



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land To The North of High Bar Lane Thakeham West Sussex
DESCRIPTION:	Variation of Condition 1 and Removal of Conditions 12, 13, 14, 15, 19, 37, 38, 39, 44, 45 and 46 of previously approved application DC/23/2152 (Erection of 28 dwellings and associated engineering operations and works including an onsite borehole water supply) to allow for the use of HEMSPAN as a construction method and replace flats with terraced houses, and relating to water neutrality.
REFERENCE:	DC/26/0209
RECOMMENDATION:	Support

MAIN COMMENTS:

The applicant has submitted a planning application for a residential development comprising 28 dwellings. In accordance with adopted policy requirements, a minimum of 35% of the scheme (10 units) is required to be delivered as affordable housing.

The current Housing Register for Thakeham identifies 125 households in need of accommodation, with the following demand profile:

- 40 households (32%) require a 1-bedroom property
- 16 households (13%) require a 2-bedroom property
- 51 households (41 %) require a 3-bedroom property
- 18 households (14%) require a 4-bedroom or larger property

This data clearly demonstrates that the greatest level of need is for family-sized accommodation, particularly 3-bedroom homes, which account for the single largest proportion of households on the Housing Register.

Affordable housing provision is expected to reflect evidenced local need. At present, households requiring 3- and 4-bedroom properties experience average waiting times that are approximately four times longer than those requiring 1- or 2-bedroom accommodation. This disparity highlights a persistent and acute shortfall of larger affordable rented homes and underscores the importance of prioritising such units within new developments.

The proposed scheme includes 10 affordable housing units, comprising 6 affordable rented units and 4 shared ownership units. The site has proposed that all 10 affordable rented units will be 3 bed family sized homes.

In addition, no information has been provided regarding the involvement of an affordable housing registered provider. It is strongly recommended that the applicant engages with a registered provider at the earliest opportunity to agree the tenure split, confirm funding arrangements, and ensure that the proposed layout and unit specifications meet provider requirements. Given the site's rural location and the limited scale of affordable housing provision, registered provider interest may be constrained.

In the absence of confirmation that a suitable registered provider has been secured, and without sufficient evidence to demonstrate that the proposed affordable housing is deliverable, Housing Officers require further information from the developer in relation to this.

ANY RECOMMENDED CONDITIONS:

Housing Officers do not support this site as it is currently presented.

NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	05/05/2026