



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North West of Southwater
DESCRIPTION:	Outline planning application, with all matters reserved (except for primary access to the highway) for a phased development comprising: the demolition of existing buildings and the construction of residential dwellings (including affordable housing) (Use Classes C2 and C3); a mixed-use neighbourhood centre (Use Classes E and F); education facilities (Use Class F1(a)); business and employment floorspace (Use Classes B2, B8 and E(g)); redevelopment of existing agricultural buildings including construction of a building for community use (Use Classes E and F2); improvements to public rights of way; sports pitches; gypsy and traveller pitches/plots; public open space; landscaping, and associated infrastructure.
REFERENCE:	DC/26/0366
RECOMMENDATION:	Further information

MAIN COMMENTS:

The applicant has submitted a planning application for a residential development comprising 1,000 dwellings. In accordance with adopted policy, a minimum of 35% of the scheme (350 units) is required to be delivered as affordable housing.

The current Housing Register for the Southwater/Christ Hospital area identifies 314 households in need of accommodation, with the following demand profile:

- 97 households (31%) require a one-bedroom property
- 53 households (17%) require a two-bedroom property
- 122 households (39%) require a three-bedroom property
- 42 households (13%) require a four-bedroom or larger property

No detailed breakdown has been provided outlining how the proposed affordable housing will be delivered in terms of tenure or unit size. As such, Housing Officers are unable to support the proposal at this stage. A clear breakdown of the affordable housing provision by tenure and dwelling size is required, and this should align with the identified local housing need outlined above. It should be noted that households requiring three- and four-bedroom homes are currently 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 applicant proposes that the 350 affordable units will comprise 70% (245 units) Affordable Rent and 30% (105 units) Intermediate housing.

Furthermore, no information has been provided regarding the involvement of a Registered Provider. It is strongly recommended that the applicant engages with a Registered Provider at the earliest opportunity to agree the tenure mix, confirm funding arrangements, and ensure that the proposed layout and unit specifications meet provider requirements.

In the absence of confirmation that a suitable Registered Provider has been secured, and without sufficient evidence demonstrating that the proposed affordable housing provision is deliverable, Housing Officers are unable to support the application in its current form.

ANY RECOMMENDED CONDITIONS:

Further information is required to demonstrate that the proposed affordable housing provision is deliverable and outlined affordable housing provision.

NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	05/03/2026