

From: Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>
Sent: 12 January 2026 10:58:11 UTC+00:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Subject: DM/25/1467 - Land At Old Vicarage Field And The Old Estate Yard Church Road
Turners Hill West Sussex RH10 4PA - Info from Housing
Importance: High

Dear Rachel,

Further to our earlier conversation, please see below:

It has come to my attention that the comments I made on 27/06/25 have not been enacted on by the developer. Whilst the mix of property sizes is not ideal, I understand that it is too late for these to be amended. The tenure mix, however will need to be addressed.

As stated in the comments made on 27/06/25, our preference is for this site to deliver First Homes. The units earmarked for low cost home ownership are 2 x 1 bed houses and 1 x 2 bed house. The price cap for First Homes (after the minimum 30% discount) is £250,000. It is highly likely that unless the developer is going to provide a greater discount on the 2 bed house, unit would be delivered at the price cap. The most viable option for the delivery of the 3 x First Homes units would be delivered as one floor of the block of flats. This would enable the First Homes to be accessed by a separate core (or private entrances if on the ground floor).

To allow this still to go to committee, with minimum disruption, I thought that the above could be dealt with as a condition with the following wording:

Condition: Prior to commencement, the developer will submit amended plans for Plots 1-6 to allow for three of the 1 Bed/2 Person flats to be provided as First Homes. The units identified as First Homes will need to be accessed either through a separate core to the affordable rented units, or through private entrances to the flats.

Reason: To ensure compliance with the Affordable Housing requirements set out in the Affordable Housing SPD

Kind regards,
Nick

Nicholas Hewer Royle

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