



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Old House Manor Estate Cowfold Road Coolham West Sussex
DESCRIPTION:	Conversion of existing manor house into 14no. residential units. (Retrospective).
REFERENCE:	DC/25/2121
RECOMMENDATION:	Further information needed

MAIN COMMENTS:

The applicant has submitted a planning application for a residential development comprising 14 dwellings, to be policy compliant we would expect to see 20% (3 units) to be delivered as affordable housing.

The Housing Register for Cowfold currently identifies 150 households in need of accommodation. This demand is distributed as follows:

- 45 households (30%) requiring one-bedroom accommodation;
- 22 households (14%) requiring two-bedroom accommodation;
- 59 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. There is no proposed affordable housing layout currently available, but Housing Officers would expect to see a mix of tenure in line with the above current demand.

We would also usually expect to see a further split of the 3 affordable housing units to 70% (2 units) as affordable rent and 30% (1 units) as shared ownership however due to the small site it may be worth delivering all 3 units as one tenure such as affordable rent. It may also be in the interest of the applicant to consider delivering this units as a community led housing as it is such a small site if they wish to do so they should contact Action in Rural Sussex for further conversations.

In the absence of early confirmation from an RP, there is a risk that the applicant may seek a commuted sum in lieu of on-site affordable housing provision at a later stage. Furthermore, engagement with an RP may necessitate amendments to the proposed affordable housing mix, as some providers have specific requirements in relation to unit sizes. Addressing these matters prior to completion of the Section 106 Agreement would therefore be beneficial, as it would reduce the risk of requiring a Deed of Variation at a later stage.

ANY RECOMMENDED CONDITIONS:

Housing Officers cannot support this site until reassurance can be provided that delivery is possible in relation to an RP, and the affordable tenure delivery is confirmed.

NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	15/01/2026