



Horsham  
District  
Council

## HORSHAM DISTRICT COUNCIL CONSULTATION

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|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>             | Horsham District Council – Planning Dept                                                                                                                     |
| <b>LOCATION:</b>       | <b>Land at Hornbrook Farm Brighton Road West Sussex</b>                                                                                                      |
| <b>DESCRIPTION:</b>    | <b>Outline planning application for up to 180 dwellings, open space and associated works and infrastructure with all matters reserved apart from access.</b> |
| <b>REFERENCE:</b>      | DC/26/0530                                                                                                                                                   |
| <b>RECOMMENDATION:</b> | Support                                                                                                                                                      |

**MAIN COMMENTS:**

The applicant has submitted a planning application for a residential development comprising 180 dwellings, of which 63 units (35%) are proposed as affordable housing.

The Housing Register for Denne currently identifies 449 households in need of accommodation. This demand is distributed as follows:

- 147 households (33%) requiring one-bedroom accommodation;
- 100 households (22%) requiring two-bedroom accommodation;
- 148 households (33%) requiring three-bedroom accommodation; and
- 54 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.

At present, no affordable housing mix has been provided as part of the application. Housing Officers would expect the affordable housing provision to be informed by, and respond to, the identified local housing need outlined above, with particular regard given to the demand for larger family accommodation.

In terms of tenure, Housing Officers would expect the affordable housing provision to comprise 70% Affordable Rent (44 units) and 30% Shared Ownership (19 units). A detailed affordable housing schedule should therefore be submitted, clearly setting out the proposed tenure split and dwelling size mix for each affordable housing tenure.

The application does not provide any evidence of engagement with Registered Providers (RPs). 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, Registered Providers may require amendments to the affordable housing mix to align with their operational and management requirements, including preferences relating to dwelling sizes and tenure distribution.

It would therefore be beneficial for the applicant to engage with a Registered Provider at the earliest opportunity and resolve these matters prior to completion of the Section 106 Agreement. This would provide greater certainty regarding the deliverability of the affordable housing provision and minimise the risk of amendments being required through a subsequent Deed of Variation.

**ANY RECOMMENDED CONDITIONS:**

Housing Officers need further information in relation to the affordable housing provision before we would be able to support

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| <b>NAME:</b>       | Ailsa Keogh |
| <b>DEPARTMENT:</b> | Housing     |
| <b>DATE:</b>       | 22/07/2026  |