



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land Off Old Crawley Road Faygate West Sussex
DESCRIPTION:	Outline Application for a development of up to 120 dwellings (including 45% affordable) with all matters reserved except for access.
REFERENCE:	DC/26/0671
RECOMMENDATION:	Further information needed

MAIN COMMENTS:

The applicant has submitted a planning application for a residential development comprising 120 dwellings, including 54 affordable housing units, representing 45% of the total scheme.

The Housing Register for Faygate currently identifies 207 households in housing need. This demand is distributed as follows:

- 65 households (32%) require one-bedroom accommodation;
- 42 households (20%) require two-bedroom accommodation;
- 77 households (37%) require three-bedroom accommodation; and
- 23 households (11%) require four-bedroom or larger accommodation.

Households requiring three- and four-bedroom homes are experiencing the longest waiting times on the Housing Register, with average waiting periods approximately three times longer than those seeking one- or two-bedroom accommodation.

The proposed housing mix comprises:

Bedrooms	Number
1 Bed	8
2 Bed	49
3 Bed	33
4 Bed	30
Total	120

Table 1 - Schedule of Accommodation

The applicant has advised that the affordable housing provision will comprise 70% Affordable Rent (38 units) and 30% Shared Ownership (16 units). However, no information has been provided regarding the distribution of dwelling sizes across each tenure.

Housing Officers have concerns regarding the proposed affordable housing mix. The Housing Register data demonstrates that demand for two-bedroom accommodation is comparatively lower, representing 20% of households currently registered in housing need. Despite this, approximately 40% of the proposed affordable housing provision comprises two-bedroom units. In contrast, the highest identified need is for three-bedroom accommodation, with larger family homes also experiencing the longest waiting times on the Housing Register.

Housing Officers therefore request that a detailed affordable housing schedule is provided, clearly setting out the proposed tenure and unit size breakdown. Furthermore, the affordable housing mix should be reviewed to ensure it more closely reflects the identified housing need within Faygate and the surrounding area, as evidenced by current Housing Register data.

Furthermore, the application does not provide any evidence of engagement with Registered Providers (RPs). In the absence of early confirmation from an RP, there is a risk that the applicant may subsequently seek a commuted sum in lieu of on-site affordable housing provision. Additionally, Registered Providers may require amendments to the affordable housing mix to align with their operational and management requirements, including preferences relating to dwelling sizes and tenure distribution.

It would therefore be beneficial for the applicant to engage with a Registered Provider at the earliest opportunity and resolve these matters prior to completion of the Section 106 Agreement. This

would provide greater certainty regarding the deliverability of the affordable housing provision and minimise the risk of amendments being required through a subsequent Deed of Variation.

ANY RECOMMENDED CONDITIONS:

Housing Officers require further information in relation to the affordable housing tenure and any engagement with RP's before we would be able to support this.

NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	04/06/2026