



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Cedar Cottage Sandygate Lane Lower Beeding Horsham
DESCRIPTION:	Demolition of existing dwelling and erection of 24no. dwellings including the creation of a new access from Sandygate Lane with associated works.
REFERENCE:	DC/26/0640
RECOMMENDATION:	More information needed.

MAIN COMMENTS:

The applicant has submitted a planning application proposing a development consisting of 24 dwellings to be policy compliant the site would need to deliver 35% (8units) as affordable housing.

The Housing Register in Lower Beeding currently has 135 households waiting for housing of which is broken down to

- 39 households (29%) in need of a 1-bedroom unit,
- 20 households (15%) in need of a 2-bedroom unit,
- 53 households (39%) in need of a 3-bedroom unit
- 23 households (17%) 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 ask developers to deliver affordable housing provision in line with the above demand.

The site has proposed to deliver the following affordable housing mix;

Unit number	Dwelling size	Tenure
24	2 bedrooms	Affordable home ownership
3	3 bedrooms	Rented affordable housing
18	2 bedrooms	Rented affordable housing
19	2 bedrooms	Rented affordable housing
20	3 bedrooms	Rented affordable housing
21	3 bedrooms	Rented affordable housing
22	2 bedrooms	Rented affordable housing
23	2 bedrooms	Rented affordable housing

Furthermore, there is no indication that a Registered Provider (RP) has been identified or engaged at this stage. In the absence of early confirmation from an RP, there is a risk that the applicant may subsequently seek a commuted sum in lieu of on-site affordable housing provision. In addition, engagement with an RP may necessitate amendments to the proposed affordable housing mix, as some providers have specific requirements relating to unit sizes and tenure distribution. Addressing these matters prior to completion of the Section 106 Agreement would therefore be beneficial, as it would reduce the likelihood of a future Deed of Variation being required.

ANY RECOMMENDED CONDITIONS:

Housing Officers require confirmation that there is interest from a Registered Provider in acquiring and managing the proposed affordable housing provision on the site as currently submitted. In the absence of evidence demonstrating Registered Provider support, Housing Officers are unable to support the proposed affordable housing offer at this stage.

NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	26/05/2026