

From: Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>
Sent: 27 June 2025 15:24:11 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "Andrew Marsh" <Andrew.Marsh@midsussex.gov.uk>
Subject: Updated Housing Comments DM/24/2922 - Hollyrood House, Ardingly Road, Lindfield, Haywards Heath

Dear Jo,

Further to the response from DSP,

DM/24/2922 - Hollyrood House, Ardingly Road, Lindfield, Haywards Heath

Removal of outbuildings and alterations to the existing buildings and hardsurfaces to allow for a change of use from Class C2 (residential institution) use to a Class C3 (dwellinghouse) use to provide 3 no.1- bed flats, 14 no. 2-bed flats, and 2 no. 3-bed two storey dwellings (and retaining Holy Rood Cottage as a 3-bed dwelling), together with 37 no. car parking spaces, private and communal amenity spaces, landscaping, bin and cycle stores. Alterations to existing access points onto and from Ardingly Road and Park Lane

The applicant is proposing a development of 20 units comprising 3 x 1B Flats, 14 x 2B Flats and 3 x 3B Houses) 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 6 affordable housing units since, in accordance with the Affordable Housing SPD, the resultant number of affordable housing units is rounded up if not a whole number.

The 6 affordable housing units required comprise 2 x 1B/2P flats at a minimum of 50m² (1 storey) and 4 x 2B/4P flats at a minimum of 70m² (1 storey). On site provision is always preferred, but in this instance due to the nature and location of the development we would be prepared to accept a commuted sum of £420,000 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 E as follows: 2 x 1 Bed flats @ £63,000 per flat plus 4 x 2 Bed flats @ £73,500 per flat = £420,000. 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 it is not currently viable for the applicant to provide a commuted sum

towards the cost of off-site affordable housing provision, either in full or in part. In accordance with our Development Viability SPD the viability of the scheme will however 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 contribution to be paid towards the cost of off-site affordable housing provision. The contribution would be based on 60% of any additional value generated. and would be capped at £420,000. 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

**Housing Enabling & Development Officer
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS**

01444 477309

07874 633903

<https://www.midsussex.gov.uk/housing-council-tax/>

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