



THAKEHAM

Planning Policy Team
Surrey Heath Borough Council
Surrey Heath House
Knoll Road
Camberley
Surrey
GU15 3HD

20 September 2024

Dear Sir/Madam

Draft Surrey Heath Local Plan: Preferred Options (2019 – 2038) Regulation 19 Consultation
Land at Clews Lane, Bisley
Thakeham Homes Limited

Introduction

These representations have been prepared by Thakeham Homes Limited ('Thakeham') in relation to the Draft Surrey Heath Local Plan: Preferred Options (2019 – 2038) Consultation ("the Consultation") and supporting evidence. We are writing to object to the Draft Local Plan as we do not believe it can be found Sound in its current form.

Thakeham has an interest in Land at Clews Lane, Bisley (SLAA references: Site ID 740 - Land East of Clews Lane, and Site ID 903 - Land South of Church Lane, Bisley), hereinafter referred to as 'our Site' and these representations specifically make reference to our Site in the context of the Consultation and evidence base. Both of these sites were shortlisted in the SLAA 2022, and therefore, should the Council require additional sites to make the Plan sound, these two sites should be included.

About Thakeham

Thakeham is an infrastructure-led sustainable placemaker and is committed to creating new, extraordinary places, where the highest attention to detail makes a positive difference.

Thakeham build for the future, for communities and for individuals. Our approach sets us apart from our competitors. We deliver our schemes with a focus on net zero carbon sustainable development, looking ahead of current housing standards. We are also supporting the industry in the charge towards Net Zero Carbon as part of the Future Homes Hub. We are currently partnering with Octopus Energy to deliver 'zero bills' homes at our Templegate site in Sussex. These homes feature additional solar panels, air source heat pumps, and a battery – enabling customers to live in a comfortable, warm home with no energy bills for at least five years.

All Thakeham developments consider the potential for incorporating sustainable energy features, including air source heat pumps, solar PV panels with links for battery storage, renewable energy tariffs, and highly efficient heating and hot water systems as well as wastewater recycling measures, ensuring all our homes are as sustainable as possible for all our residents.

Thakeham House, Summers Place, Stane Street, Billingshurst, West Sussex, RH14 9GN

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Company Registration No. 07278594. Registered Office Address: Thakeham House, Summers Place, Stane Street, Billingshurst, West Sussex, RH14 9GN

Furthermore, Thakeham's sustainability approach is not just focussed on the final buildings, but starts with our approach to the whole construction process, including:

- Following industry best-practice by taking a 'fabric first approach,' which looks at how design and materials can contribute to the energy performance of the completed building.
- Thakeham uses a UK-based factory which manufactures panels using timber from sustainable sources. The off-site panelised system improves efficiency, speed of construction, quality, and reduces carbon emissions.
- Our Sustainable Procurement Policy encourages the use of recycled materials, such as otherwise nonrecyclable waste plastics (one tonne of MacRebur mix contains the equivalent of 80,000 plastic bottles), as well as utilise products part of a circular economy.
- We ensure that our whole supply chain is as local as possible. We have gold membership with the Supply Chain Sustainability School.
- On site, we monitor and aim to minimise construction travel emissions, construction waste and energy consumption and are registered with the Considerate Constructors Scheme.

Our approach sets us apart from our competitors. We deliver our schemes with a focus on sustainable development, looking ahead of current housing standards.

Our Proposals

Our proposals are for a sustainable new net zero carbon development that will deliver up to 130 homes, including policy compliant affordable housing as well as open spaces, play space and associated on-site infrastructure as illustrated in our Vision Document.

Our Site is in a sustainable location on the edge of Bisley, and we believe it should be included in the Submission Plan as an allocated Site for residential development.

Duty to Cooperate

As part of the Duty to Co-operate the Council have set out that Hart District Council have agreed to take 41 dpa homes to 2032 to help meet some of their housing needs. This is set out in the local plan itself and confirmed in the statement of common ground.

Whilst we do not disagree with the commitment, this is based on the current NPPF and standard method. As the Council will be aware, under that proposed Standard Method, Hart's housing need increases from 297 dpa to 734 dpa. As such there can be no guarantee that the commitment will last until 2032 as is suggested in the Local Plan. Prior to submitting the Local Plan, the Council will need to discuss whether this commitment is still relevant especially as the Hart Local Plan and the policies affecting housing needs, will be considered out of date from April 2025 and would be unable to meet its own needs to 2032 let alone support Surrey Heath during this period.

Given this will have fundamental impact on the local plan and whether the Council can meet its housing needs in full, this needs to be addressed prior to submission. If the council choose not to address this issue it would be a failure to co-operate effectively on a key cross border or strategic issue and the plan would not be legally compliant with the S33A(1) of the Planning and Compulsory Act (2004).

Local Plan Period

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The proposed plan period of 2019 to 2038 is no longer an appropriate Plan period for strategic policies.

Firstly, given the delays preparing the Plan, it will not extend for more than 15 years from the point at which the plan is adopted, as required by paragraph 22 of the NPPF. If the Council adopt as they suggest in table 1 of the local plan by Autumn 2025 then the plan period will need to be extended to the Council will need to extend the plan period to 2041 to ensure that there is at least 15 years remaining post adoption.

Secondly, it is considered unsound to have a plan period that commences in 2019 which will be around six years prior to the point at which the plan is submitted. In considering the plan period it is important to recognise that local plans are meant to look forward at would needs to be delivered not look back at what has happened. This is clear from paragraph 2a-005 notes that when setting the baseline for the standard method the current year is used as the starting point for calculating growth. The Standard Method also requires the affordability adjustment to be the most recent data, for the case of Surrey Heath the median affordability ratio for 2023 that was published in March 2024. This adjustment is to reflect the price signals in the market and ensure that housing needs are responding to these signals and suggests that the starting point for any plan should be the year to which the affordability ratio relates.

In order to be consistent with national policy and as such sound the Council should amend the plan period to start in 2023/24 and end in 2040/41.

SS1: Spatial Strategy

Housing Need

Paragraph 2.5 of the Local Plan notes that the local housing need for Surrey Heath is 321 homes per annum using Standard Method, giving a total of 6,111 homes over the plan period 2019 to 2038. However, in considering their housing requirement the council are removing the 41 dwellings per annum that the Hart Local Plan states will be delivered in order to address some of Surrey Heaths housing needs. This supply in Hart goes to 2032 and the council have reduced their housing requirement by 533 homes to reflect this. This is then reflected in part 2 of SS1 which states that over the plan period 2019 to 2038 the Council will deliver at least 5,578 new homes.

Whilst we do not dispute that the current Standard Method results in an annual hosing need of 321 dpa we have a number of concerns regarding the soundness of the Council's housing requirement.

1. Reliance on Hart District Council to deliver unmet needs

Firstly, the council can no longer rely on Hart to meet any of its housing needs. As set out above the Government proposed amendments to the Standard Method would see Hart's housing needs in future increase from 297 dpa to 734 dpa. This is also some 311 dpa homes above the 423 dpa requirement in the existing plan and further 416 dpa above the average annual supply expected between 2024/25 to 2028/29 of 318 dpa. Therefore, there is a significant risk that the 533 homes Hart were due to deliver between 2019 and 2032 will no longer be deliverable within Hart and should be delivered within Surrey Heath to ensure a robust position on housing delivery across the Plan period.

2. Transitional arrangements and emerging Standard Method

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Secondly, Annex 1 of the emerging NPPF sets out transitional arrangement for Local Plans and suggests that even if the Plan is submitted under paragraph 226c, given the annual housing requirement is 331 dwellings lower than the Local Housing Need figure, there is a requirement to undertake an immediate Review of the Plan to accommodate the shortfall.

Accordingly, it would be more appropriate for the Plan to seek to meet these needs now, avoiding the need for a review.

Housing Supply

As stated above this plan period is unsound as it is inconsistent with national policy. If the plan period starts in 2023/24, as necessary for soundness, the Council has an identified supply of 4,511 homes to 2037/38. But the plan must also be extended to 2040/41 to be consistent with paragraph 22 of the NPPF. This means that the Council must identify a further 1,269 homes to meet its needs in full ($321 \times 18 = 5,778 - 4,511 = 1,267$). The Council must therefore allocate further sites within this Plan to meet the additional housing needs arising from the extension of the Plan period. Land at Clews Lane, Bisley (SLAA site #740 and #903) is identified as a shortlisted site in the Sustainability Appraisal 2024 and is capable of being allocated.

Much of the identified land supply for housing is in the West of the borough, with 4,848 new homes identified, including 1,548 in Camberley Town Centre, which is 87% of the total housing for the borough. Therefore, in doing so, the future housing needs of the East of the Borough have been overlooked with only 13% across this area (727 homes). This strategy does not provide an appropriate level of choice for residents

There are just 17 new dwellings envisaged for Bisley within the Draft Local Plan, which equates to less than one new dwelling per annum over the Plan period. This will result in a stagnation in the population of Bisley, preventing opportunities for young families or downsizers, being detrimental to the vitality of the Village and thus failing to address the requirements of Paragraph 79 of the NPPF which promotes sustainable development in rural area. Furthermore, Bisley is a sustainable location, and is therefore this should be a consideration for the provision of more homes.

Green Belt and exceptional circumstances

As set out above, we consider that the current Draft Plan has a shortfall in housing supply of 1,249 dwellings across the Plan period. As such the Council will need to consider allocating additional sites for residential in order to meet needs in full. The NPPF sets out that in the first instance the council should examine the potential for urban areas, previously developed land and land beyond the Green Belt in order to meet housing needs. If after revisiting the potential for development in these locations needs still cannot be met, then the Council should consider whether exceptional circumstances exist to amend Green Belt boundaries.

Whilst the December 2023 NPPF states that there is no requirement for Green Belt boundaries to be reviewed or changed where plans are being prepared or updated this does not clear the Council from considering whether exceptional circumstances exist in order to meet its housing needs in full. There does not appear to be any evidence indicating that the Council had considered what the exceptional circumstances might be.

A key part of these considerations must be the need for affordable housing and the lack of supply that has been available to meet those needs. Under the current local plan, the Council has delivered 566 affordable homes – an average of just 39 affordable homes per annum. This

is against a need for such homes set out in the LHNA of 184 homes for affordable or social rent each year each year – around 57% of 320 homes needed each year. In terms of proposed supply over the plan period 73% of the homes built would need to be affordable in order to meet the need for such homes. However, the strategy chosen by the council means that only a fraction of these needs will be met.

It is therefore clear that there is a pressing need for affordable housing that is being exacerbated by its decision not to amend the Green Belt and deliver sites that could support their delivery. Given that the Council does not have sufficient land to meet its housing needs the issue of affordable housing delivery must be taken into account in its decision making process and whether there are potentially exceptional circumstances to amend Green Belt boundaries.

Accordingly, we put forward that our Site on the edge of Bisley is an appropriate location to be released from Green Belt for new development, which will deliver much needed on-site affordable housing.

Summary of SS1: Spatial Strategy

The spatial strategy as it relates to housing delivery is unsound as it fails to meet housing needs in full without providing adequate justification to support its approach. The Council must revisit its spatial strategy prior to submission to consider options for meeting needs in full and in particular whether there are any exceptional circumstances that would support amendments to the Green Belt to facilitate the delivery of new homes.

Policy H5: Range and Mix of Housing

Thakeham supports the general housing mix and the accessible and adaptable requirements set out in this Policy.

However, we do not believe the proposed requirement to deliver 5% self-build and custom build housing on sites over 20 dwellings is reasonable. Looking at the Site allocations within Policy H1-H3, there is a requirement to deliver 2,883 dwellings, which would require delivery of 144 self or custom build homes.

However, there are currently only 2 active individuals on the Council's self-build register, suggesting there is no real demand for self or custom build here.

It is therefore clear that a requirement for 5% across all sites over 20 dwellings would be a significant over-supply and detrimental to delivery of other more needed housing types.

It should also be noted that paragraph 3.65 suggests that where a plot has been marketed for a 12 month period but not been sold it should be offered to the Council or a registered provider before being built out by the developer for market housing.

This is not reasonable or justifiable as self-build plots are market housing, not affordable. Therefore this requirement should be removed.

Policy H7: Affordable Housing

Thakeham wholly supports the Council's target percentage requirement of 40% of new housing development to be affordable housing.

It is noted that part b) requires "25% of the affordable housing to be provided as First Homes". However, this should not be a definitive position as there needs to be a demonstrable demand

for this this type over social rented or shared ownership demand, otherwise it will be taking away provision of currently required accommodation.

It is therefore suggested that the wording is amended to include “subject to evidenced demand”.

Policy E3: Biodiversity Net Gain

The emerging policy target of 20% BNG appears to be contradictory to Government guidance published in February 2024, which states that “... *plan-makers should not seek a higher percentage than the statutory objective of 10% biodiversity net gain*”.

Furthermore, the Council’s evidence note that 11.5% species in Surrey are classified as threatened which the Council note is higher than for the country as a whole. However, it is notable that the national State of Nature Reports published in 2016, 2019 and 2023 note the number of species classified as threatened across England and at risk of extinction from Great Britain as a whole was 12%, 13% and 12.9% respectively. This would suggest that Surrey Heath and Surrey have fewer threatened species compared to the national picture.

Thakeham wholly supports the delivery of BNG, however, there does not appear to be any evidence to support a higher target of 20% BNG, which would also be contrary to Government guidance. The Council also need to consider the implications for housing delivery should they continue to seek a higher provision - what is the impact on housing schemes and their ability to deliver the number of homes proposed and have the Council considered the viability implications of this higher requirement?

It should be noted that Thakeham is already committed to the delivery of at least 10% biodiversity net gain across all development sites and would support the policy requirement for delivery of 10% biodiversity net gain, to ensure protection and growth of biodiversity across Surrey Heath both now and for the future.

Additionally, it is important to recognise that some habitat creation, such as hedgehog highways and swift bricks (both delivered as standard by Thakeham) do not add to the calculation of BNG but make an important contribution to ecology. As such, it is possible to deliver 10% BNG as well as additional ecological enhancements.

In the absence of any justification or evidence, we propose this policy is amended to require the provision of 10% BNG for all new developments.

Land at Clews Lane, Bisley

Our Site is within a sustainable edge-of-settlement location, directly adjacent to existing residential areas, and the Green Belt Review Sustainability Assessment accepts that our Site is sustainable. It is our view that the release of our Site from the Green Belt would make an important contribution towards addressing the Borough’s housing needs (including affordable housing), would assist with proportionate growth across the Borough and provide a greater choice of family homes.

Our Vision Document attached shows how this will be delivered, as well as the landscape-led approach to placemaking, showing how our Site will be a natural extension to Bisley.

The Sustainability Appraisal Assessed the Sites separately and confirms that the sites perform well TPOs, Conservation Areas and Priority Habitats, but poorly against AQMA, SSSI, SPA and SRN.

It should be noted that the assessment has concluded a number of other sites developable with poorer performance against these criteria (i.e. Site 573 317-319 Guildford Road), suggesting these points are not of key importance to delivery. Indeed, the only difference is that the developable sites are not within Green Belt. Accordingly, the only challenge relating to our Site is the current designation within Green Belt.

However, the SA provides an assessment of Green Belt function around Bisley (Figure B) and finds that the Green Belt only performs a moderate function.

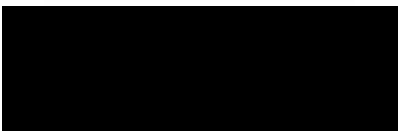
Accordingly, the Site should therefore be allocated to meet the housing needs arising from the extension of the plan period and the current shortfall in provision.

Conclusions

We consider that the current Draft Local Plan fails to positively plan for its future housing needs in a sustainable manner. The distribution of housing across the Borough is unbalanced, whereas proportionate growth is necessary to support the vitality of the villages, which otherwise will stagnate. It also fails to address the Borough's significant affordable housing needs. We do not consider the Draft Local Plan to be consistent with national policy, given the multiple conflicts with the policies contained within the NPPF, as highlighted within these representations.

We trust that these representations will be useful and clear, and we would be grateful for confirmation of receipt of our submission. In the meantime, please do not hesitate to contact me if you have any queries or require any further information.

Yours faithfully,



James McAllister-Jones
Associate Planning Director

Appendix 1 – Vision Document



THAKEHAM

*Land at Clerws Lane,
Bisley*

Vision Document
September 2024

Net zero carbon homes proposed in a highly sustainable and unconstrained location on the edge of Bisley.





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Thakeham's vision is to create beautiful places where people want to live, living in harmony with the natural environment and with sustainability at its heart.

A net zero carbon community where people are able to walk and cycle to nearby facilities; a place that is well-integrated into the existing landscape and community to help create a more sustainable place for people to live.

The illustrative masterplan is truly landscape-led, preserving and enhancing existing habitats whilst providing residents with a natural, green environment.

OUR DEVELOPMENT AT LAND AT CLEWS LANE, WILL INCLUDE:

- c. 130 net zero carbon homes
- Policy compliant number of affordable homes
- At least 10% Biodiversity Net Gain, swift bricks and hedgehog highways
- Landscaping and planting within the development
- Public open spaces
- Sustainable Drainage Systems





Land at Clews Lane is located directly adjacent to the eastern edge of Bisley, a sustainable settlement in the Borough.

The Site is located in close proximity and is well connected to local facilities and services including Bisley CoE Primary School approximately 300m west of the Site. The Site also has easy access to bus stops on Guildford Road, with the closest approximately 250m from the proposed Site access. These bus stops provide good public transport links to Guildford, Camberley, Woking and Chobham.

WITHIN CLOSE PROXIMITY TO THE SITE ARE:

- Sainsbury's Local
- Bakery
- Butchers
- Post Office
- Hen & Chickens Public House
- Bisley Veterinary Surgery
- Bisley CoE Primary School
- Bisley Village Hall
- St John the Baptist Church



The right location

Constraints & opportunities

Following an assessment of the Site's constraints and opportunities, the Site is confirmed to be available, suitable and achievable.

CONSTRAINTS

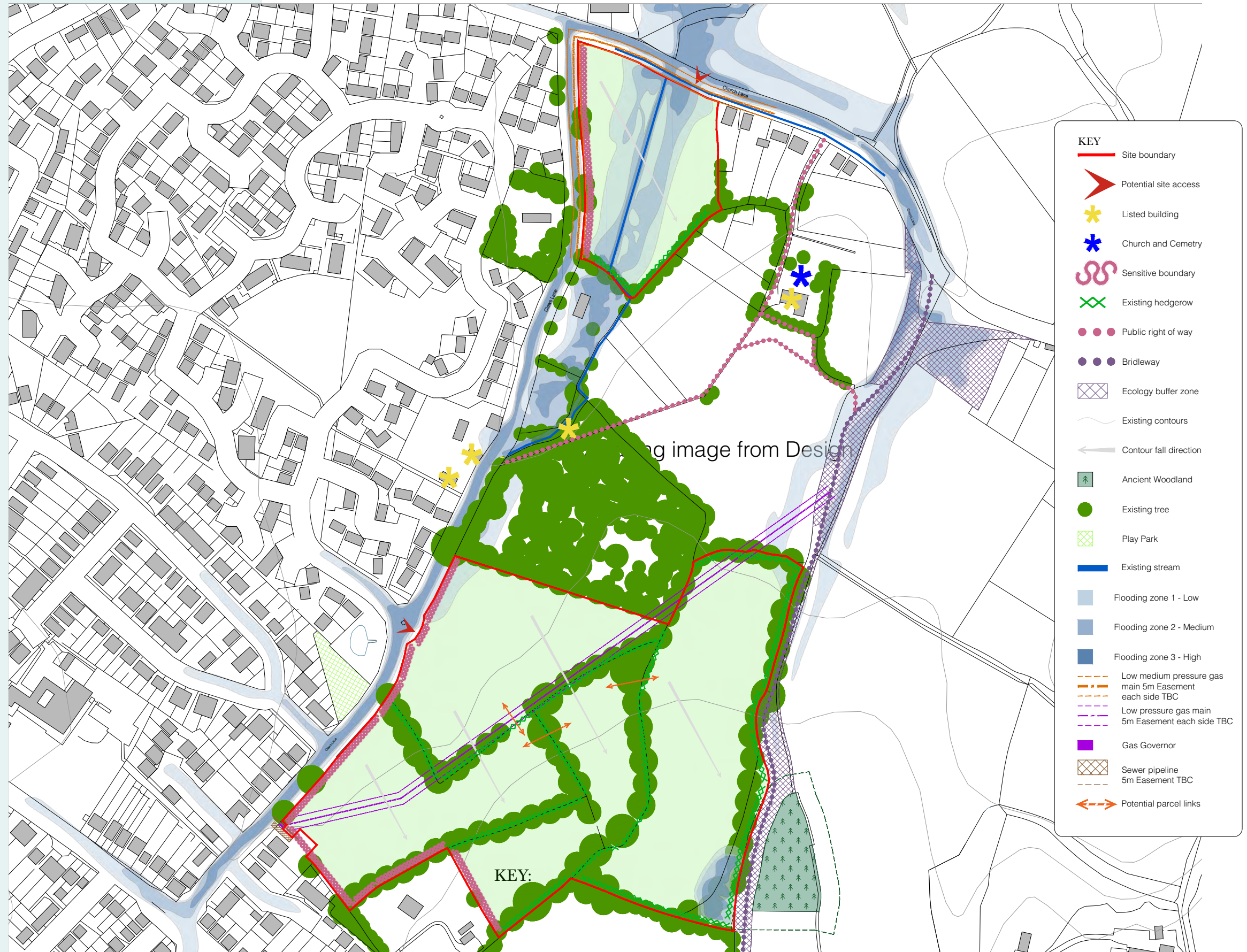
The following constraints have been identified:

- Area of Flood Zone in northern part of the Site.
- Open views into the Site from the surrounding countryside.
- Site lies within Green Belt.

OPPORTUNITIES

The following opportunities have been identified:

- Create a sustainable extension to the eastern edge of Bisley.
- Mitigate flooding through a landscape-led approach to masterplanning which integrates blue and green infrastructure.
- Deliver a sensitively designed residential development which fits into the surrounding context.
- Provide pedestrian and cycle permeability which integrates the proposals into the existing movement network and built context.



Emerging site masterplan



- 1** New homes with tenure blind affordable housing distributed throughout the development. Homes will be set within a strong landscape framework, celebrating and enhancing existing site features to ensure a sensitive integration with the existing context.
- 2** New dedicated pedestrian and cycle paths set within landscaped green corridors will create safe and attractive sustainable routes within the Site and beyond.
- 3** Retention of existing trees and hedgerows where feasible with the support and creation of habitats to ensure BNG.
- 4** Natural play equipment (as a LEAP) and large area of open green space create various recreation areas for new and existing residents.
- 5** Access opportunities with new softened entrance, integrating into the green infrastructure.
- 6** High quality open green space will be provided as recreational parkland, providing footpaths and cycle routes for the wider community.
- 7** Sustainable urban drainage systems will be integrated into green spaces, combining green and blue infrastructure.
- *** Play space
- PRoW
- Pedestrian / cycle route



*Delivering
net zero carbon homes*



All homes at Land at Clews Lane will be net zero carbon – leading the way nationally, well ahead of any major housebuilders.

This means that they will combine ultra-high energy efficiency with renewable technology, such as solar panels, air source heat pumps, waste water heat recovery, rainwater harvesting, fast electric vehicle charging points (to all homes) and more.

As a result, homes will be designed to contribute towards their own energy needs, cancelling out the carbon they produce. A win for the planet – and a win for the residents, who will enjoy significantly lower energy bills as a result – increasingly important to wellbeing as the cost of living rises.



PlanetMark

*Thakeham has been
a certified carbon
neutral business
since 2023.*



Thakeham thinks carefully about the communities we create and the homes we deliver.

We will always deliver a sustainable and inclusive community through the provision of homes that meet a range of needs, including first time buyers, downsizers, families and those needing affordable homes.

Throughout our history, Thakeham has always delivered schemes which respond positively and in compliance with policy requirements for affordable homes, and we will continue to do so. As a trusted partner, Thakeham is already delivering for housing associations and local authorities across the South East and in 2023, we delivered around 600 affordable homes across the South, including new net zero carbon affordable homes.

PROPOSALS FOR LAND AT CLEWS LANE INCLUDE:

- Policy compliant affordable homes for local people
- The affordable homes will provide a mix of tenures to meet local need and align with Government policy
- Affordable homes will be tenure blind, to exactly the same quality standards and external finish as the private homes and distributed around the development to create a genuinely mixed community
- Homes for first time buyers
- Homes that provide comfortable and secure living, including adaptable and accessible dwellings in response to policy requirements to meet varying needs
- Homes for families to grow locally
- Homes for downsizers
- All homes delivered will be net zero carbon – tackling both the climate emergency and cost of living crisis

*Building the right homes
for Bisley*





Meeting the challenges of the climate emergency is not just about net zero carbon homes.

It is about the places we create, delivering development in accessible locations and promoting sustainable modes of transport.

Land at Clews Lane provides an unrivalled opportunity to deliver homes on the edge of Bisley in a location which would encourage the use of sustainable travel.

The location of the Site so close to local facilities means that it will be quicker and easier to get to shops, schools and community facilities by walking and cycling, rather than using the private car. Bisley CoE Primary School is located approximately 300m west of the Site (4 min walk), whilst a number of shops and services are accessible from Guildford Road approximately 700m from the Site (10 min walk). Bus Stops are also located within direct proximity of the Site entrance, providing further opportunities for future residents to utilise non-car modes of transport. This not only promotes healthy and active lifestyles but also reduces the use of the private car and the associated environmental impacts.

Thakeham will also explore the potential for a site-specific electric vehicle car club scheme, further reducing the scheme's impact on the environment and will deliver an EV Charging Point to every home.

The environmental impact of private cars will be reduced, but beyond that, communities will be more connected to their landscape, and to each other.



Promoting sustainable & active travel





Enhancing the natural environment

LANDSCAPE-LED MASTERPLAN

Our approach to landscape-led placemaking involves incorporating the existing natural assets, as well as protecting landscape views, into all our schemes, creating a carefully considered development which integrates naturally into the wider landscape and enhances local connectivity.

GREEN AND BLUE INFRASTRUCTURE

The places we create give priority to green and blue habitats, delivering Biodiversity Net Gain (BNG) and supporting local wildlife whilst also enhancing social interaction, health and wellbeing.

Biodiverse developments, with access to green and open space, not only create places abundant with wildlife and natural beauty but also create an opportunity to connect them with nature.

Communities can gain from the mental health, physical health and social benefits the natural environment provides. They are also more resilient places for people and nature, able to better cope with winter storms, summer heat waves and even local air pollution.

BIODIVERSITY NET GAIN AND HABITAT CREATION

Land at Clews Lane will deliver at least 10% BNG. This means that there will be a demonstrable improvement in natural habitats and nature overall, as a result of the proposals.

Thakeham will create a nature-rich place by protecting valuable existing habitats, enhancing existing habitats through good management practices, and creating new biodiverse habitats.

In addition to our BNG commitments, Thakeham will also deliver further habitats creation, such as:

- Hedgehog highways in fences
- Deliver one swift brick per home, on average, across the development
- Deliver bird and bat boxes in new buildings



EDDIE & ELLIE

Thakeham will also launch our award-winning educational programme, Eddie and Ellie, in local Primary Schools.

Thakeham's Eddie & Ellie's Wild Adventures programme is our award winning, holistic ecology programme aimed at supporting Year 3 Primary Pupils. The programme follows the life cycle of a development to deliver a series of in school activities and site visits, using a children's book as springboard into a number of National Curriculum topics. The programme has been developed in conjunction with education specialists at West Sussex County Council, teachers, parents and of course children, as well as the Surrey Wildlife Trust.





Putting health & wellbeing at the heart of the community



Creating places that enable people to live happier and healthier lives is at the heart of our vision for sustainable placemaking and community creation.

Whether creating jobs, homes, or school spaces, we believe that well-planned communities have the power to change lives for the better. Land at Clews Lane is our chance to improve community wellbeing in the district for generations to come.

This community would be a gateway to healthy lifestyles and wellbeing; with a series of pedestrian and cycle routes nestled within the local network of green and blue spaces/habitats. There will also be abundant opportunities for healthy, outdoor recreational activities around the new open spaces.

Having somewhere safe and secure to call home is at the core of personal wellbeing. Whether as an individual or a family, it is our homes that give us the security and opportunity to enhance our lives. Good quality housing in a range of tenures allows people to take a step onto the ladder, forge new lives together, start and raise families, and grow old independently.

Our legacy would be an inspirational blend of health, wellbeing, productivity and a new benchmark of what sustainable placemaking can provide.





*Delivering a place we
can be proud of*

Thakeham is a pioneering community creator at the forefront of placemaking in the UK.

We deliver high quality developments, designed for sustainable living and firmly rooted in community values. Our industry-leading focus on building net zero carbon homes and cohesive, empowered neighbourhoods has led us to become a leading homebuilder in the south of England. We're proud to bring quality homes, infrastructure and amenities together to help people and planet thrive.

Striving to enhance the quality of life for those in and around our developments, we implement a comprehensive Social Value strategy for every scheme, working to provide local people of all ages with opportunities, training and upskilling.

Land at Clews Lane represents an opportunity to deliver a development which showcases our core expertise and focus, comprising sustainable development and cohesive communities.

At every stage, Thakeham's approach supports a lasting legacy – for people, places and planet.



*At Thakeham, we have
an opportunity and a duty
to create amazing places;
we are driven by a passion
to deliver a legacy for
many to enjoy and that
we are proud of.*

Rob Boughton,
CEO of Thakeham





THAKEHAM

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