



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at Station Road Warnham West Sussex RH12 3SR
DESCRIPTION:	Outline application for the erection of approximately 24 residential dwellings, with all matters reserved except for access.
REFERENCE:	DC/26/0585
RECOMMENDATION:	More information needed.

MAIN COMMENTS:

The applicant has submitted a planning application proposing a development consisting of 24 dwellings to be policy compliant we would expect to see 35% (8 units) delivered as affordable housing.

The Housing Register in Warnham currently has 196 households waiting for housing of which is broken down to

- 63 households (32%) in need of a 1-bedroom unit,
- 35 households (18%) in need of a 2-bedroom unit,
- 73 households (37%) in need of a 3-bedroom unit
- 25 households (13%) in need of 4 or more bedrooms

The site has proposed to deliver the following mix of affordable housing;

PLOT SCHEDULE					
Plot No.	Housetype	Tenure	GIA (m2)	Bed	Parking spaces
1	B	Open market	80	2B 4P	1
2	B	Open market	80	2B 4P	1
3	D	Open market	108	4B 6P	2
4	D	Open market	108	4B 6P	2
5	C	Open market	94	3B 5P	2
6	C	Open market	94	3B 5P	2
7	C	Affordable rent	94	3B 5P	2
8	C	Affordable rent	94	3B 5P	2
9	C	Open market	94	3B 5P	2
10	C	Open market	94	3B 5P	2
11	B	Open market	80	2B 4P	1
12	B	Open market	80	2B 4P	1
13	A	Open market	55	1B 2P	1
14	A	Open market	55	1B 2P	1
15	A	Affordable rent	55	1B 2P	1
16	A	Intermediate tenure	55	1B 2P	1
17	B	Affordable rent	80	2B 4P	1
18	B	Affordable rent	80	2B 4P	1
19	B	Open market	80	2B 4P	1
20	B	Open market	80	2B 4P	1
21	B	Open market	80	2B 4P	1
22	B	Open market	80	2B 4P	1
23	B	Intermediate tenure	80	2B 4P	1
24	B	Intermediate tenure	80	2B 4P	1

Type A 1B/2P 4no. 17%

Type B 2B/4P 12no. 50%

Type C 3B/5P 6no. 25%

Type D 4B/6P 2no. 8%

Housing Tenure Mix

Open Market 67%

Affordable 33%

Housing Mix

Affordable Housing Mix

Type A 1B/2P 2no. 25%

Type B 2B/4P 4no. 50%

Type C 3B/5P 2no. 25%

Type D 4B/6P 0no. 0%

Affordable Tenure Mix

Affordable Rent 62%

Intermediate Tenure 38%

TENURE MIX KEY



Open Market



Affordable Rent



Intermediate Tenure

There is no mention of a Register Provider on this site yet, 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. Housing Officers need reassurance that there are registered providers who would be willing to take on the site and tenure sizes as proposed before we would be able to support the site as this is a rural site is it likely that the number of register providers interested to take this site on will be limited and we would want reassurance that the affordable housing can be delivered before permission is granted.

ANY RECOMMENDED CONDITIONS:

Housing Officers require further information in relation to Register Provider engagement before we would be able to support this site.

NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	25/06/2025