

23 September 2026



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Dear Sam,

**Re: DC/26/0266 - Thakeham Mushrooms, Storrington Road,
Thakeham, Pulborough, West Sussex RH20 3DY
Response to HDC Housing Consultation Response**

We write in response to the comments provided by Horsham District Council (HDC) Housing Officer dated 25 August 2026, requesting additional information to demonstrate that the proposed affordable housing provision is deliverable.

In recent times, it is Bellway's' experience that Registered Providers have been generally reluctant to commit to schemes or provide offers on schemes that do not benefit from the certainty of having a planning permission in place.

To test market interest, Bellway undertook a tender exercise in March 2026. This involved approaching 20 Registered Providers (RP) from the Council's preferred list to express interest in acquiring and managing the affordable homes with the scheme. Due to the absence of planning permission and the resulting uncertainty regarding the delivery of the scheme, together with uncertainty around grant allocations, there was limited interest in the scheme. A number of RPs suggested that they would be interested in the scheme should permission be secured and they could then understand when the homes would be delivered in relation to their overall delivery requirements.

Notwithstanding this, Bellway remains confident that, once planning permission has been secured, there will be interest from RPs and that they will be able to secure a provider to acquire and manage the affordable housing units. This view is based on Bellway's' experience of delivering affordable housing on comparable schemes, the feedback received during the tender exercise and optimism in the market particularly further to the recently announced Government funding boost to support the delivery of affordable housing.

Yours sincerely

John Ainsworth

John Ainsworth MTPC MRTPI
Associate

