



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at Lower Broadbridge Farm Billingshurst Road Broadbridge Heath Horsham
DESCRIPTION:	Reserved matters application for the erection of 133 dwellings following approval of outline application DC/22/1052 as amended by DC/25/1886, relating to appearance, landscaping, layout and scale
REFERENCE:	DC/26/0592
RECOMMENDATION:	Objection

MAIN COMMENTS:

The applicant has submitted a planning application for a residential development comprising 133 dwellings, of which 60 units (45%) are proposed as affordable housing.

The Housing Register for Broadbridge Heath currently identifies 364 households in need of accommodation. This demand is distributed as follows:

- 105 households (29%) requiring one-bedroom accommodation;
- 76 households (21%) requiring two-bedroom accommodation;
- 138 households (38%) requiring three-bedroom accommodation; and
- 45 households (12%) requiring 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- or two-bedroom accommodation.

The proposed affordable housing mix is set out below.

Affordable Dwellings	No.
1 Bedroom Flats	21
2 Bedroom Flats	6
2-Bedroom FOG	3
2-Bedroom Houses	11
3-Bedroom Houses	16
4-Bedroom Houses	3
TOTAL: 60 (45%)	

The submitted affordable housing mix comprises 35% one-bedroom units, 33% two-bedroom units, 27% three-bedroom units, and 5% four-bedroom units. This provision does not align with the identified local housing need outlined above. In particular, the proportion of one- and two-bedroom units should be reduced, with a corresponding increase in the provision of three- and four-bedroom homes to better reflect current demand and address existing waiting list pressures.

It is stated that the affordable housing provision will comprise 70% Affordable Rent (42 units) and 30% Shared Ownership (18 units). However, the application does not specify how unit sizes will be distributed across the two tenures. Housing Officers require this information to ensure that an appropriate and equitable mix of dwelling sizes is provided within each tenure type.

Furthermore, there is no indication that a Registered Provider (RP) has been identified or engaged at this stage. 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. In addition, engagement with an RP may necessitate amendments to the proposed affordable housing mix, as some providers have specific requirements relating to unit sizes and tenure distribution.

Addressing these matters prior to completion of the Section 106 Agreement would therefore be beneficial, as it would reduce the likelihood of a future Deed of Variation being required.

ANY RECOMMENDED CONDITIONS:

Housing Officers are unable to support the proposed development at this stage until sufficient assurance is provided that the affordable housing delivery is achievable, and that the affordable housing tenure split and distribution are clearly defined and appropriately revised.

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DEPARTMENT:	Housing
DATE:	26/05/2026