



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

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| 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: | Advice / No Objection / Objection / More Information / Modification / Refusal |

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 35% (10 units) of those delivered as affordable housing to be policy compliant. Of the 10 units delivered as affordable housing we would expect to see 70% (7 units) of the units delivered as affordable/social rented units and 30% (3 units) as intermediate rent.

The Housing Register in Henfield currently has 141 households waiting for housing of which is broken down to 37 households in need of a 1-bedroom unit, 21 households in need of a 2-bedroom unit, 56 households in need of a 3-bedroom unit and 27 households in need of 4 or more bedrooms.

It is unclear what the delivery of affordable housing will be on this site, Housing Officers would require a delivery of affordable rented tenure in line with the above current local demand. Housing Officers are seeing an increase in demand for larger sized properties in our District, households with a 3- or 4-bedroom need are waiting significantly longer than others to be rehoused.

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.

ANY RECOMMENDED CONDITIONS:

Housing Officers require further clarification about affordable housing tenure sizes before being able to support this site.

Housing Officers also require evidence that a register provider will be interested on taking on the affordable units before being able to support this application to ensure that the affordable housing will be delivered successfully.

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| NAME: | Ailsa Keogh |
| DEPARTMENT: | Housing |
| DATE: | 24/10/2024 |