



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 for a development comprising 160 dwellings. To meet policy requirements, a minimum of 35% affordable housing provision is expected, equating to 56 units. The site has proposed to deliver 60 units as affordable housing which is above policy compliance.

The Housing Register for Pulborough currently includes 166 households awaiting accommodation, broken down as follows:

- 62 households (37%) requiring a 1-bedroom property
- 30 households (18%) requiring a 2-bedroom property
- 56 households (34%) requiring a 3-bedroom property
- 18 households (11%) requiring a 4-bedroom or larger property

Households requiring 3- or 4-bedroom accommodation face the longest waiting times, on average waiting three times longer than those requiring 1- or 2-bedroom properties. Housing Officers therefore require the affordable housing mix to reflect local demand in order to support this proposal.

Since my initial response, the affordable housing provision has been revised as set out below.

Affordable Rented	SHMA 2019 (42 units)	Proposal (42 units)	Over / under supply
1-bed	35% (14.7 dwellings)	10 dwellings	- 5
2-bed	30% (12.6 dwellings)	24 dwellings	+11
3-bed	25% (10.5 dwellings)	8 dwellings	- 5
4+ bed	10% (4.2 dwellings)	0 dwellings	- 4

Shared Own-ership	SHMA 2019 (18 units)	Proposal (18 units)	Over / under supply
1-bed	25% (4.5 dwellings)	0 dwellings	-5
2-bed	40% (7.2 dwellings)	3 dwellings	-4
3-bed	25% (4.5 dwellings)	10 dwellings	+6
4+ bed	10% (1.8 dwellings)	5 dwellings	-2

Housing Officers note that there has been a significant reduction in the number of larger family sized units for affordable rent, despite clear evidence of substantial need. Conversely, there has been an increase in the number of 2-bedroom units, which based on the data above are currently the least in demand.

Housing Officers note a significant reduction in the provision of larger family-sized units for affordable rent, despite clear evidence of substantial local need. Conversely, there has been an increase in 2-bedroom units, which, as demonstrated above, are currently the least in demand. Housing Officers cannot support this change and would strongly encourage the applicant to increase the number of larger family-sized affordable homes to reflect local need. Alternatively, the applicant should provide justification for the proposed reduction in these units. The loss of larger family-sized affordable rented homes is not acceptable.

ANY RECOMMENDED CONDITIONS:

Housing Officers do not support the reduction in the delivery of larger family homes and change in tenure sizes.

NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	11/12/2025

