycle spaces, amenity areas, 1.1m high metal fence and new ramp.

"The applicant is proposing a development of 24 units (comprising studio, one, two and three bed flats) on the above site, which gives rise to a minimum onsite affordable housing requirement of 30% in accordance with District Plan Policy DP31. This 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 (approximately 30%) at a minimum of 50m2 and 6 x 2B/4P flats (approximately 70%) at a minimum of 70m2.

Although on site provision is always preferred in this instance, as advised at pre app stage, 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 flat 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.

It is noted however that a Viability Appraisal has been submitted alongside the planning application to support the applicant's position that the scheme cannot viably sustain the provision of an affordable housing commuted sum. A quote will therefore now be sought from an independent viability consultant, in order to enable an assessment of the information provided & assumptions used in the submitted Viability Appraisal to be undertaken. This will ascertain whether or not, as well as payment of all infrastructure contributions due, some or all of the commuted sum required towards the provision of off-site affordable housing can viably be provided.

Following receipt of the quote and before the Viability Assessment can commence, a signed Financial Undertaking agreeing to meet all of the Consultant's costs in undertaking the assessment will be required from the applicant, together with a 'live' working Viability Appraisal with a file extension of .wcfx. Confirmation regarding the relevant Section 106 infrastructure contributions for a 100% open market scheme will also be required from yourself.

Finally, I can confirm that further Housing comments will be provided in due course once the results of the Viability Assessment are known”

Kind regards

Helen

Helen Blackith
Housing Enabling Team Manager

Every Affordable Home Matters

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Please note that I only work Mon, Tue, Thu & Fri