



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Berkeley Homes Development Site Worthing Road Southwater RH13 9BT
DESCRIPTION:	Erection of 94 dwellings with associated access, parking and landscaping at Land West of Worthing Road (Phase 5), Southwater
REFERENCE:	DC/19/2464
RECOMMENDATION:	More Information
MAIN COMMENTS: The applicant has submitted a planning application proposing a development consisting of 94 dwellings to be policy compliant we would expect to see 35% (33 units) of those delivered as affordable housing. The Housing Register in Southwater/ Christ Hospital currently has 313 households waiting for housing of which is broken down to 76 households in need of a 1-bedroom unit, 57 households in need of a 2-bedroom unit, 133 households in need of a 3-bedroom unit and 47 households in need of 4 or more bedrooms. It is unclear what the delivery of affordable housing will be on this phase, Housing Officers would strongly encourage the delivery of affordable rented tenure in line with the above current local demand. Housing Officers are seeing an increase in demand for larger sized properties in our District with household with a 3- or 4-bedroom needs waiting significantly longer than others to be rehoused. No mention is made of a potential affordable housing provider, and 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.	
ANY RECOMMENDED CONDITIONS: Clarification is needed in relation to the affordable housing tenure and size before Housing Officers can support this. Further information is also needed in relation to how many and what, Register Providers that are interest in delivering this site.	
NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	04/09/2024