

**From:** Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>  
**Sent:** 22 January 2026 11:40:01 UTC+00:00  
**To:** "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>  
**Cc:** "Sophie Fuller" <Sophie.Fuller@midsussex.gov.uk>  
**Subject:** FINAL HOUSING COMMENTS - DM/25/1467 - Land At Old Vicarage Field And The Old Estate Yard Church Road Turners Hill West Sussex RH10 4PA

Dear Rachel,

Please see below for my final comments:

**DM/25/1467 - Land At Old Vicarage Field And The Old Estate Yard Church Road Turners Hill West Sussex RH10 4PA**

**Demolition of existing buildings and the development of 40 dwellings(including affordable housing) with open space, access, parking, drainage, landscaping and other associated works as well as the creation of a new community car park and replacement parking for Lion Lane residents.**

The applicant is proposing a development of up to 40 units which gives rise to a minimum on-site affordable housing requirement of 30% in accordance with District Plan Policy DP31. This equates to 12 affordable housing units. It should be noted that if the number of units changes and the resultant number of affordable housing units is not a whole number, it must again be rounded up to the next whole number as stated in the Affordable Housing SPD.

The affordable housing provided will need to be split 25% First Homes (or where agreed Shared Ownership) (3 units) and 75% Social Rented or Affordable Rented housing (9 units). My comments of 27/06/25 stated that we would not agree to a mix of First Homes and Shared Ownership as proposed here, however after speaking to the developer's agent, we have been advised that the developer have been in conversation with a RP who would be willing to take this development on with this mix. In light of this, I am happy to proceed with this mix on the grounds that the developer provides a letter of intent from the RP. Should the developer fail to onboard the RP who has requested this mix, we will look to change it to a mix in line with the previous comments (2 x 1B/2P houses & 1 x 2B/4P house for First Homes as discussed with the developer's agent) in the S106 agreement.

Whilst the housing mix stated is not what we would typically look for, the RP has been in discussions with a RP regarding it and they seem satisfied with it. As such, I am happy with the mix of units shown. The plans adhere to our clustering and parking requirements.

Kind regards,  
Nick

**Nicholas Hewer Royle**

**Principal Housing Enabling 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/>**

**Every Affordable Home Matters**



**Working together for a better Mid Sussex**

If you are requesting information under the Freedom of Information act, the Environmental Information Regulations or the Data Protection Act, please redirect your email to [foi@midsussex.gov.uk](mailto:foi@midsussex.gov.uk). Any statutory timeframe for a response will not commence until the request is received by the alternative contact.

The contents of this email and any attached information is confidential and intended solely for the use of the individual or entity to which it is addressed. If you wish to share this information with a third party, consent should be obtained from Mid Sussex District Council before doing so. This information should only be used for the intended purpose and any views or opinions presented in this email are solely those of the author and do not represent those of Mid Sussex District Council. This information should only be kept on file for the specified period and disposed of in a reasonable manner after this period ends.