



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Toat Cafe Stane Street North Heath West Sussex
DESCRIPTION:	Outline Planning Application for up to 100 residential dwellings (including 35% affordable), pharmacy, shop/cafe and open space, all matters reserved except access.
REFERENCE:	DC/26/0826
RECOMMENDATION:	More information required.

MAIN COMMENTS:

The applicant has submitted a planning application for a residential development comprising of up to 100 dwellings. In accordance with adopted policy, a minimum of 35% of the scheme (35 units) is required to be delivered as affordable housing.

The current Housing Register for the Pulborough/Nutbourne area identifies 155 households in need of accommodation, with the following demand profile:

- 59 households (38%) require a one-bedroom property
- 23 households (15%) require a two-bedroom property
- 54 households (35%) require a three-bedroom property
- 19 households (12%) require a four-bedroom or larger property

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

Overall	Market (M)		Affordable (A)				ALL	
Total Units	60		33				93	Units
%	65		35				100	%
Breakdown			Low Cost (LC)		Affordable Rent (AF)			
			(LC 30% of A)		(AF 70% of AF)			
Type	Units	% of M	Units	% of LC	Units	% of AF	Units	% of All
1-bed	3	5.0	3	30.0	6	26.1	12	12.9
2-bed	19	31.7	4	40.0	6	26.1	29	31.2
3-bed	24	40.0	2	20.0	8	34.8	34	36.6
4-bed	14	23.3	1	10.0	3	13.0	18	19.4
Total	60	100	10	100	23	100	93	100
		Check %	30	%	70	%		

No information has been provided regarding engagement with a Registered Provider. It is strongly advised that the applicant consult with a Registered Provider at the earliest opportunity to agree the tenure mix, confirm funding arrangements, and ensure that the proposed layout and unit specifications meet provider requirements.

In the absence of confirmation that a suitable Registered Provider has been secured, and without sufficient evidence demonstrating that the proposed affordable housing provision is deliverable, Housing Officers are unable to support the application in its current form.

ANY RECOMMENDED CONDITIONS:

Information is required in relation to Registered Provider interest in the site and bringing the affordable housing provision.

NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	07/07/2026