HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	**Mowbray Development Site, Horsham, West Sussex**
DESCRIPTION:	**Application for approval of Reserved Matters (layout, scale, appearance, means of access and landscaping) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 18 comprising demolition of existing building and provision of 130 (C3 Use) residential units, including self/custom-build, car and cycle parking, landscaping, drainage, internal roads, and associated infrastructure.**
REFERENCE:	DC/26/1760
RECOMMENDATION:	More information required

MAIN COMMENTS:

The applicant has submitted a planning application for a residential development comprising 130 dwellings. In accordance with the Section 106 Agreement, 21.1% of the scheme (28 units) is required to be delivered as affordable housing.

The current Housing Register for Holbrook identifies 475 households in housing need, with the following bedroom requirements:

- 149 households (31%) require a 1-bedroom property
- 109 households (23%) require a 2-bedroom property
- 161 households (34%) require a 3-bedroom property
- 56 households (12%) require a 4-bedroom or larger property

The proposed affordable housing mix is as follows:

3 x 1b; 8 x 2bf; 10 x 2bh; 5 x 3bh & 2 x 4bh

The proposed mix does not fully align with the evidenced housing need identified on the Housing Register. While only 23% of applicants require a 2-bedroom property, these units account for 47% of the proposed affordable housing provision. In contrast, there is a significant unmet demand for 3 and 4-bedroom family accommodation, with households typically facing waiting times of 15 years or more compared to approximately three years for 1 and 2-bedroom properties.

Given the current demand profile, Housing Officers consider that the proposed affordable housing mix should be realigned to give an appropriate balance of accommodation sizes to meet identified local need. It is therefore recommended that the applicant reduces the proportion of 2-bedroom affordable units and increases the provision of 1, 3 and 4-bedroom affordable homes, with particular emphasis on larger family-sized accommodation.

The Housing Statement para 4.6 states: *The s106 does not split the Baseline Mix by tenure. It is envisaged that this will be refined and agreed with the LPA during the determination stage of the RMA.*

In considering tenure split, Housing Officers recommend that the larger 3 & 4 bed homes be delivered for rent. Eight 2bf could be delivered for shared ownership, giving some flexibility around tenure mix.

Furthermore, no information has been provided regarding engagement with a Registered Provider. It is strongly recommended that the applicant engages with a Registered Provider at the earliest opportunity to agree any tenure mix, confirm delivery and funding arrangements, and ensure that the layout and specification of the affordable homes meet provider requirements and are capable of being successfully transferred and managed.

ANY RECOMMENDED CONDITIONS:

Affordable housing provision needs to be reconsidered

NAME:	Andrew Smith

DEPARTMENT:	Housing
DATE:	17/11/2026