



Horsham  
District  
Council

## **HORSHAM DISTRICT COUNCIL CONSULTATION**

<b>TO:</b>	Horsham District Council – Planning Dept
<b>LOCATION:</b>	<b>Land North of East Street Ruper West Sussex</b>
<b>DESCRIPTION:</b>	Erection of 18no. 2, 3 and 4 bedroom dwellings, (including 6no. affordable housing units), together with access from East Street, vehicle and cycle parking, landscaping and open space, and sustainable drainage.
<b>REFERENCE:</b>	DC/25/0523
<b>RECOMMENDATION:</b>	Amendments needed

<b>MAIN COMMENTS:</b>	<p>The applicant has submitted a planning application proposing a development consisting of 18 dwellings, to be policy compliant we would expect to see 35% (6 units) as affordable housing.</p> <p>The Housing Register in Rusper currently has 165 households waiting for housing of which is broken down to 40 households (24%) in need of a 1-bedroom unit, 34 households (21%) in need of a 2-bedroom unit, 69 households (42%) in need of a 3-bedroom unit and 22 households (13%) in need of 4 or more bedrooms. The site has proposed to deliver the following percentages of affordable housing.</p> <ul style="list-style-type: none"> <li>• 5x2 (83%) bed houses</li> <li>• 1x3 (17%) bed dwellings</li> </ul> <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 bed units, Housing Officers would request developers to reconsider the affordable housing delivery in line with the above current housing need.</p> <p>Of the 6 affordable rented units being delivered we would expect to see a further split of 70% (4 units) delivered as affordable housing and 30% (2 units) as intermediate rent. Housing Officers would need confirmation in relation to tenure sizes for each affordable housing tenure.</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>
<b>NAME:</b>	Ailsa Keogh
<b>DEPARTMENT:</b>	Housing
<b>DATE:</b>	02/09/2025