
From: Ailsa.Keogh
Sent: 10 May 2023 11:54
To: Planning
Cc: Amanda.Wilkes
Subject: RE: Planning Application Consultation - DC/23/0189
Attachments: DC 23 0189 Sandgate Nursery West End Lane Henfield West Sussex.docx

Good morning,

Please see attached planning response, if you need anything else let me know.

Kind regards,

Ailsa Keogh
Affordable Housing Enabling Officer
Telephone: 01403 215202
Email: Ailsa.Keogh@horsham.gov.uk

Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

-----Original Message-----

From: planning@horsham.gov.uk <planning@horsham.gov.uk>
Sent: 10 May 2023 11:20
To: Rob.Jarvis <Rob.Jarvis@horsham.gov.uk>; Ailsa.Keogh <Ailsa.Keogh@horsham.gov.uk>; Kendra.Barrington <Kendra.Barrington@horsham.gov.uk>
Subject: Planning Application Consultation - DC/23/0189

Please see the attached consultation letter from Horsham District Council Re:DC/23/0189



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Sandgate Nursery West End Lane Henfield West Sussex
DESCRIPTION:	Outline application for erection of a continuing care retirement community of up to 72 units of accommodation (Use Class C2) and up to 10 starter homes (Use Class C3) with associated community facilities including medical centre and on-site laundry and catering facilities, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access).
REFERENCE:	DC/23/0189
RECOMMENDATION:	No Objection
SUMMARY OF COMMENTS & RECOMMENDATION:	Housing Officers support this application.

MAIN COMMENTS:	The applicant has submitted a planning application proposing a development of 72 Class C2 units and 10 Class C3 units. The site is proposed to deliver all 10 of the Class C3 units as affordable housing which is policy compliant as set out in the HDPF. The Class C2 units are not required to deliver affordable housing. The Housing Register in Henfield currently has 126 households waiting for housing of which is broken down to 33 households in need of a 1-bedroom unit, 27 households in need of a 2-bedroom unit, 48 households in need of a 3-bedroom unit and 18 households in need of 4 or more bedrooms. Housing Officers would support the delivery of a mix of tenure units to meet current local demand. The site proposes to deliver 10x2 beds the above shows that there is demand for these units in Henfield currently. No mention is made of a potential affordable housing provider, and Housing Officers would urge the applicant to reach an agreement with a provider as soon as possible, to clarify and confirm tenure split, and secure funding arrangements for the affordable homes and ensure the layout and specifications of the affordable units meet the provider's requirements.
ANY RECOMMENDED CONDITIONS:	Housing Officers support this application.
NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	10/05/2023