



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of Guildford Road Bucks Green Rudgwick West Sussex
DESCRIPTION:	Outline Planning Application for up to 90 no. residential dwellings (including 40% affordable) all matters to be reserved apart from access.
REFERENCE:	DC/25/1269
RECOMMENDATION:	Amendments needed

MAIN COMMENTS:	<p>The applicant has submitted a planning application proposing a development consisting of 90dwellings, which will deliver 40% (37 units) as affordable housing.</p> <p>The Housing Register in Rudgwick currently has 120 households waiting for housing of which is broken down to 33 households (27%) in need of a 1-bedroom unit, 20 households (17%) in need of a 2-bedroom unit, 49 households (41%) in need of a 3-bedroom unit and 18 households (15%) in need of 4 or more bedrooms. The site has proposed to deliver the following percentages of affordable housing.</p>																																			
	<table><tr><td>Tenure</td><td>1 Bed</td><td>2 Bed</td><td>3 Bed</td><td>4 Bed</td><td>Total Units</td><td>% of Total</td></tr><tr><td>Private</td><td>0 (0%)</td><td>18 (20%)</td><td>23 (26%)</td><td>13 (14%)</td><td>54</td><td>60%</td></tr><tr><td>Affordable Rented</td><td>12 (13%)</td><td>7 (8%)</td><td>6 (7%)</td><td>0 (0%)</td><td>25</td><td>28%</td></tr><tr><td>Shared Ownership</td><td>4 (4%)</td><td>5 (6%)</td><td>2 (2%)</td><td>0 (0%)</td><td>11</td><td>12%</td></tr><tr><td>Total</td><td>16 (18%)</td><td>30 (33%)</td><td>31 (34%)</td><td>13 (14%)</td><td>90</td><td>100%</td></tr></table>	Tenure	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	% of Total	Private	0 (0%)	18 (20%)	23 (26%)	13 (14%)	54	60%	Affordable Rented	12 (13%)	7 (8%)	6 (7%)	0 (0%)	25	28%	Shared Ownership	4 (4%)	5 (6%)	2 (2%)	0 (0%)	11	12%	Total	16 (18%)	30 (33%)	31 (34%)	13 (14%)	90	100%
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<p>Figure 11 - Housing Mix</p>																																				
<p>The evidence provided shows that there is significant need for larger family homes, the proposed tenure mix does not meet the current local demand for 3 or 4 bed units. Households with a 3- or 4-bedroom need wait significantly longer to be rehoused. Housing Officers would request developers to reconsider the affordable housing delivery in line with the above current housing need.</p> <p>No mention is made of a potential affordable housing provider, and Housing Officers would urge the applicant to reach an agreement with a provider as soon as possible to clarify and confirm tenure split, and secure funding arrangements for the affordable homes and ensure the layout and specifications of the affordable units meet the provider’s requirements. Housing Officers need reassurance that there are registered providers who would be willing to take on the site and tenure sizes as proposed before we would be able to support the site due to this site being rural and a small site there may be a limit on the number of housing providers willing to take on this site.</p>																																				
NAME:	Ailsa Keogh																																			
DEPARTMEN T:	Housing																																			
DATE:	02/09/2025																																			