

# Batcheller Monkhouse



## STATEMENT OF COMMUNITY INVOLVEMENT

Land to the east of Tilletts Lane  
Warnham  
West Sussex



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**June 2025**

**CONTENTS**

1. INTRODUCTION ..... 3  
2. COMMUNITY CONSULTATION..... 6  
3. PARISH, DISTRICT AND COUNTY COUNCIL (HIGHWAYS) CONSULTATION..... 8

- Appendix A – Exhibition Boards**
- Appendix B – District Council Pre-Application Advice**
- Appendix C – Highways Authority Pre-Application Advice**

# 1. INTRODUCTION

- 1.1 This document provides a record of the pre-application community and stakeholder consultation carried out for the development proposals relating to land to the east of Tilletts Lane, Warnham. Pre-application consultation has been carried out in relation to development proposals for housing, public open space, landscaping, access and drainage on the site which is the subject of a Neighbourhood Plan housing allocation.
- 1.2 Consultation has been carried out between July 2024 and February 2025 to assist with the formulation of proposals.
- 1.3 This report details the public consultation undertaken by the Applicant which has been carried out in accordance with national and regional policies and meets the requirements of Horsham District Council's Statement of Community Involvement (SCI) policy document (adopted September 2020).

## **Policy Framework**

- 1.4 The National Planning Policy Framework (updated December 2024) highlights the importance of local authorities in promoting high-quality pre-application consultation between applicants, developers, and the community. Paragraph 40 emphasizes that local authorities should "encourage applicants, who are not legally required to do so, to engage with the local community before submitting their applications," where such engagement would be beneficial. Paragraph 128 further notes that "applications demonstrating early, proactive, and effective community engagement should be given positive consideration." This report has been prepared in alignment with both national and local planning policies on community engagement and involvement. This report has been written in accordance with national and local planning policy regarding community engagement and involvement.
- 1.5 The Localism Act, which received Royal Assent in November 2011, establishes pre-application consultation as a legal requirement. It also mandates developers to inform nearby residents and businesses about their proposals. From the beginning, the Applicant has been committed to consultation and collaboration. The Applicant has worked to create an engagement process that is comprehensive, transparent, and aligns with Horsham District Council's Statement of Community Involvement (September 2020), ensuring the community remains informed and involved throughout the process.

## **Planning History and Policy Context**

- 1.6 The Development Plan for the site comprises:
- The Horsham District Planning Framework adopted in November 2015

- The Warnham Neighbourhood Plan made in 2017

- 1.7 The Planning Framework sets out the vision, objectives and strategy for the district. Policy 15 sets a housing requirement of at least 16,000 homes between the period 2011-2031, at an average of 800 homes per annum. As such, the housing requirement has not been updated in nearly 9 years and is now significantly out-of-date, in accordance with the requirements of the National Planning Policy Framework.
- 1.8 The Council is in the process of preparing a new local plan to meet the district's future needs up to 2040. Horsham District Council first held an Issues and Options Consultation on the plan in April 2018 followed by a Preferred Options Regulation 18 consultation in March 2020. The Regulation 19 consultation finally took place between January and March 2024. The Regulation 19 version of the Local Plan Review (January 2024) includes provision for at least 13,212 homes between 2023 and 2040. The Horsham District Local Plan 2023 - 2040 was formally submitted to the Planning Inspectorate on Friday 26 July 2024. Examination hearings were undertaken towards the end of 2024, however subsequent hearings were cancelled with the Examiner raising significant concerns about the Local Plan. The Council is now awaiting confirmation on whether the examination can proceed or if the Local Plan needs to be withdrawn.
- 1.9 The site is the sole housing allocation, referred to as 'North of Freeman Road', within the Warnham Neighbourhood Plan. The Plan sets out the following requirements for the site:

1. Development will be supported on approximately 3.55 hectares of Land to the North of Freeman Road subject to **all** of the following criteria being met:
  - a) the provision of a minimum of 50 dwellings;
  - b) the provision of affordable housing which meets the requirements of Horsham District Planning Framework Policy 16, with the expectation that all affordable housing provision shall be made on-site;
  - c) the provision of a range of house types in accordance with Policies W3, W4 and W5 of this plan;
  - d) the provision of accessible public green space within the site commensurate with the scale of development;
  - e) the provision of space within the road system or by means of a car park to permit occasional parking of up to ten vehicles in proximity to the football pitch;
  - f) the provision of appropriate access into the site for vehicles, and segregated access to the site by cyclists and pedestrians from Threestile Road and Church Street;
  - g) the retention and enhancement of trees and hedgerows on the western boundary of the site (except where required to provide access to the site);
  - h) the provision by landscaping of a buffer on the southern edge of the site adjacent to the housing in Freeman Road to minimise visual intrusion to existing properties;
  - i) the provision of a buffer zone to the north of the football pitch to accommodate visitors and spectators to football matches;
  - j) the retention and enhancement of the established hedge along the northern boundary of the site;
  - k) provision for a footpath link to the existing footpath network: paths 1428 and 1429 and 1430, adjacent to the established hedgerows, and Tilletts Lane;
  - l) the provision of a footpath link from the south-west corner of the site to Tilletts Lane; and
  - m) the development shall respect the amenity of neighbouring properties, conserve heritage assets in the Conservation Area and the setting of relevant listed buildings.
2. Proposals for new and improved utilities infrastructure will be encouraged and supported in order to meet the identified needs of the community.

## **Application Site**

- 1.10 The site comprises 4.25 hectares of mainly agricultural land adjacent to the northern edge of Warnham village. The village has a range of services and facilities including a primary school, shops, sports facilities, mainline train station and a reasonable bus service.

## **Summary of Proposed Development**

- 1.11 The proposed development features a mix of 1- to 4-bedroom homes, with a particular focus on 2- and 3-bedroom units to meet identified local housing needs. All homes are designed to be two storeys tall and will incorporate traditional materials and design features inspired by the local vernacular, as detailed in the Warnham Pattern Book. All dwellings will be built to M4(2) accessible and adaptable standards and meet Nationally Described Space Standards. The homes are designed to be highly energy-efficient, with EV charging points, ultrafast broadband, and use low-impact materials.
- 1.12 The affordable housing provision consists of 21 dwellings, with 15 for affordable rent and 6 for shared ownership. This mix has been adjusted based on local housing register data and council recommendations to increase the number of 3- and 4-bedroom units. These homes meet all relevant space and accessibility standards and are clustered for effective management. Though a housing provider has not been secured due to timing uncertainties, the design has been informed by specialist advice to align with provider expectations.
- 1.13 Parking provision includes 116 allocated and 31 unallocated spaces, along with 10 visitor spaces for football pitch users. The site will offer over 5,200 square metres of public open space, including play areas (a LAP and LEAP), a community orchard, and informal greenspace.
- 1.14 Access to the development will be provided via Threestile Road and Tilletts Lane, with new junctions designed to meet highway safety and service vehicle requirements. A network of new footpaths, including an upgrade to Public Right of Way 1430, will improve pedestrian and cycle connectivity.
- 1.15 The site design incorporates a Sustainable Drainage System (SuDS) using three attenuation basins and permeable paving to manage surface water runoff and improve biodiversity.
- 1.16 Ecological considerations have been central to the proposal. Extensive surveys have been conducted for protected species including bats, great crested newts, reptiles, and hazel dormice. Mitigation and enhancement measures include 10-metre habitat buffers, new tree planting, hedgerow enhancements, and wildlife features such as bird boxes, log piles, and hibernacula. The development will achieve at least a 10% Biodiversity Net Gain (BNG).

## 2. COMMUNITY CONSULTATION

- 2.1 The Applicant hosted a public exhibition on the proposals. The exhibition was held on 24th August 2024 at Warnham Village Hall having been advertised on posters on village notice boards, the Warnham Warbler and school newsletter. The Parish Council was also informed.
- 2.2 The event was well attended with 91 attendees and the Parish Council visiting over the course of the afternoon. Attached at **Appendix A** are the exhibition boards which included the first iteration of a layout plan, shown below for ease of reference.

**Figure 2.1 - Layout Plan presented at the public consultation event**



- 2.3 Most people who attended the event completed a feedback form and these together with comments received verbally have been reviewed by the project team and changes made to the scheme where appropriate. We also sent copies of the exhibition boards to people unable to attend and received comments by email.
- 2.4 The comments received are summarised below:

**Table 2.1 - Summary of public comments**

Comments
Layout and design generally well received.
Freeman Road residents particularly concerned about how obtrusive the new houses will appear.
Concerned about headlights shining into the windows of Freeman Road properties.
Could parking for users of footpath 1428 be provided within the site as dog walkers currently park on Tilletts Lane causing obstructions.
The apartment building in the north-west corner should be moved as this is the most prominent point.
Support for proposed foot/cycle paths with a preference for illumination and all-weather surfacing
Equal amount of support and objection to the two access points
General support for football pitch parking provision.
Provision for cyclists is supported.
Extra/formalised passing places needed on Tilletts Lane as it is too narrow.
Rat running on Threestile Road is a problem and residents would like to see a 20mph or 30mph limit imposed alongside traffic calming measures.
More off-street parking spaces are needed.
Concerned about the safety of the proposed Knob Hill/Threestile Road junction.
Concerned about construction traffic coming through the village. Suggestion of a temporary access to be taken through the northern field off Threestile Road.
Some support for a permanent access through the northern field off Threestile Road.
Support for 35% affordable housing. Mixed comments about the need for first homes to feature within the AH mix.
Concerned about the impact of new housing on a drainage system that currently does not work, with localised points of flooding
Concerned about the impact of ecology that uses the field
Concerned that the design of houses will not be as shown on the exhibition boards.

### 3 PARISH, DISTRICT AND COUNTY COUNCIL (HIGHWAYS) CONSULTATION

#### Horsham District Council Feedback

- 3.1 A formal pre-application submission was made to Horsham District Council on 25th September 2024. This sought advice on the proposals presented at the public exhibition, albeit with some changes to address comments made.

**Figure 3.1 – Pre-Application Layout**



- 3.2 Members of the project team met with a planning officer on site to discuss the proposals and the Council provided formal pre-application advice on 17th January 2025. A copy of their advice letter is attached at **Appendix B**.
- 3.3 In summary the Council commented as follows:
- Affordable Housing
    - Mix of tenure sizes for the affordable rented units to be amended to provide two fewer 1 and 2 bed units and two additional 3 and 4 bed units.

- Clarity needed on which affordable units could be suitable for people with mobility problems.
- HDC requires details of a potential affordable housing provider.
- Open market housing mix is fine.
- Layout
  - The layout and design are well considered.
  - The central area with plots 29-41 and 12-38 is considered too dense with an overreliance on parking courts creating large sections of hardstanding. HDC also alludes to some of the parking needing to be located closer to homes.
  - Gardens for plots 30-35 are too small.
  - A plan is required showing proposed cycle storage, and waste storage and collection.
  - Proposed levels plans are required to show relationship between gardens and tall boundaries given the change in levels.
  - Design and Access Statement should explain how the design and layout addresses overlooking, light and noise.
- Landscape and Conservation
  - The application should include an assessment of the impact within the conservation area setting.
  - HDC would like a montage to show the visual impact of the development when viewing the village from Knob Hill.
  - Open Space Plan should be submitted with the application.
- Highways
  - Explanation for parking provision in excess of standards should be provided within the application.
  - Details of cycle parking provision and EV charging spaces should be provided.
  - Incorporate raised table crossings at turning heads where there are no shared surfaces to ensure pedestrian prioritisation.
  - Query regarding a lack of footway or shared surfacing for plots 51-54.

- The neighbourhood plan policy requires segregated site access for cyclists and pedestrians from Threestiles Road but this is not shown on the layout plan.
  - The application should justify why the footpath links run through the development rather than along the northern boundary.
  - The location of the Tilletts Lane access in the N-W corner rather than S-W corner needs to be justified.
- Ecology
    - The application should be supported by a PEA, GCN surveys and Bat and Bird Scoping Reports.
    - 12% BNG is required and a metric and statement will be required to support the application.
- Trees
    - A tree survey will be required for all existing trees on site and their condition. This should inform an Arb Assessment to include details of and justification for all trees to be removed, tree protection measures, proposed planting, a shade diagram and RPA plan.
    - Additional tree planting is recommended within the site, along roads and to supplement existing boundary vegetation.
    - Existing boundary trees and vegetation should be excluded from private gardens with supplementary boundary enhancement planting and a maintenance strip between garden boundaries and the landscape features. Alternatively a TPO could be placed on the northern and southern boundaries.
    - Query re the gap in the hedgerow boundary between the football pitch and parking area. Is this an existing gap and is it needed for pedestrian access? If access is not needed then consider enhancement planting.
- Water Neutrality
    - Water Neutrality Statement will be required. The site would qualify for SNOWs but there will be a prioritisation system for access to this.
- Flood Risk
    - The application should be supported by a FRA and Drainage Strategy which incorporates SuDS and takes account of existing underground services and tree RPAs.

- Detailed comments provided on the SuDS requiring the surface water strategy to be revisited and explaining information required to support the application.

- Air Quality Assessment

An assessment will be required

## **West Sussex County Council (Highways) Feedback**

3.4 A formal pre-application submission was made to the Highways Authority on 13<sup>th</sup> August 2024. This sought advice on transport-related matters and in particular the following proposals:

- Two access points, one from Tilletts Lane serving approximately one-third of the development, and the other via Threestile Road serving the remainder.
- Speed limit change and traffic calming measures on Threestile Road to address public exhibition comments.
- Improvements to junction of Tilletts Lane, Threestile Road and Mayes Lane to provide a simple priority working arrangement, the removal of the existing grass splitter island and a junction set-back of 2.7m.
- Formalise existing informal passing places and parking bays on Tilletts Lane.
- Improvements to footpath no. 1430 through widening, surfacing and illumination.
- Shared pedestrian/cycle route off Threestile Road with a footway and shared surface roads throughout the site.
- Formalisation of the footpath in the southwest corner.

3.5 The Highways Authority responded on 9<sup>th</sup> October 2024 following a site visit and a copy of their response is provided in **Appendix C**. In summary the Highways Authority was generally supportive of the proposals. In particular, they are supportive of speed limit changes on Threestile Road, however disagreed that speed indicator devices (suggested by exhibition attendees) were necessary due to an absence of road traffic collisions.

3.6 The Highways Authority also requested that later running evening and Sunday bus services be investigated. Also the possibility of a surfaced path crossing the village green.



Illustrative concept plan



Artist's sketch perspective of the gateway dwellings and parkland landscape adjacent to Tilletts Lane



Where in Warnham do You Live?

