



Horsham  
District  
Council

## **HORSHAM DISTRICT COUNCIL CONSULTATION**

<b>TO:</b>	Horsham District Council – Planning Dept
<b>LOCATION:</b>	<b>Land North of Guildford Road Bucks Green Rudgwick West Sussex</b>
<b>DESCRIPTION:</b>	Outline Planning Application for up to 90 no. residential dwellings (including 40% affordable) all matters to be reserved apart from access.
<b>REFERENCE:</b>	DC/25/1269
<b>RECOMMENDATION:</b>	Amendments needed

<b>MAIN COMMENTS:</b>	<p>Thank you for your comments and the information provided regarding the proposed affordable housing mix and tenure at the site. I note and welcome the applicant's commitment to deliver 36 affordable homes, representing 40% of the overall provision, which exceeds the current policy requirement under Policy 16 of the Horsham District Planning Framework (HDPF). I also recognise and support the intention to provide a range of affordable dwellings for smaller and family households. However, I do have some concerns that need to be addressed before I can fully support the proposed affordable housing offer.</p> <p>At this stage, no Registered Provider (RP) has been identified or indicated an interest in taking on the affordable units. Given the site's rural location and the relatively limited number of affordable homes proposed, there is a risk that there will be limited RP interest. Without confirmation of an RP partner, there remains uncertainty over whether the affordable housing provision, as currently proposed, can be delivered. I would therefore require reassurance and evidence that there is a realistic prospect of securing an RP for this site before being able to support the proposals.</p> <p>Experience has shown that, where RP involvement is confirmed later in the process, challenges can arise regarding unit sizes, tenure mix, or design standards. These can lead to complications at a later stage, including the need for Deed of Variation (DOV) amendments or, in some cases, RPs withdrawing interest from the site.</p> <p>While I note that the proposed mix has been informed by the Rudgwick Neighbourhood Plan, this document is now over three years old. The housing needs data previously provided to the applicant represents the most up-to-date and accurate reflection of local demand in the area and should therefore be given greater weight when determining the affordable housing mix.</p> <p>I could support the proposed tenure split in principle if there were assurances that an RP is willing and able to take on the proposed number, size, and type of units in this location. Without this reassurance, there remains a risk that adjustments may be required later, potentially undermining the deliverability of the affordable housing offer.</p> <p>I welcome that the applicant is proposing to deliver affordable housing above the policy-compliant level, which is a positive aspect of the scheme. However, it is essential that this provision aligns with current local housing needs and is deliverable in practice. The focus should remain on providing affordable homes of the right sizes and tenures to meet genuine local demand, rather than simply achieving a numerical target.</p> <p>I would therefore request further clarification and confirmation regarding RP engagement and interest before formal support for the affordable housing proposal can be given.</p>
<b>NAME:</b>	Ailsa Keogh
<b>DEPARTMENT:</b>	Housing
<b>DATE:</b>	07/10/2025