

Examination of the Horsham District Local Plan 2023-2040

Hearings: week 1 - April 2026

Rusper Parish Council Hearing Statement

Rusper Parish Council stands by all of its previous submissions submitted at all consultation phases of the Horsham Local Plan process.

Matter 3: Homes to meet the needs of all the community

a. The identified level of affordable housing need

The target of 40% affordable housing, should be a minimum when considered against the actual current needs of the community. There seems to be a failing in the plan, if the primary strategic site is only going to deliver 35%. This with the earlier point about the need for social housing needs better consideration with the plan.

b. Whether the proportion of affordable housing sought from each site is appropriate

The West of Ifield, as the primary strategic site is only targeted to provide 35% affordable housing. This is despite the fact that the bulk of the housing land is already in public ownership and so should be economically viable to provide a much higher percentage.

c. Whether the mix of homes is appropriate

Given an aging population and reducing birth rates, it would seem that current requirements are likely to change fairly quickly over the period of the plan. This and the overall limits on land supply, it would seem to suggest that the build mix, is focused towards higher density units.

d. The plan's approach towards self-build and custom housing

RPC agrees with the principles outlined in the plan.

e. The plan's approach towards homes for older people

This seems to be covered well in the plan policies, but needs to be managed against the planning application, especially for the strategic sites.

f. Accessibility policy

RPC broadly agrees with the accessibility policies within the plan.

g. Provision for gypsies, travellers and travelling showpeople

RPC broadly agrees with the provisions for gypsies, travellers and showpeople within the plan. However, the draft proposals so far for the proposed new site at West of Ifield seem to ignore the key points of the plan, notably "*b) the site has safe and convenient access to the highway and public transport services;*". Given the mobility requirements for this group it would seem that this should be a prime consideration.