



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land West of Bines Road Bines Road Partridge Green West Sussex
DESCRIPTION:	Development of 101 dwellings (including 45% affordable), creation of new access, public open space, creation of a cycle path, allotments, and associated landscaping.
REFERENCE:	DC/25/1922
RECOMMENDATION:	Further information needed

MAIN COMMENTS:

The applicant has submitted a planning application for a residential development comprising 101 dwellings, which will deliver 45% (45 units) as affordable housing.

Current data from the Partridge Green/ West Grinstead Housing Register identifies 151 households in need of accommodation, broken down as follows:

- 48 households (32%) require a 1-bedroom property
- 21 households (14%) require a 2-bedroom property
- 58 households (38%) require a 3-bedroom property
- 24 households (16%) require a 4-bedroom property

Housing Officers note that although the number of households requiring 4-bedroom accommodation is comparatively low, these applicants typically experience the longest waiting times. Officers therefore strongly encourage the delivery of 3- and 4-bedroom units as Affordable Rent to reflect current local need.

The proposed dwelling mix for the site is as follows:

Dwelling Type	No. of Dwellings
1-bed apartment	8
2-bed house	29
3-bed house	43
4-bed house	19
5-bed houses	2
Total	101

The applicant has agreed to provide the required 45 affordable units, with a tenure split of 70% Affordable Rent (32 units) and 30% Shared Ownership (13 units). However, no indicative affordable housing mix has been submitted. Housing Officers require reassurance that the affordable housing offer will align with identified local demand. It is recommended that the developer uses the above need percentages to inform the mix of units to be delivered.

Officers emphasise that they will not support an Affordable Rent offer that does not reflect current local need. For example, a proposal that concentrates all Affordable Rent provision into 1- and 2-bed units, while failing to deliver the much-needed larger family homes, would not be supported given the clearly evidenced demand for 3- and 4-bed properties.

Officers further advise the applicant to engage with a Registered Provider (RP) at the earliest opportunity. Given the site's location, interest from RPs may be limited, and Housing Officers therefore require assurance that there is sufficient demand to support delivery of the proposed units. Early collaboration will help ensure that the affordable homes particularly the larger family sized units meet RP requirements regarding layout, design, and specification, and that appropriate funding and delivery mechanisms can be secured.

ANY RECOMMENDED CONDITIONS:

Housing Officers need further information in relation to the affordable housing provision before they are able to support this site.

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DEPARTMENT:	Housing
DATE:	11/12/2025