



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at Campsfield Linfield Close Southwater West Sussex
DESCRIPTION:	All outstanding Reserved Matters for the erection of 82 dwellings with associated parking, landscaping, surface and foul water drainage, open space, and associated works and infrastructure pursuant to permission reference DC/25/0102
REFERENCE:	DC/26/1204
RECOMMENDATION:	Further information

MAIN COMMENTS:

The applicant has submitted a planning application for a residential development comprising 82 dwellings. In accordance with adopted policy, a minimum of 35% of the scheme (29 units) is required to be delivered as affordable housing.

The current Housing Register for Southwater/ Christ Hosptial identifies 336 households in need of accommodation, with the following demand profile:

- 104 households (31%) require a 1-bedroom property
- 69 households (20%) require a 2-bedroom property
- 116 households (35%) require a 3-bedroom property
- 47 households (14%) require a 4-bedroom or larger property

This data demonstrates that the greatest level of need within the parish is for family-sized accommodation, particularly three-bedroom homes, which account for almost half of all households on the Housing Register.

The scheme has proposed to deliver the follow mix of housing:

Table 5-1: Proposed Housing Mix*

Beds	Market %		Affordable % Rent		Shared % Ownership		Total
1 bed	3	6%	8	40%	0	0%	11
2 bed	18	34%	4	20%	6	67%	28
3 bed	20	38%	6	30%	2	22%	28
4 bed	12	23%	2	10%	1	11%	15
Total	53	100%	20	100%	9	100%	82

Additionally, no information has been provided regarding engagement with a Registered Provider. It is strongly recommended that the applicant engages with a Registered Provider at the earliest opportunity to agree the tenure mix, confirm funding arrangements, and ensure that the proposed layout and unit specifications meet provider requirements. Given the site's rural location, interest from Registered Providers may be limited. Confirmation of Registered Provider involvement will be required before Housing Officers can support the application.

ANY RECOMMENDED CONDITIONS:

Further information is required to demonstrate that there is sufficient provider interest in taking on the affordable housing units.

NAME: Ailsa Keogh

DEPARTMENT: Housing

DATE: 03/09/2026