



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	New Place Nurseries London Road Pulborough West Sussex
DESCRIPTION:	Reserved Matters application pursuant to Outline Planning Consent DC/21/2321, as varied by application DC/24/1204. The Reserved Matters comprise details of 160 no dwellings, associated internal access roads, parking and landscaping for areas east of the right of way. Details of appearance, landscaping, layout and scale to be considered.
REFERENCE:	DC/24/1676
RECOMMENDATION:	More Information

MAIN COMMENTS:

The applicant has submitted a planning application proposing a development consisting of 160 dwellings to be policy compliant we would expect to see a minimum of 35% (56 units) to be delivered as affordable housing.

The Housing Register in Pulborough currently has 160 households waiting for housing of which is broken down to 44 households (27%) in need of a 1-bedroom unit, 42 households (26%) in need of a 2-bedroom unit, 54 households (34%) in need of a 3-bedroom unit and 20 households (13%) 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. Housing Officers would need the affordable housing delivery to be in line with local demand before we would be able to support this site.

Of the affordable Housing units being delivered we would expect to see 39 units (70%) as affordable/social rent and 17 units (30%) as intermediate tenure. There is no mention of what size units these tenures would be, and Housing Officers would need this information to ensure that the correct delivery in line with current local demand is being met.

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.

There's no mention of any adapted units on this site, about 30% of households on the councils housing waiting list require adaptations to a property. Housing Officers would encourage developers to consider this and to speak with affordable housing providers as soon as possible to clarify delivery of this need.

ANY RECOMMENDED CONDITIONS:

Housing Officers needs confirmation on household delivery numbers and tenure sizes before being able to support this site.

Housing Officers would also encourage the developer to get a register provider on site and as soon as possible.

NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	04/02/2025