



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land To The Rear of The Copse Worthing Road Horsham West Sussex
DESCRIPTION:	Construction of up to 23 residential dwellings, (including 9 affordable homes), including access, parking, landscaping and other associated infrastructure works.
REFERENCE:	DC/26/0355
RECOMMENDATION:	More information required.
MAIN COMMENTS: The applicant has submitted a planning application for a residential development comprising 23 dwellings. In accordance with adopted policy, a minimum of 35% of the scheme (equivalent to 8 units) is required to be delivered as affordable housing. The proposal seeks to provide 9 affordable units, thereby exceeding the minimum policy requirement. The current Housing Register for the Southwater/Christ's Hospital area identifies 314 households in need of accommodation. The demand profile is as follows: 97 households (31%) require a one-bedroom property; 53 households (17%) require a two-bedroom property; 122 households (39%) require a three-bedroom property; and 42 households (13%) require a four-bedroom or larger property. The applicant has proposed the following affordable housing mix: • 1 x one-bedroom unit • 3 x two-bedroom units • 3 x three-bedroom units • 2 x four-bedroom units However, no detailed information has been provided regarding the tenure split across unit sizes. The applicant has indicated that 70% of the affordable housing (6 units) will be delivered as affordable rent, with the remaining 30% (3 units) provided as intermediate tenure. It has not been clarified how these tenures will be distributed across the different unit types. Furthermore, no information has been submitted regarding engagement with a Registered Provider. While it is acknowledged that this is an outline application and that initial contact with providers may have been made, it is strongly recommended that the applicant engages with a Registered Provider at the earliest opportunity. This will help to agree the tenure mix, confirm funding arrangements, and ensure that the proposed layout and unit specifications meet provider requirements.	

ANY RECOMMENDED CONDITIONS:

Confirmation on tenure sizes for affordable provision needed and to be kept up to date on securing a registered provider for the site.

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