



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of Melton Drive Storrington West Sussex
DESCRIPTION:	Outline application, with all matters reserved, for the phased development comprising: Phase 1 construction of the access road (to be delivered through a subsequent Reserved Matters Application pursuant to Outline Permission DC/24/2006); and Phase 2 residential development of up to 56 dwellings with associated landscaping, pedestrian and vehicular access
REFERENCE:	DC/26/1186
RECOMMENDATION:	Further information required.

MAIN COMMENTS:

The applicant has submitted a planning application for a residential development comprising 56 dwellings, of which 20 units (35%) are proposed as affordable housing.

The Housing Register for Storrington currently identifies 163 households in housing need. This need is distributed as follows:

- 56 households (35%) require one-bedroom accommodation;
- 25 households (15%) require two-bedroom accommodation;
- 57 households (35%) require three-bedroom accommodation; and
- 25 households (15%) 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 for one- and two-bedroom properties.

The proposed housing mix is set out below; however, the application does not provide a breakdown of the affordable housing provision. Housing Officers would expect the affordable housing mix to reflect the housing needs identified above and cannot support the proposed scheme until further information is provided demonstrating how the affordable housing provision responds to current local demand.

Breakdown of Accommodation	Units	% of Housing Type
1-Bed FOG	1	2 %
1-Bed Maisonettes	6	11 %
2-Bed Maisonettes	2	4 %
1-Bed Houses	0	0 %
2-Bed Houses	26	46 %
3-Bed Houses	16	29 %
4-Bed Houses	5	9 %
TOTAL	56	100 %

Housing Officers would also expect the affordable housing provision to comprise 70% affordable rented housing (14 units) and 30% shared ownership housing (6 units). Confirmation is required regarding the tenure split and unit sizes within each affordable housing tenure before support for the scheme can be considered.

The application does not provide evidence of engagement with a Registered Provider (RP). In the absence of early confirmation from an RP, there is a risk that the applicant may subsequently seek to provide a commuted sum in lieu of on-site affordable housing delivery. Furthermore, Registered Providers may require amendments to the proposed affordable housing mix to ensure it aligns with their operational, management and investment requirements, including preferred dwelling sizes and tenure distribution.

It is therefore recommended that the applicant engages with a Registered Provider at the earliest opportunity and seeks to 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 reduce the likelihood of amendments being required through a subsequent Deed of Variation.

ANY RECOMMENDED CONDITIONS:

Housing Officers need further information in relation to the affordable housing provision and evidence that there is significant register provider interest in taking on the site before we would be able to support

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DEPARTMENT:	Housing
DATE:	25/08/2026