Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
S106/26/0035
Land South of Furze Common Road, Thakeham, West Sussex,

DESCRIPTION:
Modification to s106 agreement under planning permission DC/23/2146 to allow for a minimum 35% affordable housing and to amend the mortgagee in possession clauses

RELEVANT PLANNING HISTORY:

DC/23/2146	Outline application (with all matters reserved except access) for up to 28 dwellings with access from Storrington Road. Resubmission of DC/22/0080	Application Refused on 20.02.2025

PLANNING ASSESSMENT

Planning Application DC/23/2146 was allowed at appeal on the 23rd of January 2026.

This permission was for the following:

Outline application (with all matters reserved except access) for up to 28 dwellings with access from Storrington Road. Resubmission of DC/22/0080

Proposed Amendments

Consent is sought to vary the mortgagee in possession clause and vary the affordable housing provision to a minimum of 35%.

The planning permission was granted on the basis of a policy compliant level of 35% affordable housing being delivered, and no more. The remaining 65% of homes would be market homes that would attract Community Infrastructure Levy payments in the region of £460,000 (Nb this is approximate based on the applicant's CIL forms, pending final precise calculations).

The proposed amendment to allow for a minimum 35% affordable housing will result in the potential for all 28 homes to be delivered as affordable homes, meaning no CIL payments would be provided (as social housing is exempt from paying the levy). As the parish council would be provided with 25% of the levy received, the proposal would mean the parish council would not receive some £115,000 to improve infrastructure in the parish. This loss of CIL receipts at a parish and district level is a material planning consideration.

Having regard to the benefit of providing much needed affordable homes to address local and district affordable housing need, the modest scale of the development that would retain a mixed and balanced wider community, officers conclude that the benefit of the additional affordable homes outweighs the loss of CIL receipts. The amendment is therefore considered acceptable.

Elsewhere, the variations also amend the definitions for Affordable Housing Tenure Mix and Fully Serviced and Affordable Housing Units, with the definition of Fully Serviced as follows *'where the*

provision of Dwellings is made with access from the highway surfaced to adoptable standard and all utility connections, including electricity, mains water, sewerage and wiring for connection to high-speed broadband are installed and fully functional'.

The mortgagee in possession clause has been bought into line with the Council's standard wording, which reflects nationally-used wording.

Officers have no concerns with these associated amendments.

Conclusions

The Housing Officer has raised no objection to the proposal, nor has the Parish Council. The mortgagee in possession clause has been brought in line with standard wording and provision has been made for a minimum of 35% affordable housing.

In circumstances where a 100% affordable housing is proposed, or more that 35%, there is a loss of Community Infrastructure Levy (CIL) monies for the area. The loss of this CIL would result in a loss of benefits for the proposal; however, in this instance the provision of affordable housing meeting needs for the area are considered to outweigh this loss.

For the above reasons the proposal is considered to be acceptable.

Recommendation: Application Permitted

NOTE TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

DELEGATED

Case Officer sign/initial Alice Johnson Date: 11/11/2026

Authorising Officer sign/initial Adrian Smith Date: 11/11/2026