



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land Parcel at 519531 134037 Rusper Road Horsham West Sussex
DESCRIPTION:	Reserved Matters application (layout, scale, appearance, internal access and landscaping) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 12 comprising 278 (C3 Use) residential units, car and cycle parking, play area, drainage, internal roads, and associated infrastructure.
REFERENCE:	DC/26/1241
RECOMMENDATION:	Objection

MAIN COMMENTS:

The applicant has submitted a planning application for a residential development comprising 278 dwellings. In accordance with the Section 106 Agreement, 21.1% of the scheme (59 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
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The proposed affordable housing mix is as follows:

	1 Bed Flat	2 Bed Flat	2 Bed House	3 Bed House	4 Bed House	5 Bed House	TOTAL
Private Rent	37	42	-	1	-	-	80
Affordable	8	17	22	8	4	-	59
Market	6	5	32	71	22	3	139
TOTAL	51	64	54	80	26	3	278

- 1-bedroom units: 13%
- 2-bedroom units: 66%
- 3-bedroom units: 14%
- 4-bedroom units: 7%

The proposed mix does not 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 66% 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 fails to provide an appropriate balance of accommodation sizes to meet identified local need. It is therefore recommended that the applicant significantly 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.

In addition, Housing Officers require clarification regarding the tenure split of the affordable housing provision, including confirmation of the number and size of units to be delivered as Affordable Rent and Shared Ownership. This information is necessary to enable a full assessment of the proposal and determine whether it is capable of meeting identified housing needs.

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 the proposed 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:

Ailsa Keogh

DEPARTMENT:

Housing

DATE:

17/09/2026