

Mona Johansson
Senior Development Manager
Stonewater

2nd of December 2025

Dear Mona,

I am writing to express the Housing Team's strong support for the proposed development at Stopham Road, which is intended to deliver 100% affordable housing provision.

We understand that the scheme has encountered delays due to a planning condition requiring the delivery of a car park for the nearby train station. While we recognise the importance of this infrastructure, the current timeline set by Network Rail is not aligned with the development programme. The Registered Provider is therefore seeking approval to deliver the car park following completion of the affordable housing element. We believe this adjustment is both reasonable and necessary to ensure that urgently needed homes are not further delayed.

The need for affordable housing in Pulborough is acute and growing. In 2020, there were 155 households on the housing register awaiting rehousing. As of December 2025, this figure has risen to 166 households. Despite other developments coming forward during this period, demand has not reduced, highlighting the persistent and pressing requirement for affordable homes in the area.

This scheme will make a significant contribution to meeting that need, providing 29 affordable rented homes in total. Of these, 15 will be delivered as social rent and 14 as affordable rent. The delivery of these homes will directly benefit local households currently waiting for secure, affordable accommodation and will help alleviate the pressure on the housing register.

Given the scale of local housing need, we strongly support the Registered Provider's request to prioritise the delivery of the affordable housing provision ahead of the car park. This approach will ensure that families and individuals in Pulborough can access safe, secure, and affordable homes without unnecessary delay, while still allowing for the eventual delivery of the required parking infrastructure.

Yours Sincerely,

Ailsa Keogh

Affordable Housing Strategy and Enabling Lead Officer