



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 following affordable housing mix;

Affordable Rented – 32 Dwellings		
Bedrooms	Number	Percentage of overall Affordable Rented
1 Bed Flat	6	19%
2 Bed House	15	47%
3 Bed House	11	34%

Shared Ownership – 14 Dwellings		
Bedrooms	Number	Percentage of overall Shared Ownership
2 Bed House	3	21%
3 Bed House	7	50%
4 Bed House	4	29%

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 reassurance that there are sufficient Registered Providers willing to take on this site and affordable delivery as it is currently presented.

NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	15/12/2025