



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 for a residential development comprising 45 dwellings. To be policy compliant, the scheme is required to deliver 35% affordable housing, equating to 16 units.

The Housing Register for Upper Beeding/Small Dole currently records 114 households awaiting accommodation. This demand is broken down as follows:

- 45 households (36%) requiring 1-bedroom accommodation;
- 15 households (12%) requiring 2-bedroom accommodation;
- 42 households (33%) requiring 3-bedroom accommodation; and
- 24 households (19%) requiring accommodation with four or more bedrooms.

Households requiring 3- or 4-bedroom homes are experiencing the longest waiting times on the register, with average waiting periods approximately three times longer than those for 1- or 2-bedroom accommodation.

The proposed affordable housing mix is as follows:

Affordable Rented Units (11 units)

The proposed mix aligns with the SHMA (2019) requirements:

- 1-bed: 35% (3.85 units) – 4 proposed
- 2-bed: 30% (3.3 units) – 4 proposed
- 3-bed: 25% (2.75 units) – 3 proposed
- 4+ bed: 10% (1.1 units) – 1 proposed

Shared Ownership Units (5 units)

The proposed mix broadly reflects the SHMA (2019) guidance:

- 1-bed: 25% (1.25 units) – 2 proposed
- 2-bed: 40% (2 units) – 2 proposed
- 3-bed: 25% (1.25 units) – 1 proposed
- 4+ bed: 10% (0.1 units) – 0 proposed

Housing Officers would support the proposed delivery of the affordable rented units as set out above. However, there is a significant concern regarding the deliverability of the affordable housing element. Sixteen affordable units represents a relatively small quantum for many Registered Providers (RPs), and Small Dole may be considered a less attractive location, further limiting RP interest. While it is understood that two RPs have expressed initial interest, further reassurance is required that they are willing to proceed and deliver the proposed affordable housing mix.

Without such confirmation, there is a risk that the applicant may seek a commuted sum in lieu of on-site provision at a later stage. Additionally, it may be necessary to review and amend the affordable housing mix following engagement with an RP, as some providers have specific requirements regarding unit sizes. Addressing this matter prior to the completion of the Section 106 Agreement would be beneficial, as it would help to avoid the need for a Deed of Variation at a later stage.

ANY RECOMMENDED CONDITIONS:

Housing Officers would benefit from further conversation in relation to RP interested and if they above tenure mix is achievable.

NAME:

Ailsa Keogh

DEPARTMENT:	Housing
DATE:	31/12/2025