

From: Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>
Sent: 05 August 2026 13:29:46 UTC+01:00
To: "Deborah Lynn" <Deborah.Lynn@midsussex.gov.uk>
Cc: "Sophie Fuller" <Sophie.Fuller@midsussex.gov.uk>
Subject: Housing Comments - DM/26/1560 Land To The Rear Of The Byre The Street
Bolney Haywards Heath West Sussex RH17 5PG

Dear Deborah,

Please accept my apologies for not responding sooner on this, it is not one that Housing Enabling had been consulted on.

The applicant is proposing a development of 5 units comprising 1 x 4B and 4 x 5B houses on the above site. Whilst this is below the numeric threshold for affordable housing, it has a combine GIA of over 1000m² which gives rise to a minimum onsite affordable housing requirement of 30% in accordance with District Plan Policy DP31. This equates to 2 affordable housing units since, in accordance with the Affordable Housing SPD, the resultant number of affordable housing units is rounded up if not a whole number. The 2 affordable housing units required comprise 1 x 4B/6P house and 1 x 5B/8P.

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 £265,000 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 4 Bed houses @ £132,500 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.

Please let me know if the applicant has any questions regarding this.

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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