



Horsham  
District  
Council

## **HORSHAM DISTRICT COUNCIL CONSULTATION**

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

<b>MAIN COMMENTS:</b>	<p>The applicant has submitted a planning application proposing a development consisting of 74 dwellings, which will deliver 35% (26 units) as affordable housing.</p> <p>The Housing Register in Ashington currently has 151 households waiting for housing of which is broken down to 43 households (28%) in need of a 1-bedroom unit, 28 households (19%) in need of a 2-bedroom unit, 60 households (40%) in need of a 3-bedroom unit and 20 households (13%) in need of 4 or more bedrooms. The site has proposed to deliver the following percentages of affordable housing.</p> <ul style="list-style-type: none"> <li>• 10x1 beds (39%)</li> <li>• 10x2 beds (39%)</li> <li>• 6x3 beds (22%)</li> </ul> <p>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. Housing Officers would request developers to reconsider the affordable housing delivery in line with the above current housing need the delivery of 1 and 2 bed affordable units needs to be reduced and the delivery of 3 beds increased.</p> <p>Housing Officers would expect to see the affordable housing provision be split by 70% (18 units) to affordable rent and 30% (8 units) for shared ownership, Housing Officers need confirmation of what unit size will be going to each tenure before being able to support.</p> <p>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 due to this site being rural and a small site there may be a limit on the number of housing providers willing to take on this site.</p>
<b>NAME:</b>	Ailsa Keogh
<b>DEPARTMENT:</b>	Housing
<b>DATE:</b>	11/09/2025