



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land To The Rear of The Copse Worthing Road Horsham West Sussex
DESCRIPTION:	Construction of up to 23 residential dwellings, (including 9 affordable homes), including access, parking, landscaping and other associated infrastructure works.
REFERENCE:	DC/26/0355
RECOMMENDATION:	More information required.

MAIN COMMENTS:

The applicant has submitted a planning application for a residential development comprising 23 dwellings. In accordance with adopted policy, a minimum of 35% of the scheme (8 units) is required to be delivered as affordable housing. The site is proposing to deliver 9 units as affordable housing.

The current Housing Register for the Southwater/Christ Hospital area identifies 314 households in need of accommodation, with the following demand profile:

- 97 households (31%) require a one-bedroom property
- 53 households (17%) require a two-bedroom property
- 122 households (39%) require a three-bedroom property
- 42 households (13%) require a four-bedroom or larger property

The applicant has proposed the following affordable housing mix:

9 one- and two-bedroom homes in the planning it is stated “responding to the identified local need for smaller units suitable for first-time buyers, younger families, and those seeking to downsize”. However, the above data clearly demonstrates a higher need for larger family sized homes in the area. With households with a 3 or 4 bed need waiting on average 4 times longer than those with a 1 or 2 bed need to be rehoused.

No detail has been provided in relation to the tenure split, Housing Officers would expect to see a 70/30 split of the affordable housing provision with 70% of the units (6 units) to be delivered as affordable rent and 30% (3 units) as intermediate rent. Housing Officers would need confirmation of what tenure size was being delivered to each.

Additionally, no information has been provided regarding engagement with a Registered Provider. While it is understood that this is an outline application, it is strongly advised that the applicant consult 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.

In the absence of confirmation that a suitable Registered Provider has been secured, and without sufficient evidence demonstrating that the proposed affordable housing provision is deliverable, Housing Officers are unable to support the application in its current form.

ANY RECOMMENDED CONDITIONS:

It is recommended that the applicant reviews the proposed affordable housing mix and looks to include family sized housing in line with current local demand. In the absence of a secured Registered Provider and evidence that the affordable housing provision is deliverable, Housing Officers are unable to support the application in its current form.

NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	31/03/2026