

From: Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>
Sent: 09 September 2026 13:44:57 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "Sophie Fuller" <Sophie.Fuller@midsussex.gov.uk>
Subject: DM/26/0679 - Maxwellton House, 41-43 Boltro Road - UPDATED COMMENTS

Dear Jo,

Following a dispute around the values used in the previous Viability Assessment, the applicant requested a further review which was duly completed by an external agent.

The external agent has carried out the required appraisal and has confirmed that at the current time, a reduced affordable housing contribution in the sum of £658,000, rather than the full £913,000, will be payable towards the cost of off-site affordable housing provision, together with the other s106 infrastructure contributions required. This sum will be payable prior to the Commencement of Development in line with the Affordable Housing SPD.

Also, in accordance with our Development Viability SPD the viability of the scheme will need to be reassessed at a later stage in the project when accurate information about actual build costs and values will be able to be provided. This Advanced Stage Viability Review will be undertaken on the sale / letting of 75% of the units. It will determine whether any additional value has been generated since the current viability assessment was undertaken, which would enable a further contribution to be paid towards the cost of off-site affordable housing provision.

The further contribution would be based on 60% of any additional value generated and would be capped at £255,000 (£913,000 due - £658,000 paid). Additional value would result from an increase in the Gross Development Value or a reduction in the Build Costs or from the Gross Development Value increasing by more than any increase in Build Costs. The relevant GDV and Build Cost figures, together with the Council's Standard Review Formula and viability clauses, will be included in the Section 106 agreement.

Kind regards,
Nick

Nicholas Hewer Royle

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