



The countryside charity
Sussex

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Horsham District Local Plan 2023-40 Consultation (Regulation 19)

CPRE Sussex response to:

STRATEGIC POLICY 39: AFFORDABLE HOMES

1. We disagree with Strategic Policy 39: 1 c) On strategic sites (Land West of Ifield, Land North West of Southwater and Land east of Billingshurst) a minimum 35% of the total (gross) except for Land West of Ifield where a minimum 40% of the total (gross) will apply'.

1.1 Instead, a minimum 40% of the total (gross) should also apply to Land North West of Southwater and Land East of Billingshurst.

1.2 It should also apply to the 'Additional intensification of Land at North Horsham' (500 dwellings). We note with concern that Strategic Policy 39 does not stipulate a minimum percentage requirement for this development.

3. We support HDC's aspiration and measures to ensure that affordable homes that 'come forward are within the financial reach of existing and future households' (HDLP paragraph 10.36).

'Given the high cost of rented properties in the District and an ongoing shortage of supply, together with the increased cost of living, the Council's preference is for the delivery of socially rented homes (paragraph 10.39).

'A Local Connections test will be applied to all rented affordable homes and First Homes' and that "Affordable rented homes must be genuinely affordable, and rent must not exceed Local Housing Allowance, (paragraph 10.40), and that:

'If there are instances where a development site is sub-divided so as to create two or more separate development schemes that fall below the affordable housing threshold, the Council will require an appropriate level of affordable housing to reflect the capacity of the site or sites as a whole, were it to come forward as a single scheme' (paragraph 41).

Dr R F Smith

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