



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land To The South of Furners Lane Henfield West Sussex
DESCRIPTION:	Erection of 29 dwellings with associated landscaping, open space, parking and creation of new vehicular access
REFERENCE:	DC/24/1538
RECOMMENDATION:	No objection

MAIN COMMENTS:

The applicant has submitted a planning application proposing a development consisting of 29 dwellings to be policy compliant we would expect to see a minimum of 35% (10 units) to be delivered as affordable housing.

The Housing Register in Henfield currently has 142 households waiting for housing of which is broken down to 28 households (20%) in need of a 1-bedroom unit, 32 households (22%) in need of a 2-bedroom unit, 57 households (40%) in need of a 3-bedroom unit and 25 households (18%) in need of 4 or more bedrooms. Households with a 3- or 4-bedroom need are currently the longest waiting on our housing register waiting on average 3 times longer than households with a 1- or 2-bedroom need. Housing Officers would need the affordable housing delivery to be in line with local demand before we would be able to support this site.

The site has proposed to deliver the 70% (7 units) as affordable rent and 30% (3 units) as shared ownership. Of those units there are 2x1 bed 3x2 bed, 2x3 bed as affordable rent which is in line with current local demand.

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.

ANY RECOMMENDED CONDITIONS:

Housing Officers support this application.

NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	18/02/2025