



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Thakeham Mushrooms Storrington Road Thakeham Pulborough
DESCRIPTION:	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.
REFERENCE:	DC/26/0266
RECOMMENDATION:	Further information

MAIN COMMENTS:

The applicant has submitted a planning application for a residential development comprising 150 dwellings. In accordance with adopted policy, a minimum of 35% of the scheme (53 units) is required to be delivered as affordable housing.

The current Housing Register for Thakeham identifies 129 households in need of accommodation, with the following demand profile:

- 41 households (32%) require a 1-bedroom property
- 16 households (12%) require a 2-bedroom property
- 53 households (41%) require a 3-bedroom property
- 19 households (15%) require a 4-bedroom or larger property

This data demonstrates that the greatest level of need within the parish is for family-sized accommodation, particularly three-bedroom homes, which account for almost half of all households on the Housing Register.

The proposed scheme includes a mix of 1-, 2-, 3-, 4-, and 5-bedroom properties. The affordable housing mix proposed for the scheme is as follows:

Affordable Rent

1 bed dwellings	6
2 bed dwellings	15
3 bed dwellings	13
4 bed dwellings	2
Total	36

Shared Ownership

2 bed dwellings	6
3 bed dwellings	8
4 bed dwellings	2
Total	16

Currently, there is a shortfall of one affordable rented unit. The scheme proposes 52 affordable units, whereas policy compliance requires 53 units. To achieve the required 70/30 tenure split, we would expect an additional affordable rented unit to be provided. Given the level of identified need, it is recommended that this additional unit be a three- or four-bedroom property. Households requiring three- and four-bedroom accommodation currently experience average waiting times approximately four times longer than those requiring one- or two-bedroom properties.

Additionally, no information has been provided regarding engagement with a Registered Provider. It is strongly recommended that the applicant engages with a Registered Provider at the earliest opportunity to agree the tenure mix, confirm funding arrangements, and ensure that the proposed layout and unit specifications meet provider requirements. Given the site's rural location, interest from Registered Providers may be limited. Confirmation of Registered Provider involvement will be required before Housing Officers can support the application.

ANY RECOMMENDED CONDITIONS:

Further information is required to demonstrate that the proposed affordable housing provision is deliverable

NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	25/08/2026