

From: Jordan Wiseman <jordan@gillingsplanning.co.uk>
Sent: 13 January 2026 16:57:43 UTC+00:00
To: "Rachel Richardson" <rachel.richardson@midsussex.gov.uk>
Cc: "Anna Gillings" <anna@gillingsplanning.co.uk>
Subject: FW: URGENT: TURNERS HILL
Attachments: tenure plan and option.pdf

Hi Rachel,

Further to your earlier emails, we have looked into swapping the s/o unit to a First Home unit to resolve the Housing Officer's concern. Please see the email below from the applicant, which explains the rationale behind the tenure plan as it is currently presented. As you can see, the reason a s/o unit is proposed, was to make it easier to get an RP onboard to take the units. Also, as a s/o unit is a form of intermediate housing it enabled us to maintain compliance with the tenure split % required by your adopted policy. To be clear, the applicant does not have a problem with changing the s/o unit to a First Home (it is actually more commercially attractive to make this change), the issue is that it makes the units less likely to be taken on by an RP – particularly at a time where it is incredibly difficult to get an RP onboard in the first place to take on affordable units.

With the below in mind, the applicant has marked up the attached plan with an alternative option, which would remove the s/o unit as requested, but it could only be swapped out for an additional affordable rented home and not an additional First Home. So, the scheme would therefore provide above the % of affordable rented units required by adopted policy (which local needs would suggest is the tenure that is most needed), but slightly less than the % of intermediate home provision required by adopted policy – but crucially for the developer and to the ultimate delivery of affordable homes on the site, maintains an attractive offering to an RP who will maintain and manage the affordable homes. Is this a tangible solution to the Housing Officer? If not, then regrettably I think we are beginning to reach a stalemate which will likely result in the item being pulled from the Committee and your assessment needing to be updated as you suggested earlier.

Kind regards,
Jordan

Jordan Wiseman

Associate
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From: Michael Maskew <Michael.Maskew@eliviahomes.co.uk>
Sent: 13 January 2026 16:35
To: Jordan Wiseman <jordan@gillingsplanning.co.uk>
Cc: Steve Brownlie <steve.brownlie@eliviahomes.co.uk>; Sarah.Mason <Sarah.Mason@eliviahomes.co.uk>
Subject: URGENT: TURNERS HILL

Hi Jordon,

As discussed. Justification for current tenure plan below:

- Plots 7 and 8 are First Homes (FH) 1 bed houses at 621 sq.ft. With the FH 30% discount applied to the market rate - they will not exceed the £250K price cap.
- Plots 36 and 37 are a pair semi-detached units. An RP will not accept a rented affordable unit that abuts a FH market sale unit. This works conversely in that a market sale unit will be difficult to sell if bolted onto a rented unit. For this reason, we made plot 37 into a S/O unit – so the entire leasehold/management of the semi detached block is under the same RP.

If this is not acceptable the only other option is to make plots 7 and 8 into rented units, and plots 36 and 37 become FH units. This omits the 1 x S/O unit (with a gain of 1 x rented unit).

See attached 2 plans setting this out.

Kind regards

Michael



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