



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land Between Muntham Drive and Smugglers' Lane Chapel Road Barns Green West Sussex
DESCRIPTION:	Erection of 31 dwellings with access from Chapel Road including roads, parking and open space.
REFERENCE:	DC/26/0933
RECOMMENDATION:	More information needed.

MAIN COMMENTS:

The applicant has submitted a planning application for a residential development comprising 31 dwellings. To comply with policy the scheme would be expected to provide 35% affordable housing, equating to 11 affordable homes.

There are currently 163 households on the Housing Register with a local connection to Itchingfield/Barns Green awaiting affordable housing. This demand is broken down as follows:

- 40 households (25%) require a 1-bedroom home;
- 23 households (15%) require a 2-bedroom home;
- 70 households (44%) require a 3-bedroom home; and
- 25 households (16%) require a 4-bedroom or larger home.

Households requiring 3-bedroom and 4-bedroom accommodation are experiencing the longest waiting times on the Housing Register, waiting on average three times longer than those requiring 1-bedroom or 2-bedroom homes. Housing Officers would therefore expect the affordable housing provision to be designed in a manner that responds to the identified local housing need, with particular consideration given to the demand for larger family-sized accommodation.

The site has proposed to deliver the following mix;

Affordable Dwellings		
3 bed / 5 person house	1053	3
1 Bed / 2 Person apartment	660	1
1 bed / 2 person apartment	560	3
2 bed / 3 person apartment	668	2
2 bed / 4 person apartment	753	2
Total Affordable		11

We would expect to see a further breakdown of the affordable housing provision, with 70% (8 units) allocated as Affordable Rent and 30% (3 units) allocated as Shared Ownership. Housing Officers require confirmation of the unit sizes proposed for each tenure before they are able to provide their support.

Given the level of housing demand outlined above, Housing Officers would generally expect to see a lower proportion of two-bedroom units. However, if the two-bedroom units are allocated to Shared Ownership, with the one- and three-bedroom units provided as Affordable Rent, this would be viewed more favourably and could be supported by Housing Officers.

There is currently no evidence that a Registered Provider (RP) has been identified or engaged in respect of the affordable housing provision. Housing Officers require confirmation that a Registered Provider has expressed an interest in acquiring and managing the proposed affordable homes. In the absence of evidence demonstrating Registered Provider interest and support, Housing Officers are unable to fully support the proposed affordable housing offer at this stage.

Early engagement with a Registered Provider is strongly encouraged, as provider requirements can influence both the tenure mix and unit sizes required within the affordable housing element of a scheme. Addressing these matters prior to the completion of the Section 106 Agreement would help ensure deliverability, reduce the risk of a commuted sum being sought in lieu of on-site provision at a later stage, and minimise the likelihood of a subsequent Deed of Variation being required.

ANY RECOMMENDED CONDITIONS:

Housing Officers require confirmation that a Registered Provider has expressed an interest in acquiring and managing the proposed affordable housing provision as currently submitted. In the absence of evidence demonstrating Registered Provider interest and support, Housing Officers are unable to endorse the proposed affordable housing offer at this stage.

Housing Officers also require confirmation on affordable housing tenure split before being able to support this site.

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DEPARTMENT:	Housing
DATE:	12/08/2026