

From: Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>
Sent: 24 July 2025 14:53:49 UTC+01:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Subject: Central Sussex College, Queensmere House, 49 Queens Roaed, East Grinstead - Updated Housing Comments

Dear Andy,

Please see below for the updated comments in light of DSP's report:

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.

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 £488,000. 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.

Nicholas Hewer Royle

Principle Housing Enabling Officer

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