



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land East of Oaklands Henfield Road Cowfold West Sussex
DESCRIPTION:	Outline planning application for a phased development of approximately 40 residential dwellings, vehicular access, car parking, landscaping, open space and other associated works and infrastructure. All matters reserved except for access.
REFERENCE:	DC/26/0913
RECOMMENDATION:	Amendments needed

MAIN COMMENTS:

The applicant has submitted a planning application for a residential development comprising 40 dwellings, of which 14 units (35%) are proposed as affordable housing.

The Housing Register for Cowfold currently identifies 149 households in need of accommodation. The identified housing need is distributed as follows:

- 54 households (36%) require one-bedroom accommodation;
- 15 households (10%) require two-bedroom accommodation;
- 56 households (38%) require three-bedroom accommodation; and
- 24 households (16%) require 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- and two-bedroom accommodation.

The proposed affordable housing mix is set out below;

TENURE					
	1-bed	2-bed	3-bed	4-bed	Total
Affordable rented	2	6	2	0	10 (25%)
Shared ownership	1	0	3	0	4 (10%)
Open market	0	3	17	6	26 (65%)
Total dwellings	3	9	22	6	40

TABLE 8: INDICATIVE TENURE MIX

Housing Officers note that a significant proportion of the affordable rented units are proposed as two-bedroom dwellings. However, Housing Register data demonstrates that demand for two-bedroom accommodation is comparatively low, representing only 10% of identified housing need, whereas demand for one- and three-bedroom homes exceeds 35% in each case. In light of this evidence, Housing Officers recommend that the proposed affordable housing mix is reviewed, with consideration given to reducing the number of two-bedroom units and increasing the provision of one- and three-bedroom homes to better reflect identified local housing needs.

The application does not provide evidence of engagement with Registered Providers (RPs). In the absence of early confirmation from an RP, there is a risk that the applicant may subsequently seek to provide a commuted sum in lieu of on-site affordable housing provision. In addition, Registered Providers may require amendments to the proposed affordable housing mix to ensure it aligns with their operational, management and investment requirements, including preferences relating to dwelling size and tenure distribution.

It is therefore recommended that the applicant engages with a Registered Provider at the earliest opportunity and seeks to resolve these matters prior to completion of the Section 106 Agreement. This would provide greater certainty regarding the deliverability of the affordable housing provision and minimise the risk of amendments being required through a subsequent Deed of Variation.

ANY RECOMMENDED CONDITIONS:

Housing Officers need further information in relation to the affordable housing provision and evidence that there is significant register provider interest in taking on the site before we would be able to support

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DEPARTMENT:	Housing
DATE:	06/08/2026