

From: Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>
Sent: 29 May 2026 17:00:33 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "Sophie Fuller" <Sophie.Fuller@midsussex.gov.uk>
Subject: Housing Comments - DM/26/0679 - Site Of Former Maxwelton House 41 - 43
Boltro Road Haywards Heath West Sussex

Dear Jo,

Further to the application put forward by the developer to vary the S106 agreement to remove the previously agreed commuted sum of £913,000 would not be supported by Housing Enabling in light of the Viability Appraisal received from Dixon Searle Partnership.

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 and assumptions used in the applicant's submitted Viability report & Appraisal by an independent viability consultant it has now been agreed that the full affordable housing contribution in the sum of £913,000 will be payable towards the cost of off-site affordable housing provision, together with the other s106 infrastructure contributions required.

The £913,000 will need to be paid prior to Commencement of the Development, in line with the Affordable Housing SPD and the requirement will be secured through the section 106 agreement. As a result, since the scheme will be policy compliant, there will be no need for an Advanced Stage Viability Review to reassess the viability of the scheme using the Council's standard formula on the sale/letting of 75% of the units.

Kind regards,
Nick

Nicholas Hewer Royle

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