



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:	Amendments needed

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

The applicant has proposed the following affordable housing mix:

DWELLING SIZE	MARKET	INTERMEDIATE	SOCIAL RENT
1Bed Flats	21	26	85
2 Bed Flats	36	38	61
2 Bed Houses	60	5	21
3 Bed Houses	271	25	58
4 Bed Houses	196	11	20
5 Bed Houses	66	0	0
Sub Totals	650	105	245
Totals	1000		

Housing Officers have noted concerns regarding the provision of two-bedroom social rented units. The scheme proposes 82 two-bedroom units, whereas current need data indicates only 53 households require this size, suggesting that the proposed allocation exceeds local demand. Officers recommend that the applicant consider increasing the provision of three- or four-bedroom units, where there is demonstrable need, as an alternative.

Additionally, no information has been provided regarding engagement with a Registered Provider. While it is understood that this is an outline application, it is strongly advised that the applicant consult 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:

It is recommended that the applicant reviews the proposed affordable housing mix. The current proposal includes an over-provision of two-bedroom social rented units relative to local need (82 units proposed vs. 53 households in need). Housing Officers advise reducing the number of two-bedroom units and increasing the provision of three- and four-bedroom units to better align with demand. In the absence of a secured Registered Provider and evidence that the affordable housing provision is deliverable, Housing Officers are unable to support the application in its current form.

NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	12/03/2026