



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land East of 1 To 25 Hayes Lane Slinfold West Sussex
DESCRIPTION:	Outline application with all matters to be reserved except for access and layout, for the erection of 38no. dwellings, (including 13no. on-site affordable housing units), together with access from Hayes Lane, vehicle and cycle parking, landscaping, open space and play provision, sustainable drainage, and re-alignment of Public Right of Way No.3782
REFERENCE:	DC/25/2006
RECOMMENDATION:	Further information needed

MAIN COMMENTS:

The applicant has submitted a planning application for a residential development comprising 38 dwellings, of which 13 units (35%) are proposed as affordable housing.

The Housing Register for Slinfold currently identifies 182 households in need of accommodation. This demand is distributed as follows:

- 55 households (30%) requiring one-bedroom accommodation;
- 30 households (17%) requiring two-bedroom accommodation;
- 71 households (39%) requiring three-bedroom accommodation; and
- 26 households (14%) requiring 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- or two-bedroom accommodation.

The proposed affordable housing mix comprises:

- 2 x two-bedroom units;
- 7 x three-bedroom units; and
- 4 x four-bedroom units.

Housing Officers would expect the affordable housing provision to be split between 70% affordable rent (9 units) and 30% shared ownership (4 units). While Housing Officers support the proposed unit size mix, confirmation is required regarding the tenure split for each affordable housing unit.

Housing Officers also wish to highlight concerns regarding the deliverability of the affordable housing element. The provision of 13 affordable units represents a relatively small scheme for many Registered Providers (RPs), and the location of Slinfold may be perceived as less attractive, potentially limiting RP interest.

In the absence of early confirmation from an RP, there is a risk that the applicant may seek a commuted sum in lieu of on-site affordable housing provision at a later stage. Furthermore, engagement with an RP may necessitate amendments to the proposed affordable housing mix, as some providers have specific requirements in relation to unit sizes. Addressing these matters prior to completion of the Section 106 Agreement would therefore be beneficial, as it would reduce the risk of requiring a Deed of Variation at a later stage.

ANY RECOMMENDED CONDITIONS:

Housing Officers are unable to support the proposed development at this stage pending further discussions regarding Registered Provider interest and confirmation that the proposed tenure mix is deliverable and achievable

NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	06/08/2026