



HORSHAM DISTRICT COUNCIL CONSULTATION




TO:	Horsham District Council – Planning Dept
LOCATION:	Land East Of Mousdell Close Rectory Lane Ashington RH20 3GS
DESCRIPTION:	Erection of 74 dwellings with associated access, parking and landscaping.
REFERENCE:	DC/25/1327
RECOMMENDATION:	Reassurance needed

**MAIN
COMMENTS:**

The applicant has submitted a planning application proposing a development consisting of 74 dwellings, which will deliver 35% (26 units) as affordable housing.

The Ashington Housing Register currently lists 151 households awaiting accommodation. The demand is distributed as follows: 43 households (28%) require a one-bedroom unit, 28 households (19%) require a two-bedroom unit, 60 households (40%) require a three-bedroom unit, and 20 households (13%) require a property with four or more bedrooms.

The proposed development aims to deliver affordable housing in line with these needs. While the developers have indicated that the Ashington Neighbourhood Plan was considered in determining the proposed housing mix, it is important to note that the data referenced in that plan is over three years old. The figures presented above represent the most current and accurate reflection of housing need in Ashington.

<u>KEY</u>	
<u>26 Affordable Dwellings (35.1%)</u>	
	<u>Affordable Rent - 18 dwellings</u>
	4no. 1-Bedroom Flat
	4no. 1-Bedroom Flat M4(3)
	8no. 2-Bedroom Flat
	2no. 3-Bedroom Townhouse
	<u>Shared Ownership - 8 dwellings</u>
	1no. 1-Bedroom Flats
	2no. 2-Bedroom Dwellings
	2no. 3-Bedroom Dwellings
	2no. 3-Bedroom Townhouse
<u>48 Open Market Dwellings (64.9%)</u>	
	4no. 1-Bedroom Flats
	8no. 2-Bedroom Dwellings
	23no. 3-Bedroom Dwellings
	13no. 4-Bedroom Dwellings

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.

No mention has been made of a potential affordable housing provider. Housing Officers strongly recommend that the applicant engage with a Registered Provider at the earliest opportunity to agree on the proposed tenure split, confirm funding arrangements, and ensure that the layout and specifications of the affordable units meet provider requirements.

Housing Officers also require reassurance that there is genuine interest from Registered Providers in taking on the site and the proposed tenure mix. Given the site's rural location and relatively small scale, there may be limited appetite among providers to deliver affordable housing here. Without confirmation of a willing provider, there is concern that the applicant may later seek to revert to a commuted sum (Section 106 contribution) rather than on-site delivery—an outcome the Council would wish to avoid.

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DEPARTMENT:	Housing
DATE:	11/11/2025