



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land East of Tilletts Lane Warnham
DESCRIPTION :	Erection of 59 dwellings with associated open space, landscaping, parking, access, and drainage infrastructure.
REFERENCE:	DC/25/1155
RECOMMENDATION:	Support

MAIN COMMENTS:	<p>The applicant has submitted a planning application for a development of up to 59 dwellings, to be policy compliant we would expect to see 35% (21 units) delivered as affordable housing.</p> <p>The Housing Register for Warnham currently has 197 households in need of accommodation, broken down as follows:</p> <ul style="list-style-type: none">• 49 households (25%) requiring a 1-bedroom unit• 40 households (20%) requiring a 2-bedroom unit• 82 households (42%) requiring a 3-bedroom unit• 26 households (13%) requiring 4 or more bedrooms <p>The site has proposed to deliver the following mix;</p>																								
	<table><tr><td></td><td>Affordable Rented</td><td>Shared Ownership</td><td>Market Housing</td></tr><tr><td>1 bed</td><td>4 (27%)</td><td>1 (16%)</td><td>6 (16%)</td></tr><tr><td>2 bed</td><td>4 (27%)</td><td>2 (33%)</td><td>17 (45%)</td></tr><tr><td>3 bed</td><td>5 (33%)</td><td>3 (50%)</td><td>11 (29%)</td></tr><tr><td>4 bed</td><td>2 (13%)</td><td>0 (0%)</td><td>4 (11%)</td></tr><tr><td></td><td>15</td><td>6</td><td>38</td></tr></table>		Affordable Rented	Shared Ownership	Market Housing	1 bed	4 (27%)	1 (16%)	6 (16%)	2 bed	4 (27%)	2 (33%)	17 (45%)	3 bed	5 (33%)	3 (50%)	11 (29%)	4 bed	2 (13%)	0 (0%)	4 (11%)		15	6	38
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<p>Housing Officers note that, given the site’s small scale and rural location, there may be limited Registered Provider interest in taking on the affordable homes. Early engagement with a Registered Provider is therefore essential to confirm the proposed tenure split, secure funding arrangements, and ensure that the layout and specifications of the affordable units meet provider requirements. Housing Officers cannot support the application until sufficient evidence has been provided that a Registered Provider is willing and able to take on the affordable homes, thereby ensuring delivery of the affordable provision.</p> <p>Housing Officers support this planning applications and its delivery of much needed affordable rented homes for households in the district.</p>																									
NAME:	Ailsa Keogh																								
DEPARTMENT:	Housing																								
DATE:	18/09/2025																								