



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:	Support

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 163 households awaiting accommodation, broken down as follows:

- 62 households (38%) requiring a 1-bedroom property
- 26 households (16%) requiring a 2-bedroom property
- 55 households (34%) requiring a 3-bedroom property
- 20 households (12%) requiring a 4-bedroom or larger property

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

	SHMAA	Affordable Rented	SHMAA	Shared Ownership	SHMAA	Open Market
1-bed	14.7	10	4.5	0	5	0
2-bed	12.6	20	7.2	7	30	15
3-bed	10.5	9	4.5	9	40	49
4+-bed	4.2	3	1.8	2	25	34 (7 of which are 5-beds)
Total	42	42	18	18	100	100

Housing Officers note that, since our initial response, there has been an increase in the provision of larger homes within the affordable housing supply, reflecting current local demand. However, we would encourage the delivery of additional 3- and 4-bedroom units for affordable rent where feasible, as there is clear evidence of significant demand for these sizes.

We strongly recommend that the applicant engage with a registered provider as soon as possible to confirm the tenure split, secure funding arrangements for the affordable homes, and ensure that the layout and specifications of the units meet the provider's requirements. Housing Officers require reassurance that there are registered providers willing to take on the site and accommodate the proposed tenure and unit sizes.

ANY RECOMMENDED CONDITIONS:

Housing Officers support this application

NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	10/02/2026