



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Thakeham Tiles Ltd Rock Road Storrington West Sussex
DESCRIPTION:	Outline application for the demolition of existing buildings, and the re-development of the site for up to 108no. dwellings (including a mix of private and affordable housing units), with associated infrastructure including vehicular, cycle and pedestrian access, parking, landscaping, open space and play provision, and sustainable drainage with all matters reserved except access.
REFERENCE:	DC/25/2087
RECOMMENDATION:	Further information needed

MAIN COMMENTS:

The applicant has submitted a planning application for a residential development comprising 108 dwellings, to be policy compliant we would expect to see 35% (38 units) to be delivered as affordable housing.

The Housing Register for Storrington currently identifies 159 households in need of accommodation. This demand is distributed as follows:

- 55 households (35%) requiring one-bedroom accommodation;
- 23 households (14%) requiring two-bedroom accommodation;
- 55 households (35%) requiring three-bedroom accommodation; and
- 26 households (16%) requiring four-bedroom or larger accommodation.

Households requiring three- and four-bedroom homes are experiencing the longest waiting times on the Housing Register, with average waiting periods approximately three times longer than those for one- or two-bedroom accommodation. There is no proposed affordable housing layout currently available, but Housing Officers would expect to see a mix of tenure in line with the above current demand.

We would also expect to see a further split of the 38 affordable housing units to 70% (27 units) as affordable rent and 30% (11 units) as shared ownership.

In the absence of early confirmation from an RP, there is a risk that the applicant may seek a commuted sum in lieu of on-site affordable housing provision at a later stage. Furthermore, engagement with an RP may necessitate amendments to the proposed affordable housing mix, as some providers have specific requirements in relation to unit sizes. Addressing these matters prior to completion of the Section 106 Agreement would therefore be beneficial, as it would reduce the risk of requiring a Deed of Variation at a later stage.

ANY RECOMMENDED CONDITIONS:

Housing Officers cannot support this site until reassurance can be provided that delivery is possible in relation to an RP, and the affordable tenure delivery is confirmed.

NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	15/01/2026