



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept																				
LOCATION:	Land Parcel at 519465 134242 Rusper Road Horsham West Sussex																				
DESCRIPTION:	Application for approval of Reserved Matters (layout, scale, appearance, internal access and landscaping) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 13 comprising 156 (C3 Use) residential units, car and cycle parking, drainage, internal roads, and associated infrastructure. TABLE 1: Proposed Mix by Tenure <table><tr><th></th><th>1 Bed Flat</th><th>2 Bed Flat</th><th>2 Bed House</th><th>3 Bed House</th></tr><tr><td>Affordable</td><td>5</td><td>9</td><td>12</td><td>5</td></tr><tr><td>Market</td><td>-</td><td>-</td><td>21</td><td>50</td></tr><tr><td>TOTAL</td><td>5</td><td>9</td><td>33</td><td>55</td></tr></table>		1 Bed Flat	2 Bed Flat	2 Bed House	3 Bed House	Affordable	5	9	12	5	Market	-	-	21	50	TOTAL	5	9	33	55
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REFERENCE:	DC/26/1242																				
RECOMMENDATION:	Further information needed																				

MAIN COMMENTS:

The applicant has submitted a planning application for a residential development comprising 156 dwellings. In accordance with the Section 106 Agreement, the scheme will deliver 34 affordable homes, equating to 21.1% of the total provision.

The current Housing Register data for Holbrook identifies 475 households in housing need, with demand distributed as follows:

- 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

This data demonstrates a significant demand for family-sized accommodation within the parish, with three and four-bedroom homes accounting for 46% of all identified housing need. Furthermore, households requiring larger family accommodation typically experience considerably longer waiting times, with applicants requiring three and four-bedroom homes waiting on average around 10 years to secure suitable accommodation, compared with approximately 3 years for those requiring two-bedroom properties.

The Housing Statement refers to compliance with the baseline affordable housing mix set out within the Section 106 Agreement. However, the proposed affordable housing provision does not appear to respond adequately to the current evidenced housing need within Holbrook. The submitted mix is heavily weighted towards two-bedroom homes, which comprise 61% of the affordable housing provision, despite demand for larger family accommodation being demonstrably higher and associated with substantially longer rehousing times.

In light of the Housing Register evidence, Housing Officers consider that the affordable housing mix should be reviewed and amended to better reflect local need. In particular, consideration should be given to increasing the proportion of affordable rented three and four-bedroom homes and reducing the proportion of two-bedroom units within the affordable housing offer.

In addition, the submitted information does not provide a clear breakdown of unit sizes by affordable housing tenure. Housing Officers require confirmation of which property sizes are proposed as Affordable Rent and which are proposed under alternative affordable tenures before support for the affordable housing offer can be confirmed.

Finally, no information has been provided regarding engagement with a Registered Provider. Early engagement with a Registered Provider is strongly recommended to ensure that the proposed tenure mix, unit sizes, layout and specification align with provider requirements and are capable of being delivered and managed effectively. Confirmation of Registered Provider interest, together with details of any discussions undertaken to date, should be provided as part of any future submission.

ANY RECOMMENDED CONDITIONS:

Housing Officers require further information in relation to tenure sizes and mix and ask for the affordable housing provision to be reconsidered.

NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	15/09/2026

