



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Former Novartis Site Parsonage Road Horsham West Sussex
DESCRIPTION:	Residential development comprising approximately 206 dwellings, including the conversion of 'Building 3' and demolition of 'Building 36'. Vehicular access taken from Wimblehurst Road. Car and cycle parking, landscaping and open space and associated works. The replacement of the existing cedar trees at the site.
REFERENCE:	DC/25/0629
RECOMMENDATION:	Approval

MAIN COMMENTS:

The applicant has submitted a planning application proposing a development consisting of 206 and has proposed to deliver 35% (72units) as affordable housing which is above policy requirements.

The Housing Register in Holbrook currently has 425 households waiting for housing of which is broken down to 100 households (24%) in need of a 1-bedroom unit, 104 households (24%) in need of a 2-bedroom unit, 175 households (41%) in need of a 3-bedroom unit and 46 households (11%) in need of 4 or more bedrooms.

Of the 72 units delivered as affordable housing we would expect to see a delivery of 70% (50 units) as affordable/social rented tenure and 30% (22 units) as intermediate tenure.

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

Tenure	Size	Percentage Need
Private	1 bed	4%
	2 bed	20%
	3 bed	41%
	4+ bed	35%
Affordable	1 bed	36%
	2 bed	32%
	3 bed	29%
	4+ bed	3%

Which is broken down to;

- 26 x 1 beds
- 23 x 2 beds
- 21 x 3 beds
- 2 x 4 beds

No mention is made of a potential affordable housing provider, and Housing Officers would urge the applicant to reach an agreement with a provider as soon as possible to clarify and confirm tenure split and secure funding arrangements for the affordable homes and ensure the layout and specifications of the affordable units meet the provider's requirements. Housing Officers need reassurance that there are registered providers who would be willing to take on the site and tenure sizes as proposed before we would be able to support the site.

The proposal mentions that 10 of the units on the site would be wheelchair access but not if these would be made available to the affordable housing. About 30% of households on the councils housing waiting list require adaptions to a property. Housing Officers would encourage developers to consider this and to speak with affordable housing providers as soon as possible to clarify delivery of this need.

ANY RECOMMENDED CONDITIONS:

Housing Officers require further conversation and clarification in relation to the affordable housing delivery tenure and sizes in relation to 70/30 split but do support what is being proposed.

NAME:	Ailsa Keogh
--------------	-------------

DEPARTMENT:	Housing
DATE:	12/05/2025