



Horsham  
District  
Council

## HORSHAM DISTRICT COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council – Planning Dept
<b>LOCATION:</b>	Thakeham Mushrooms Storrington Road Thakeham Pulborough
<b>DESCRIPTION:</b>	Demolition of existing buildings and the redevelopment of the site to provide 150 dwellings, including affordable housing, land for the community land trust, works to public right of way and associated landscaping, open space and infrastructure.
<b>REFERENCE:</b>	DC/26/0266
<b>RECOMMENDATION:</b>	Advice / No Objection_/ <b>Objection</b> / More Information / Modification / Refusal
<b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b> Enterprise do not support this application.	
<b>MAIN COMMENTS:</b> Economic Development has reviewed the proposal which seeks the full redevelopment of the site for residential purposes, including the provision of affordable housing and land for a Community Land Trust. The application does not propose the provision of any replacement or updated commercial floorspace on the site.  The site currently contains commercial floorspace. A marketing exercise was previously undertaken and, as confirmed in earlier consultation responses, the scope and duration of this marketing were considered sufficient to demonstrate that there is no reasonable prospect of continued commercial occupancy in its current form. On that basis, Economic Development previously raised no objection in principle to the loss of the existing commercial premises (DC/24/0021). However, it should be noted that there is currently a limited supply of modern, fit-for-purpose commercial premises within the District, both for smaller businesses and for those requiring larger employment spaces. Notwithstanding the conclusions of the marketing exercise, the proposal would result in the permanent loss of commercial floorspace and the associated potential for local employment generation. From an Economic Development perspective, it would therefore be favourable if the scheme could incorporate opportunities that support employment generation, where feasible. Where the retention or re-provision of commercial floorspace is not considered viable, policy encourages alternative forms of development that can still deliver economic benefits. Any opportunities within the scheme to support employment, would therefore be welcomed.  "Please note these comments are provided on a without prejudice basis to development management's wider consideration of all relevant planning policy and material planning considerations. These comments are not a formal indication that planning permission will be forthcoming and the advice does not bind Horsham District Council to a final recommendation on any planning application."	
<b>ANY RECOMMENDED CONDITIONS:</b>	
<b>NAME:</b>	Julie Cavallo
<b>DEPARTMENT:</b>	Enterprise (Economic Development)
<b>DATE:</b>	13.03.26