



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land West of Ifield Charlwood Road Ifield West Sussex
DESCRIPTION:	Hybrid planning application (part outline and part full planning application) for a phased, mixed use development comprising: A full element covering enabling infrastructure including the Crawley Western Multi-Modal Corridor (Phase 1, including access from Charlwood Road and crossing points) and access infrastructure to enable servicing and delivery of secondary school site and future development, including access to Rusper Road, supported by associated infrastructure, utilities and works, alongside: An outline element (with all matters reserved) including up to 3,000 residential homes (Class C2 and C3), commercial, business and service (Class E), general industrial (Class B2), storage or distribution (Class B8), hotel (Class C1), community and education facilities (Use Classes F1 and F2), gypsy and traveller pitches (sui generis), public open space with sports pitches, recreation, play and ancillary facilities, landscaping, water abstraction boreholes and associated infrastructure, utilities and works, including pedestrian and cycle routes and enabling demolition. This hybrid planning application is for a phased development intended to be capable of coming forward in distinct and separable phases and/or plots in a severable way.
REFERENCE:	DC/25/1312
RECOMMENDATION:	Amendments needed and further information

MAIN COMMENTS:	<p>The applicant has submitted a planning application for a development of up to 3,000 dwellings, of which 35% (approximately 1,050 units) are proposed as affordable housing. It is anticipated that the affordable rented provision will be shared on a 50/50 basis with Crawley Borough Council, meaning Horsham District Council (HDC) would receive around 525 affordable rented units.</p> <p>The Housing Register for Rusper currently has 165 households in need of accommodation, broken down as follows:</p> <ul style="list-style-type: none"> • 40 households (24%) requiring a 1-bedroom unit • 34 households (21%) requiring a 2-bedroom unit • 69 households (42%) requiring a 3-bedroom unit • 22 households (13%) requiring 4 or more bedrooms <p>This data demonstrates a clear demand for larger family homes. However, the proposed tenure mix does not adequately reflect the local need for 3- and 4-bedroom units. Households requiring these larger homes typically experience the longest waiting times to be rehoused. Housing Officers therefore request that the developer considers the tenure and size mix to ensure it aligns with local housing need.</p> <p>While the housing register does not currently indicate demand for 500 affordable units specifically in Rusper, there are 756 households across the wider district awaiting rehousing. Rusper is a small village with limited affordable housing provision and is therefore not often selected by applicants. However, it is anticipated that if a development of this scale were brought forward, more households would identify Rusper as a preferred location. Accordingly, we would expect the level of housing need in this area to rise.</p> <p>In terms of tenure, Housing Officers would expect the affordable housing provision to be split 70% affordable rent and 30% intermediate rent. Clarification is required from the applicant on the unit sizes allocated to each tenure before support can be confirmed.</p> <p>Housing Officers strongly encourage the applicant to engage with a registered provider at the earliest opportunity to confirm the proposed tenure split, secure funding arrangements, and ensure that the layout and specifications of the affordable units meet provider requirements. Housing Officers therefore require reassurance that a provider is willing and able to take on the affordable homes as proposed before we can support the scheme.</p>
NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	11/09/2025