



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at 518017 129871 Athelstan Way Horsham West Sussex
DESCRIPTION:	Residential development for 21no. 1, 2, 3 and 4 bedroom dwellings with associated parking, hard and soft landscaping at Land South of Athelstan Way, Horsham.
REFERENCE:	DC/26/0954
RECOMMENDATION:	Further information required

MAIN COMMENTS:

The applicant has submitted a planning application for a residential development comprising 21 dwellings. In accordance with adopted planning policy, a development of this scale would be expected to provide 35% affordable housing, equating to 7 affordable homes.

Current Housing Register data for Denne identifies 449 households in housing need, with demand distributed as follows:

- 147 households (33%) require a 1-bedroom property;
- 100 households (22%) require a 2-bedroom property;
- 148 households (33%) require a 3-bedroom property; and
- 54 households (12%) require a 4-bedroom or larger property.

The submitted plans indicate the following housing mix:

Accommodation Schedule

- 4 x 1 bedroom apartments
- 4 x 2 bedroom apartments
- 3 x 2 bedroom houses
- 2 x 2 bedroom bungalows
- 7 x 3 bedroom houses
- 1 x 4 bedroom house

Total = 21

At present, the application does not specify which of the proposed units will be delivered as affordable housing. Housing Officers would expect the affordable housing provision to be informed by the evidenced housing need outlined above and to provide an appropriate mix of property sizes that reflects local demand.

In addition, Housing Officers would expect the affordable housing tenure split to comprise 70% Affordable Rent (5 units) and 30% Shared Ownership (2 units). A detailed schedule identifying the proposed tenure and size of each affordable housing unit should be provided to enable a full assessment of the affordable housing offer. Without this information, Housing Officers are unable to confirm support for the proposed affordable housing provision.

Furthermore, no information has been submitted regarding engagement with a Registered Provider. The applicant is strongly encouraged to engage 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.

Given the relatively small number of affordable units proposed, interest from Registered Providers may be more limited. It is therefore important that discussions are undertaken at an early stage to confirm deliverability. Evidence of Registered Provider engagement

and confirmation of interest will be required before Housing Officers can support the application.

ANY RECOMMENDED CONDITIONS:

Housing Officers need further information in relation to the affordable housing provision and provider interest before being able to support.

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