

From: Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>
Sent: 10 September 2026 14:30:35 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "Sophie Fuller" <Sophie.Fuller@midsussex.gov.uk>
Subject: Housing Final Comments - DM/26/0946 - Land To The R/o Central House, 25 Perrymount Road, Haywards Heath

Dear Jo,

The applicant is proposing a development of 30 units comprising 18 x 1B and 12 x 2B flats on the above site, which 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 comprising of 3 x 1B/2P flats at a minimum of 50m² and 6 x 2B/4P flats at a minimum of 70m².

As stated in my previous comments, 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. Due to the applicant submitted a Viability Report & Appraisal, a policy compliant level of commuted sum was calculated to be £543,000 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. This would be @ £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.

The submitted Viability Report & Appraisal supported 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 & assumptions used in the applicant's submitted Viability report & Appraisal by an independent viability consultant it has now been agreed that it is not currently viable for the applicant to provide a commuted sum towards the cost of off-site affordable housing provision, either in full or in part.

In accordance with our Development Viability SPD the viability of the scheme will however 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 contribution to be paid towards the cost of off-site affordable housing provision. The contribution would be based on 60% of any additional value generated and would be capped at £543,000. 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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