



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land To The South of Broadbridge Way Broadbridge Heath West Sussex
DESCRIPTION:	Full Planning Application for the erection of 92no. residential dwellings comprising dwellings (54no.) and apartments (35no.), 36% affordable homes, creation of new vehicular access on to Sergent Way, provision of public open space, landscaping and drainage solutions.
REFERENCE:	DC/25/0894
RECOMMENDATION:	Objection

MAIN COMMENTS:

The applicant has submitted a planning application proposing a residential development comprising 92 dwellings, of which 36% (33 units) are to be delivered as affordable housing, in accordance with policy requirements.

According to the current Housing Register for Broadbridge Heath, there are 358 households waiting for suitable accommodation. The breakdown of housing need is as follows:

- 101 households (28%) require a 1-bedroom home
- 69 households (19%) require a 2-bedroom home
- 147 households (41%) require a 3-bedroom home
- 41 households (12%) require a 4-bedroom or larger home

It should be noted that households requiring 3- and 4-bedroom homes are waiting on average, three times longer than those needing smaller units. This highlights the acute shortage and pressing demand for larger family-sized affordable homes within the parish.

The proposed scheme provides the following mix of affordable housing:

Affordable Code	Name	Bedrooms	Area (sqft)	Units	Total Area (sqft)
1B2PF AFF	1B2P Apt	1	546	9	4,914
1B2PF M4(3) AFF A	1B2P M4(3) Apt A	1	660	1	660
1B2PF M4(3) AFF B	1B2P M4(3) Apt B	1	753	1	753
2B3PF AFF	2B3P Apt	2	660	2	1,320
2B4PF AFF	2B4P Apt	2	753	14	10,542
M231B0 AFF	231	2	797	1	797
M242B1	242	2	855	0	-
T352B0	352	3	1012	2	2,024
M452B6	452	4	1178	2	2,356
	Totals			32	23,366

Affordable	Number	%
1	11	34%
2	17	53%
3	2	6%
4	2	6%
Total	32	100%

Sales	Number	%
1	3	5%
2	28	49%

Given the significant demand for larger properties, Housing Officers strongly encourage the applicant to increase the proportion of 3-bedroom homes within the affordable rented tenure to better reflect local housing need. Furthermore, there is currently no detailed breakdown of the proposed tenure split for the 33 affordable homes. In line with policy expectations, this should comprise approximately 70% (23 units) as affordable rent and 30% (10 units) as intermediate or shared ownership.

Housing Officers seek confirmation that a meaningful proportion of the 3- and 4-bedroom homes will be delivered as affordable rent, rather than being concentrated within the intermediate tenure, to ensure these homes are accessible to families most in need.

Officers also urge the applicant to engage and reach agreement with a Registered Provider at the earliest opportunity. Early partnership working will ensure the proposed affordable homes particularly the larger family units meet the design, layout, and specification standards required by the provider, and that appropriate funding and delivery mechanisms are in place.

ANY RECOMMENDED CONDITIONS:

Before officers can support the proposal, reassurance is required that a Registered Provider is committed to taking on the affordable housing units as proposed, and that the tenure mix and dwelling sizes align with identified local needs particularly the acute need for larger family homes.

NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	13/11/2025

