



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Woodfords Shipley Road Southwater Horsham
DESCRIPTION:	Reserved matters application for the erection of up to 73no. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/21/2180, relating to layout, scale, appearance and landscaping.
REFERENCE:	DC/25/1658
RECOMMENDATION:	Objection

MAIN COMMENTS:

The applicant has submitted a planning application proposing a residential development comprising 73 dwellings, of which 39% (29 units) are to be delivered as affordable housing, in accordance with policy requirements.

According to the current Housing Register for Southwater/Christ's Hospital, there are 320 households waiting for suitable accommodation. The breakdown of housing need is as follows:

- 95 households (30%) require a 1-bedroom home
- 62 households (19%) require a 2-bedroom home
- 123 households (38%) require a 3-bedroom home
- 40 households (13%) require a 4-bedroom or larger home

It should be noted that households requiring 3- and 4-bedroom homes wait, on average, three times longer than those seeking smaller units. This clearly demonstrates an acute shortage of larger family-sized affordable homes within the parish and the urgent need to prioritise their delivery.

The proposed scheme provides the following mix of affordable housing:

Affordable Homes (39.7%)				Private Homes (60.3%)	
AFFORDABLE RENT (69% of the affordable homes)		SHARED OWNERSHIP (31% of the affordable homes)		OPEN MARKET	
2-bed apartment	14	2-bed apartment	-	2-bed apartment	-
2-bed house*	2	2-bed house~	4	2-bed house	11
3-bed house*	4	3-bed house~	5	3-bed house	18
4-bed house	-	4-bed house	-	4-bed house	6
5-bed house	-	5-bed house	-	5-bed house	9
Total	20	Total	9	Total	44
*6 M4(2) homes		~9 M4(2) homes			

Given the demand for larger family homes, Housing Officers strongly encourage the applicant to increase the proportion of 3-bedroom homes within the affordable rented tenure to ensure the scheme aligns with local housing needs and delivers meaningful social value. The inclusion of a greater number of 3- and 4-bedroom affordable rented homes would make a significant contribution toward addressing the current shortfall and reducing waiting times for families in need.

Officers also urge the applicant to engage and reach agreement with a Registered Provider (RP) at the earliest opportunity. Early collaboration will ensure that the affordable housing, particularly the larger family-sized units, meet the RP's requirements in terms of layout, design, and specification, and that appropriate funding and delivery mechanisms are secured.

ANY RECOMMENDED CONDITIONS:

Housing Officers seek reassurance that a Registered Provider is committed to taking on the affordable homes as proposed, and that the tenure mix and dwelling sizes particularly the provision of larger family units appropriately reflect local housing demand.

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