



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of Little Slaughterford Chapel Road Barns Green West Sussex
DESCRIPTION:	Proposed development of 68 dwellings with vehicular and pedestrian accesses, public open space, hard and soft landscaping and associated works including supporting foul and surface water drainage works, and works to existing culverted watercourse on site.
REFERENCE:	DC/25/2057
RECOMMENDATION:	Further information needed

MAIN COMMENTS:

The applicant has submitted a planning application for a residential development comprising 68 dwellings, of which 24 units (35%) are proposed as affordable housing.

The Housing Register for Itchingfield/Barns Green currently identifies 156 households in need of accommodation. This demand is distributed as follows:

- 40 households (26%) requiring one-bedroom accommodation;
- 22 households (14%) requiring two-bedroom accommodation;
- 70 households (45%) requiring three-bedroom accommodation; and
- 24 households (15%) 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 site has proposed to deliver the following mix;

Affordable Summary					
House Type	House Name	Reference	Area ft ²	No. units	Total Area ft ²
1 Bed House	Hasting	AL11	609	2	1,218
2b Maisonette	Maisonette	MAI1	655	2	1,310
2b Maisonette	Maisonette	MAI2	777	2	1,554
2 Bed House	Baymont	-	850	3	2,550
3 Bed House	Lockton	-	1,001	6	6,006
4 Bed House	Torwood	-	1,143	1	1,143
				16	13,781
Shared Ownership Summary					
House Type	House Name	Reference	Area ft ²	No. units	Total Area ft ²
2 Bed House	Baymont	-	850	5	4,250
3 Bed House	Lockton	-	1001	2	2,002
4 Bed House	Torwood	-	1,143	1	1,143
				8	7,395

Private Summary

Housing Officers also wish to highlight concerns regarding the deliverability of the affordable housing provision. The proposed 24 affordable units constitute a relatively small scheme for many Registered Providers (RPs), and the location of Barns Green may be considered less attractive, potentially limiting RP interest. While it is acknowledged that the application is currently only at outline stage, this nevertheless remains a concern for officers for the reasons set out above.

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. Furthermore, engagement with an RP may require amendments to the proposed affordable housing mix, as some providers have specific requirements relating to unit sizes and tenure. 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 cannot support this site until reassured can be provided that delivery is possible.

NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	26/05/2026

