



Horsham  
District  
Council

## HORSHAM DISTRICT COUNCIL CONSULTATION

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|------------------------|---|
| <b>TO:</b>             | Horsham District Council – Planning Dept  |
| <b>LOCATION:</b>       | <b>Land To The South of Broadbridge Way<br/>Broadbridge Heath West Sussex</b>   |
| <b>DESCRIPTION:</b>    | <b>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.</b> |
| <b>REFERENCE:</b>      | DC/25/0894  |
| <b>RECOMMENDATION:</b> | Further information   |

## MAIN COMMENTS:

The applicant has submitted a planning application for a residential development comprising 92 dwellings, of which 36% (33 units) are proposed as affordable housing, consistent with policy requirements.

According to the current Housing Register for Broadbridge Heath, 358 households are waiting for suitable accommodation. The breakdown of 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

Households requiring 3- and 4-bedroom homes are, on average, waiting three times longer than those seeking smaller units. This demonstrates the considerable pressure on larger family-sized affordable homes within the parish.

The applicant has submitted the following indicative affordable housing mix:

| 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               |
| T236B1 AFF        | 236              |      | 2        | 827         | 1         | 827               |
| M242B1            | 242              |      | 2        | 855         | 0         | -                 |
| T352B0            | 352              |      | 3        | 1012        | 2         | 2,024             |
| M452B6            | 452              |      | 4        | 1178        | 2         | 2,356             |
| <b>Totals</b>     |                  |      |          |             | <b>33</b> | <b>24,193</b>     |

| Affordable   | Number    | %           |
|--------------|-----------|-------------|
| 1            | 11        | 33%         |
| 2            | 18        | 55%         |
| 3            | 2         | 6%          |
| 4            | 2         | 6%          |
| <b>Total</b> | <b>33</b> | <b>100%</b> |

| Sales    | Number    | %          |
|----------|-----------|------------|
| 1        | 3         | 5%         |
| 2        | 24        | 41%        |
| <b>3</b> | <b>30</b> | <b>51%</b> |

Housing Officers acknowledge that the proposed tenure mix and dwelling sizes appear broadly in line with current local demand. However, before we can offer full support, we would need reassurance that the affordable housing provision is deliverable and that there is firm interest from a Registered Provider (RP).

We note that Moat has provided a letter in support of the site; however, the letter does not confirm whether they are comfortable with the proposed affordable housing delivery, including the mix of tenures and the intention for the flats to be mixed tenure. As some RPs cannot support mixed-tenure apartment blocks, clarification from Moat—or any alternative RP—will be essential to ensure the proposed approach is workable.

Should confirmation be provided that Moat (or another RP) is willing and able to take forward the affordable homes as currently proposed, Housing Officers would be in a position to support the tenure mix, as it aligns well with identified local needs.

We would therefore encourage the applicant to engage with Moat, or another suitable RP, at the earliest opportunity to secure agreement in principle. Early partnership working will help ensure that the affordable units—particularly the larger family homes—meet RP standards in terms of layout, design, and specification, 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.

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| <b>NAME:</b>       | Ailsa Keogh |
| <b>DEPARTMENT:</b> | Housing     |
| <b>DATE:</b>       | 17/11/2025  |