



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North Of The Rise Partridge Green West Sussex
DESCRIPTION:	Reserved matters approval for appearance, landscaping, layout and scale for 55 residential dwellings and associated infrastructure pursuant to outline planning permission ref DC/22/0301 for redevelopment of the site to provide up to 55 dwellings, ancillary parking and associated infrastructure with all matters reserved except access
REFERENCE:	DC/26/0835
RECOMMENDATION:	Support

MAIN COMMENTS:

The applicant has submitted a planning application for a residential development comprising 55 dwellings, of which 22 units (40%) are proposed as affordable housing.

The Housing Register for Partridge Green/West Grinstead currently identifies 146 households in need of accommodation. This demand is distributed as follows:

- 50 households (34%) requiring one-bedroom accommodation;
- 14 households (10%) requiring two-bedroom accommodation;
- 58 households (40%) requiring three-bedroom accommodation; and
- 24 households (16%) requiring four-bedroom or larger accommodation.

Households requiring three- and four-bedroom homes are experiencing the longest waiting times on the Housing Register, with average waiting periods approximately three times longer than those for one- or two-bedroom accommodation.

The proposed affordable housing mix is set out below.

	1 Bedroom Maisonettes	2 Bedroom Bungalows	2 Bedroom Houses	3 Bedroom Houses	4 Bedroom Houses	Total
Private	0	3	12	11	7	33
Shared Ownership (First Homes)	0	0	6	1	0	7
Affordable Rent	0	0	0	3	1	4
Social Rent	4	3	1	1	2	11
Total	4	6	19	16	10	55

ANY RECOMMENDED CONDITIONS:

Housing Officers support this site in its current form as it's delivers in line with current local demand.

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