



## **HORSHAM DISTRICT COUNCIL CONSULTATION**

|                        |                                                                                                                                                                                                                                                                                   |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>             | Horsham District Council – Planning Dept                                                                                                                                                                                                                                          |
| <b>LOCATION:</b>       | Land To The West of Ashington C of E School Park Lane Ashington West Sussex                                                                                                                                                                                                       |
| <b>DESCRIPTION:</b>    | Demolition of existing buildings and erection of 152 dwellings, all-weather sport pitch, sports pavilion and allotments; with associated access, landscaping, open space and infrastructure (amended plans including reduced housing numbers and modified access off Church Lane) |
| <b>REFERENCE:</b>      | DC/23/0406                                                                                                                                                                                                                                                                        |
| <b>RECOMMENDATION:</b> | No Objection                                                                                                                                                                                                                                                                      |

**MAIN COMMENTS:**

The applicant has submitted a planning application proposing a development consisting of 152 dwellings to be policy compliant we would expect to see a minimum of 35% (53 units) to be delivered as affordable housing.

The Housing Register in Ashington currently has 146 households waiting for housing of which is broken down to 35 households (24%) in need of a 1-bedroom unit, 31 households (21%) in need of a 2-bedroom unit, 57 households (40%) in need of a 3-bedroom unit and 23 households (15%) 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.

The site has proposed to deliver the following mix of housing.

| House type              | Previous Application Scheme<br>180 dwellings | Amended Application Scheme<br>152 dwellings |
|-------------------------|----------------------------------------------|---------------------------------------------|
| <b>Market</b>           |                                              |                                             |
| 2 bedroom               | 27 (23%)                                     | 22 (22%)                                    |
| 3 bedroom               | 52 (44%)                                     | 41 (41%)                                    |
| 4 + bedroom             | 38 (32%)                                     | 36 (36%)                                    |
| <b>Total</b>            | <b>117</b>                                   | <b>99</b>                                   |
| <b>Shared Ownership</b> |                                              |                                             |
| 1 bedroom apartments    | 8 (42%)                                      | 5 (31%)                                     |
| 2 bedroom apartments    | 3 (16%)                                      | 1 (6%)                                      |
| 2 bedroom houses        | 2 (11%)                                      | 5 (31%)                                     |
| 3 bedroom houses        | 4 (21%)                                      | 4 (25%)                                     |
| 4 bedroom houses        | 2 (11%)                                      | 1 (6%)                                      |
| <b>Total</b>            | <b>19</b>                                    | <b>16</b>                                   |
| <b>Affordable Rent</b>  |                                              |                                             |
| 1 bedroom apartments    | 14 (32%)                                     | 12 (32%)                                    |
| 2 bedroom apartments    | 8 (18%)                                      | 2 (5%)                                      |
| 2 bedroom houses        | 7 (16%)                                      | 8 (22%)                                     |
| 3 bedroom houses        | 13 (30%)                                     | 13 (35%)                                    |
| 4 bedroom houses        | 2 (5%)                                       | 2 (5%)                                      |
| <b>Total</b>            | <b>44</b>                                    | <b>37</b>                                   |

There is no mention of a Registered Provider to deliver the affordable units 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.

**ANY RECOMMENDED CONDITIONS:**

Housing Officers support this application as it delivers much needed affordable housing in line with current local demand.

**NAME:**

Ailsa Keogh

|                    |            |
|--------------------|------------|
| <b>DEPARTMENT:</b> | Housing    |
| <b>DATE:</b>       | 14/03/2025 |