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Affordable Housing Statement.

Prepared for : Mr. Clifford Smith

Application Site : Lordings Road, Newbridge, Billingham, RH14 9JA

Proposal : Limeburner Pub And Caravan Site, Lordings Road, Newbridge, Billingham, RH14 9JA

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1 Introduction

This Affordable Housing Statement supports a full planning application for the redevelopment of the former Limeburners Pub and Caravan Site into a small-scale residential scheme comprising 24 static homes, all proposed as 100% affordable housing. The site is located within Horsham District Council's planning jurisdiction and lies within a rural area outside the defined settlement boundary of Billingshurst.

The proposal has been developed to directly respond to identified local housing needs and aligns with relevant national and local policies on affordable housing delivery.



Figure 1. Site Map

2 Planning Policy Context

National Planning Policy Framework (NPPF, 2024)

Chapter 5 of the NPPF requires local authorities to support the delivery of a sufficient supply of homes, including affordable housing, to meet the needs of different groups in the community. Paragraphs 62–64 specifically emphasise the importance of providing affordable housing for those who cannot afford to access the market.

Horsham District Planning Framework (HDPF, 2015)

The relevant local policies include:

- **Policy 15 – Housing Provision:** Supports sustainable housing delivery across the district.
- **Policy 16 – Meeting Local Housing Needs:** Seeks a mix of housing types, tenures, and sizes to meet local demand, including affordable homes.
- **Policy 17 – Exceptions Housing Schemes:** Supports affordable housing developments outside built-up area boundaries where they are proven to meet an identified local need.



Figure 2. Proposed Layout

3 Proposed Affordable Housing Provision

The proposal comprises:

- 14 x 2-bedroom static homes
- 10 x 3-bedroom static homes

All homes will be constructed to BS 3632 residential standards, making them suitable for permanent, year-round occupation. The dwellings are factory-built, enabling faster delivery and enhanced thermal performance, reducing both build costs and operational expenses for occupants.

The homes will be made available as 100% affordable housing, offered either:

- For affordable rent in partnership with a Registered Provider (RP), or
- As discounted market sale/shared ownership, depending on local demand and discussions with Horsham District Council's Housing and Enabling teams.

This housing type is particularly suited for:

- Households downsizing from under-occupied homes
- Young families and key workers priced out of the local market
- Residents in temporary accommodation
- Elderly or mobility-impaired residents seeking single-storey living

4 Local Housing Need

There is clear evidence of affordable housing need across Horsham District, particularly for smaller households. The Council's Strategic Housing Market Assessment (SHMA) and recent Housing Register data demonstrate a persistent shortage of:

- Smaller affordable homes (2- and 3-bed units)
- Accessible homes for older or disabled residents
- Permanent dwellings for local households currently in unsuitable or temporary accommodation

The proposal directly supports these needs through its tenure mix, accessible layout, and energy-efficient design.

5 Delivery and Management

The applicant is committed to delivering the homes in partnership with a Registered Provider (RP) or via a planning obligation under a Section 106 agreement. All dwellings will be secured as affordable housing in perpetuity through appropriate legal mechanisms.

A dedicated management and maintenance plan will also be implemented to oversee communal areas, access roads, and landscaping to ensure high standards across the development.

6 Conclusion

This proposal offers a unique and deliverable opportunity to provide **100% affordable housing** on a previously developed, underutilised rural site. It supports the Council's housing strategy by:

- Meeting clear and evidenced local need
- Providing high-quality, energy-efficient permanent homes
- Offering a housing option for those unable to access market housing
- Contributing to social sustainability and community resilience

The applicant seeks to work collaboratively with Horsham District Council and local Registered Providers to ensure successful delivery and long-term affordability.