

From: Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>
Sent: 03 June 2026 11:44:42 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "Sophie Fuller" <Sophie.Fuller@midsussex.gov.uk>
Subject: Housing Comments - DM/26/0946 - Land To The R/o Central House 25
Perrymount Road Haywards Heath West Sussex RH16 3XL

Dear Jo,

Please accept my apologies for the delay in returning these comments.

The applicant is proposing a development of 30 units comprising 18 x 1B and 12 x 2B flats on the above site. This gives rise to a minimum onsite affordable housing requirement of 30% in accordance with District Plan Policy DP31. This equates to 9 affordable housing units. The 9 affordable housing units required comprise 3 x 1B/2P flats at a minimum of 50m² and 6 x 2B/4P flats at a minimum of 70m². The affordable housing provided will need to be split 25% First Homes (2 units) and 75% Social Rented or Affordable Rented housing (7 units). We would ask that the 2 x First Homes are delivered as 2B/4P units. As per the comments provided for the previously approved application for this site, the greatest need is for on-site delivery and as such, we would not look for a commuted sum to be provided in lieu of on-site delivery.

It is noted however that a Viability Report & Appraisal has been submitted alongside the planning application to support the applicant's position that the scheme cannot currently viably sustain the provision of any affordable housing. We will therefore now request a quote from an independent viability consultant to enable an assessment of the information provided and assumptions used in the submitted Viability report & Appraisal to be undertaken. This will ascertain whether on-site delivery of Affordable Housing and/or a commuted sum towards off-site affordable housing can viably be provided.

For the purposes of the Viability Assessment, a policy compliant level of commuted sum payable would be £543,000 towards the provision of off-site affordable housing units. 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 1 Bed flats @ £55,000 per unit plus 6 x 2 Bed flats @ £63,000 per unit = £543,000. 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.

Following receipt of the quote and before the Viability Assessment can commence, a signed Financial Undertaking agreeing to meet all of the Consultant's costs in undertaking the assessment will be required from the owner/applicant, together with a 'live' working Viability Appraisal with a file extension of .wcfx. Confirmation regarding the relevant Section 106 infrastructure contributions for a 100% open market scheme will also be required from yourself.

Finally, I can confirm that further Housing comments will be provided in due course once the results of the Viability Assessment are known.

Kind regards,
Nick

Nicholas Hewer Royle

**Principal Housing Enabling Officer
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<https://www.midsussex.gov.uk/housing-council-tax/>

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