



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land South of Furze Common Road Thakeham West Sussex
DESCRIPTION:	Reserved matters application for up to 28 dwellings following approval of outline application DC/23/2146 relating to access, appearance, landscaping, layout and scale.
REFERENCE:	DC/26/1236
RECOMMENDATION:	Support

MAIN COMMENTS:

The applicant has submitted a planning application for a residential development comprising 28 dwellings. Under adopted planning policy, a scheme of this size would ordinarily be expected to provide 35% affordable housing, equating to 10 affordable homes. However, it is noted that the proposal seeks to deliver the entire development as 100% affordable housing, significantly exceeding policy requirements.

Current Housing Register data for Thakeham identifies 129 households in housing need, 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; and
- 19 households (15%) require a 4-bedroom or larger property.

The site has proposed to deliver the following mix of affordable housing;

ACCOMMODATION SCHEDULE:

<u>Social Rent (R)</u>	
 4 Bed 6 person at 106m ²	07
 3 Bed 5 person at 93m ²	08
 2 Bed 4 person at 79m ²	03
 1 Bed 2 person at 50m ²	04
<u>Shared Ownership (SO)</u>	
 3 Bed 5 person at 93m ²	04
 2 Bed 4 person at 79m ²	02
TOTAL MIX:	28
4 Bed	07
3 Bed	12
2 Bed	07
1 Bed	04

The proposed housing mix is considered to align well with the identified housing need within the parish, particularly the demand for family-sized accommodation.

Housing Officers therefore support the proposed affordable housing mix. Furthermore, it is encouraging to note that a Registered Provider has already been identified and is committed to bringing the scheme forward as a 100% affordable housing development. Given the evidenced level of housing need in Thakeham, the delivery of these affordable homes would make a valuable contribution towards meeting local housing demand and provide much-needed accommodation for households currently on the Housing Register.

ANY RECOMMENDED CONDITIONS:

Housing Officers support this application in its current form.

NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	15/09/2026