

From: Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>
Sent: 17 September 2026 15:02:27 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Cc: "Sophie Fuller" <Sophie.Fuller@midsussex.gov.uk>
Subject: HOUSING COMMENTS - DM/26/1377 - Land At Mill Lane Sayers Common West Sussex

Dear Katherine,

The applicant is proposing a development of 9 units which falls below the requirement for Affordable Housing. It is not definitive as to the GIA for these units as the plans submitted only show the ground floor and at a scale which is too low to accurately measure them.

Page 8 of Planning Statement states that Plots 1-7 are at a proposed GIA of 110m² and Plot 9 is 160m². This is a total of 930m², however it does not include Plot 8. The units shown on Proposed Site Plan 1795 3.002 Rev H indicates that Plots 1-8 are 4 x semi-detached properties which would lead to the assumption that Plot 8 would also be 110m². This would result in a combined GIA of 1040m² and would result in affordable housing being required.

The Design and Access Statement however states that the development will consist of 7 new houses with a GIA of 998m² with a net gain of 7 houses. The site does not currently have any dwellings on it (as per the Existing Location and Block Plan 1795 1.001 Rev F) which would mean that the other two properties would need to be delivered with a GIA of under 2m² to fall underneath the threshold for the delivery of affordable housing. This further leads me to believe that this development would be over the threshold for the delivery of affordable housing. The current mix of units would result in 3 x 3B/5P houses needing to be delivered for affordable housing.

Although on site provision is always preferred, in this instance due to the nature, design, and proposed mix of the development, we would be prepared to accept a commuted sum of £303,000 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: 3 x 3 Bed Houses @ £101,000 per unit. It would be secured via the section 106 agreement and would be payable prior to Commencement of the Development, as stated in the Affordable Housing SPD.

Kind regards,
Nick

Nicholas Hewer Royle

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