



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of Little Slaughterford Chapel Road Barns Green West Sussex
DESCRIPTION:	Proposed development of 68 dwellings with vehicular and pedestrian accesses, public open space, hard and soft landscaping and associated works including supporting foul and surface water drainage works, and works to existing culverted watercourse on site.
REFERENCE:	DC/25/2057
RECOMMENDATION:	Further information needed

MAIN COMMENTS:

The applicant has submitted a planning application for a residential development comprising 68 dwellings, of which 24 units (35%) are proposed as affordable housing.

The Housing Register for Itchingfield/Barns Green currently identifies 151 households in need of accommodation. This demand is distributed as follows:

- 40 households (26%) requiring one-bedroom accommodation;
- 20 households (13%) requiring two-bedroom accommodation;
- 68 households (45%) 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 site has proposed to deliver the following mix;

Table 2: Housing Mix

House Type	Unit Numbers (based on 68 units total)	Percentage
Market		
1-Bed House	3	7%
2-Bed House	9	20%
3-Bed House	19	43%
4-Bed House	10	23%
5-Bed House	3	7%
SUBTOTAL	44	64.71%
Affordable Rent		
2-Bed Flat	6	35%
2-Bed House	7	41%
3-Bed House	2	12%
4-Bed House	2	12%
Affordable (Shared Ownership)		
2-Bed House	3	43%
3-Bed House	4	57%
SUBTOTAL	24	35.29%
TOTAL	68	100%

The proposed affordable housing mix is heavily weighted towards two-bedroom units, which account for 76% (13 units) of the total provision. While this would help to address some of the identified two-bedroom need in contrast, the proposal does very little to meet the greatest areas of need, particularly for larger family homes. Households requiring three- and four-bedroom accommodation represent 61% of current demand and are typically those waiting the longest on the housing register; however, only 24% of the proposed units are of this size. As such, the scheme would largely eliminate the identified two-bedroom requirement while failing to adequately address the most acute and long-standing housing needs within the parish.

Housing Officers also wish to highlight concerns regarding the deliverability of the affordable housing element. The provision of 24 affordable units represents a relatively small scheme for many

Registered Providers (RPs), and the location of Barns Green may be perceived as less attractive, potentially limiting RP interest.

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 reassured can be provided that delivery is possible, and the affordable tenure is reconsidered.

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