



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land To The West of Shoreham Road Small Dole West Sussex
DESCRIPTION:	Outline planning application for up to 45 dwellings (including affordable homes) with all matters reserved apart from access.
REFERENCE:	DC/25/1019
RECOMMENDATION:	Further information needed

MAIN COMMENTS:

The applicant has submitted a planning application proposing a development consisting of 45 dwellings to be policy compliant the site would need to deliver 35% (16 units) as affordable housing.

The Housing Register in Upper Beeding/Small Dole currently has 114 households waiting for housing of which is broken down to

- 30 households (26%) in need of a 1-bedroom unit,
- 16 households (14%) in need of a 2-bedroom unit,
- 45 households (39%) in need of a 3-bedroom unit
- 23 households (21%) 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.

The site proposes to deliver a mix of units sizes however has not outlined the affordable housing provision; Housing Officers would expect to see a mix in line with the above demand. There is also no mention of the 70% (affordable rented) to 30% (shared ownership) split and what tenure sizes will be going to each, Housing Officers need confirmation of this before we would be able to support this.

There is no mention of a Register Provider on this site yet, 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 as this is a rural small site is it likely that the number of register providers interested to take this site on will be limited and we would want reassurance that the affordable housing can be delivered before permission is granted.

ANY RECOMMENDED CONDITIONS:

Housing Officers would welcome further conversation in relation to tenure size delivery for the affordable rented units and Register Provider engagement.

NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	12/08/2025