



The Former Mushroom Factory

Storrington Road

Thakeham

Horsham District Council

Bellway Homes Ltd (Strategic Land)

Statement of Community Involvement

January 2026





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1. Introduction

- 1.1. This report provides details of the programme of community engagement undertaken by the Community Communications Partnership (“the CCP”) on behalf of Bellway Homes Ltd (Strategic Land) (“the Applicant”) in relation to proposals for The Former Thakeham Mushroom Site, Thakeham. The Applicant’s emerging proposals comprise a residential-led redevelopment of the site, including 150 new homes with a range of house types and sizes, 35% affordable housing (including affordable rent and shared ownership), and significant areas of publicly accessible open space.
- 1.2. Paragraphs 40-43 of the National Planning Policy Framework (2024) encourage engagement between the applicant, local planning authorities and the local community. This is intended to enable “better coordination between public and private resources and improved outcomes for the community”.
- 1.3. Paragraphs 3.5 and 3.6 of Horsham District Councils’ Statement of Community Involvement (SCI) (2020) sets out the Council’s own advice for pre-application consultation. The Council’s SCI sets that “[they] recommend that any development scheme is developed involving consultation with local residents, organisations and other key stakeholders in addition to the Council and prior to submitting any planning applications for major developments and other complex developments, which would invoke significant public interest. The applicant should consider the outcome of any public consultation to help inform the submission of any planning application.”
- 1.4. The Applicant and the CCP have proactively engaged with the community. This has been achieved by hosting a public consultation event for residents to view the proposals and meet the project team. This has been supported by distributing letters to residents in the local vicinity of the site, inviting them to a public consultation and informing them of the consultation timeframe. In addition, the Applicant has published a consultation portal website describing the proposals. This website includes a resident survey, which was also available at the public consultation event.
- 1.5. The Applicant has also engaged with elected representatives of Horsham District Council (“the Council”) and Thakeham Parish Council, and is committed to continuing engagement with elected representatives and community stakeholders.
- 1.6. The purpose of this Statement of Community Involvement is to outline the pre-application engagement undertaken with the community and summarise the feedback received.



2. Public Consultation

- 2.1. The CCP organised a public drop-in consultation event on Wednesday 14th January for members of the public to read about and discuss the proposal in person with representatives of the Applicant. Letters were sent to local residents to inform them about the event. A website was published to allow those that could not attend the event to read about the proposal as well as allow another opportunity for visitors to consider the proposal.

Invitations to the Public drop-in consultation event

Residents

- 2.2. To inform residents of Thakeham/Abingworth invitation letters were distributed to local residents in advance of the event.
- 2.3. The invitation letter set out the purpose of the event and its time, date and location. It provided advance email and telephone contact channels for queries.
- 2.4. The design is shown in [Appendix 4](#). On 9th January 2026, the CCP issued an email invitation to a range of key stakeholders, as set out below, to attend the event, which included local councillors.

Elected Representatives and Parish Community Group

- 2.5. On 9th January 2026, the CCP issued an email invitation to a range of key stakeholders to attend the event. The invitation was sent to:
- District ward members:
 - Cllr Philip Circus
 - Cllr Joy Dennis
 - Cllr Alan Manton
 - West Sussex County Council ward member:
 - Cllr Charlotte Kenyon
 - Horsham District Council Cabinet Members:
 - Cllr Martin Boffey (Leader of the Council)
 - Cllr Ruth Fletcher (Cabinet Member for Planning)
 - Cllr Sam Raby (Cabinet Member for Housing and Communities)
 - Cllr David Skipp (Cabinet Member for Wellbeing, Culture and Green Spaces)
 - Thakeham Parish Council (via the Clerk contact address)
- 2.6. In addition, the invitation letter was shared to the Thakeham Parish Community Group on Facebook to widen awareness of the event.

Social Media

- 2.7. In addition to the invitation letter, the CCP advertised the public drop-in consultation event via social media platforms.



- 2.8. This included dedicated social media posts by the CCP within local community Facebook groups, as well as Thakeham Community Hub (the venue of the public consultation event) also advertising the event via their own social media channels.
- 2.9. The CCP's advert is shown below. It included details of the public drop-in consultation event, such as location, date and time. It also included the link to the consultation website.

The Community Communications Partnership

10 January at 20:16 · 🌐

⋮

🏡 Have your say on the Former Mushroom Factory, Thakeham 🏡

Local residents are invited to a public consultation on emerging proposals for the Former Mushroom Factory site, land west of Storrington Road.

📍 Thakeham Community Hub

📅 Wednesday 14 January

🕒 4pm–8pm (drop in at any time)

Come along to view the proposals, speak to the project team, and share your views. There's no presentation, just an opportunity to ask questions and give feedback.

If you can't attend, consultation materials will be available online afterwards at:
[👉 www.bellway-storringtonroad.co.uk](http://www.bellway-storringtonroad.co.uk)

We look forward to hearing your views.

THE COMMUNITY COMMUNICATIONS PARTNERSHIP

January 2026

Dear Resident,

Re: Public consultation on plans for 150 new homes at the Former Mushroom Factory at land west of Storrington Road, Thakeham.

On behalf of Bellway Strategic Land, we are writing to inform you about our proposal to submit a detailed planning application to Horsham District Council for residential development at the above site.

A previous planning application was brought forward by Bellway at this site for 247 homes. This did not get planning approval and was dismissed at appeal. Bellway has now revised their plans down to 150 homes, with affordable homes and public open space, which we hope will provide a positive contribution to the local community.

In light of the above, we would like to invite you to our public consultation drop-in which will be held on **Wednesday 14th January**.

2.10. The Thakeham Community Hub's social media post is shown below.

Thakeham Community Hub's post

X

Thakeham Community Hub · Follow

10 January at 20:36 · 🌐

⋮

Mushroom Factory at land west of Storrington Road, Thakeham.

On behalf of Bellway Strategic Land, we are writing to inform you about our proposal to submit a detailed planning application to Horsham District Council for residential development at the above site.

A previous planning application was brought forward by Bellway at this site for 247 homes. This did not get planning approval and was dismissed at appeal. Bellway has now revised their plans down to 150 homes, with affordable homes and public open space, which we hope will provide a positive contribution to the local community.

In light of the above, we would like to invite you to our public consultation drop-in which will be held on **Wednesday 14th January**.

Bellway wish to share with you the details of their plans, receive your feedback, and provide the opportunity for residents to ask questions directly to the Bellway Strategic Land project team.

The event will be held at **Thakeham Community Hub, 35 Abingworth Crescent, Thakeham, Pulborough, RH20 3GW.**

Doors will open at **4pm** and the event will run until **8pm**.

This Wednesday at 16:00

Bellway Consultation - Former Mushroom Farm

35 Abingworth Crescent, RH20 3GW

★ Interested ▾



Public Drop-In Consultation Event

2.11. A public drop-in consultation event was held on Wednesday 14th January 2026 at Thakeham Community Hub between 16:00 and 20:00.

2.12. Thakeham Community Hub is at 35 Abingworth Crescent, Thakeham, Pulborough, RH20 3GW.

2.13. A series of boards were produced and displayed to explain the proposal. The designs for these boards are shown in [Appendix 1](#) and they were themed as follows:

- Welcome and Introduction – Welcomes visitors to the public exhibition, explains the purpose of the event, and invites feedback via forms and the online portal.
- History of the Site – Summarises the former Mushroom Factory use, why it closed, and the context for bringing forward new proposals.
- Our Vision – Sets out the overarching vision to create a distinctive sense of place, shaped by local history and landscape, with green corridors and biodiversity opportunities.
- Site Context – Describes the site's setting off Storrington Road, surrounding rural character, nearby settlements, and local amenities in close proximity.
- Previous Application – Outlines the refused 2024 scheme (247 homes) and its appeal, its key components, and Bellway's intent to address reasons for refusal through a revised approach.
- Our New Proposal – Introduces the revised, reduced scheme (150 homes), explains the focus on family housing, open space provision, access arrangements, and 35% affordable housing.
- Site Layout – Presents the illustrative layout, including the residential area, extensive public parkland, surface water attenuation pond, and land identified for potential Community Land Trust use.
- Building Heights – Shows the proposed distribution of building heights across the site to support an appropriate scale and townscape response.
- Tenure Plan – Illustrates how market and affordable homes would be arranged across the development, including affordable rent and shared ownership.
- Key Benefits – Summarises the social, economic and environmental benefits, including new homes in a high-demand area, affordable housing delivery, open space and landscape enhancements, and local investment via CIL/S106.
- Design and Architecture – Explains the design approach informed by Thakeham/Abingworth character, including material palette and local vernacular cues (tiles/brick, roof forms, gables, render and weatherboarding).
- Landscaping – Sets out the landscape-led strategy: retained/enhanced boundary planting, open spaces, play area and footpaths, public parkland, and biodiversity measures (including net gain).
- Sustainable Transport – Presents options being explored with the Parish Council to improve sustainable travel, including ideas such as a mobility hub and demand-responsive/dial-a-ride services.
- Engagement and Next Steps – Reiterates how feedback will help refine proposals, confirms continued consultation and submission intentions, and signposts residents to the website and feedback methods.

2.14. Representatives of the project team from Bellway Homes, the CCP, Savills were in attendance for queries pertaining to their work. They welcomed residents to the consultation, answered their questions, listened to their comments and requested that they record their opinions on paper questionnaire or on the website, using provided iPads.



2.15. Visitors were invited to sign an attendance sheet upon arrival, for the purposes of gathering contact details of those who wished to receive news about the proposal in future and as a measure of the event's attendance. This included fields for their names, postcodes, email addresses telephone numbers and where or not they gave consent for further contact.

2.16. 50 attendees signed into attendance. There was also a minority of attendees who chose not to sign the sheet; the number of the latter group was not recorded and the CCP estimates that it was around 20. This totals to 70+ attendees.





2.17. Visitors were invited to share their opinions on paper questionnaire (see [Appendix 2](#)) or on the website, using provided iPads. The paper questionnaire included the same questions as the online form.

Website

2.18. To engage members of the community who could not conveniently attend the public drop-in event and provide an accessible reference and means of contact throughout the wider consultation, the CCP published a website.

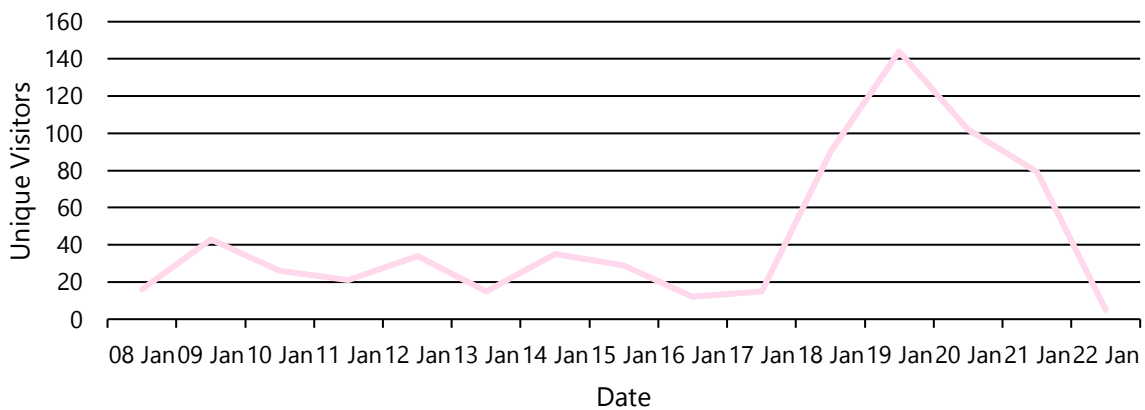
2.19. The website was published on 8th January. The website is structured as a single scrolling webpage with clearly labelled sections, combining explanatory text with site imagery and illustrative plans (including a site layout, building heights plan and tenure plan, with images that can be enlarged). This conveys the same information about the proposal as presented on the boards displayed at the public drop-in consultation event.

2.20. The website also features an online copy of the questionnaire.

2.21. Screenshots of all sections of the website are shown in [Appendix 3](#).

2.22. The CCP has measured the website traffic between the dates of 8th January and 22nd January 2026. During this period a total of 521 unique users have visited the website, with a peak of 144 on 19th January.

Visitors to Bellway Storrington Road Website between 8th January and 22nd January 2026

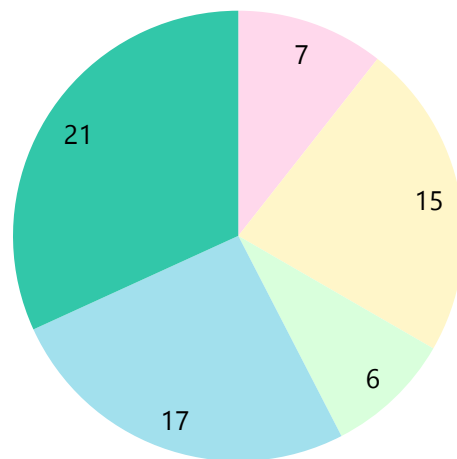




3. Community Response

- 3.1. The website hosted a questionnaire for members of the public to respond to the consultation and provide their feedback. The questionnaire was also available in hard-copy at the in-person consultation event.
- 3.2. Details for completing and submitting responses were also provided on the questionnaire, including submission via the online form, completing the questionnaire at the consultation event and returning the hard copy to via post to the CCP.
- 3.3. A total of 70 forms were submitted. 45 paper forms were submitted at the in-person consultation, and 25 forms were submitted online.
- 3.4. Some respondents who submitted paper forms included additional comments next to questions. These are summarised below in questions 7 and 8.

Q1: The Former Mushroom Factory is falling into disrepair and attracts Anti-Social Behaviour (ASB). How do you feel in principle about redeveloping this site for housing?

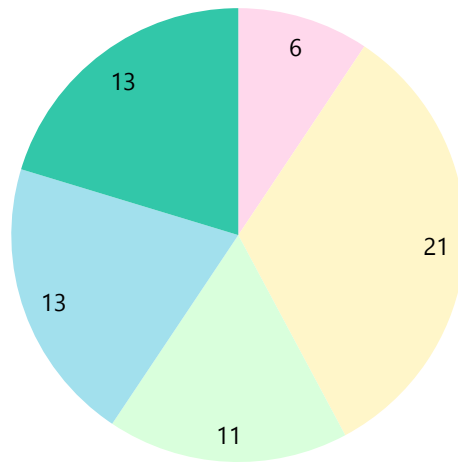


■ Strongly support
 ■ Support
 ■ Neutral
 ■ Oppose
 ■ Strongly oppose

- 3.5. The responses to this first question were mixed across a broad spectrum. As is clear from the responses there is broad opinion for the principle of the redevelopment of this site. A majority of responses were opposed to the principle of this site for housing, however there were a sizable minority of responses that are supportive of this site to be re-developed for housing.
- 3.6. During the consultation event there were many comments made by attendees about the need for this site to be re-developed in some way.



Q2: What do you think of the reduction in the number of houses from 247 to 150?

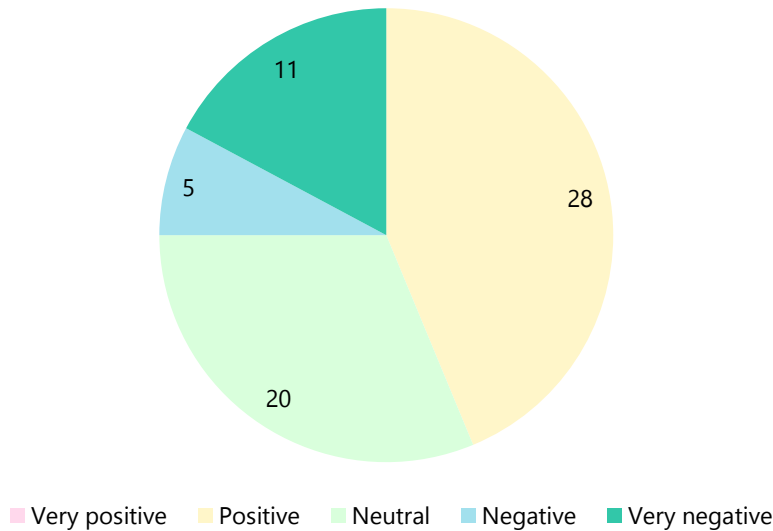


■ Strongly support
 ■ Support
 ■ Neutral
 ■ Oppose
 ■ Strongly oppose

- 3.7. Similar to the first question, the responses to this question were broad. However, there was significant support for the reduction of the number of houses proposed compared to the previous application. Those that opposed the principle of redeveloping the Site for new homes (Q1), also opposed the reduction in homes proposed in this question.
- 3.8. However, it is evident that there is support from those that engaged with the consultation that the reduction of the number of homes is supported by local residents.



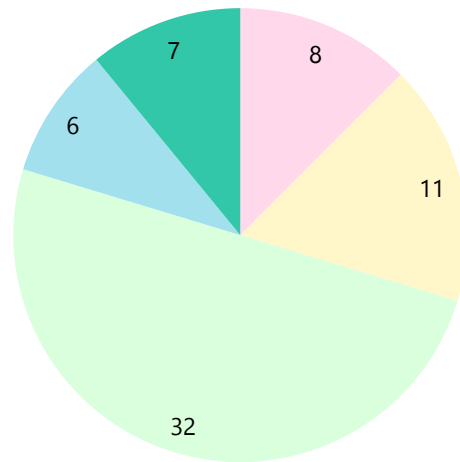
Q3: The original plans included flats as part of the affordable housing mix. Bellway has changed these to 2 and 2.5 storey affordable homes. How do you feel about 35% of the homes being affordable homes instead of flats?



3.9. The responses to this question provided a positive response to The responses to this question provided a positive response to the delivery of affordable homes as houses rather than flats. However, it is relevant to note that there were a significant group of respondents that were neutral to this question.



Q4: What do you think of the plan for the homes to be all-electric (e.g. no gas boilers)?

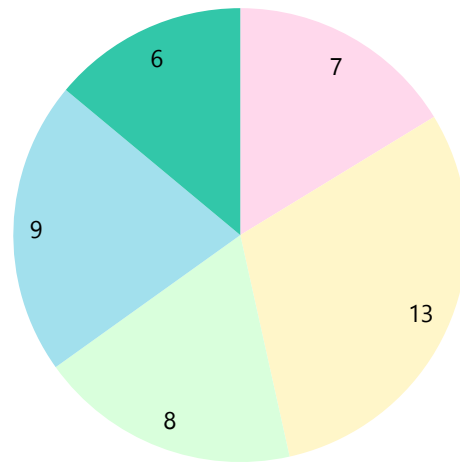


Strongly support Support Neutral Oppose Strongly oppose

3.10. The majority of responses to this question were neutral. This would suggest that this was not a high priority for residents responding to the consultation.



Q5: What do you think about the potential introduction of further traffic calming measures along Storrington Road?

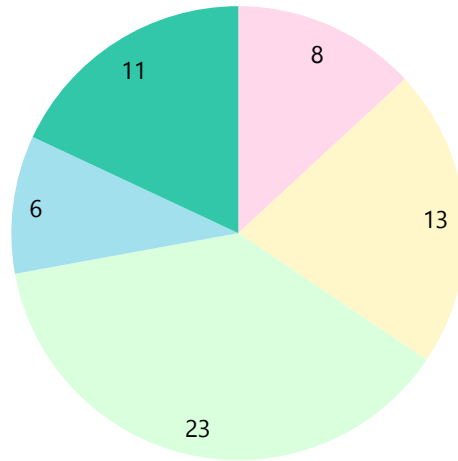


Very positive Positive Neutral Negative Very negative

- 3.11. The potential to deliver traffic calming measures on Storrington Road received positive responses from consultation attendees. It is clear from this question's responses and comments made during the consultation event that Storrington Road was a key concern for local residents, as a road that is narrow and experiences high speeds.
- 3.12. There were also concerns about future traffic during a construction phase, and to ensure that traffic would be appropriately directed to reduce heavy vehicles coming from the north of the site.



Q6: What do you think about plans for a Mobility Hub to support sustainable travel (e.g. dial-a-ride electric minibus, e-bike hire, car club)?

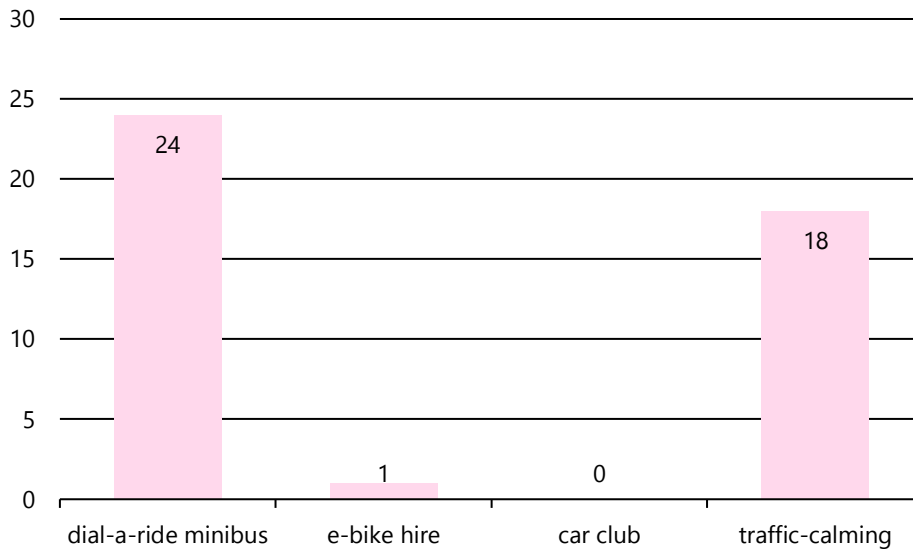


Strongly support Support Neutral Oppose Strongly oppose

3.13. The largest group of responses to this question were neutral towards the plans for a mobility hub to support sustainable travel. However, there were a diverse set of responses with the largest (not neutral) being in favour of the potential proposals for sustainable travel.



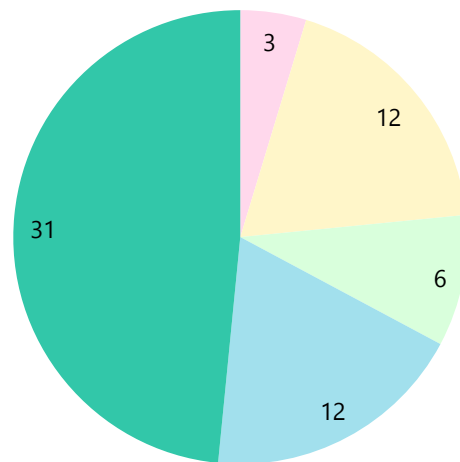
Q7: Which element of the Mobility Hub part of the proposals do you think would be most welcomed by the community?



- 3.14. It is clear from the responses to this question that the majority were supportive of the dial-a-ride minibus, which would be able to provide another method of public transport for the village.
- 3.15. Traffic-calming was also supported as an element of the mobility hub that would be welcomed by the community, this was reinforced by comments made at the consultation event where concerns were raised about Storrington Road’s use.
- 3.16. This further supports comments that highlight concerns of traffic on Storrington Road. The dial-a-ride minibus option was commented on at the consultation event where some residents raised concerns that it would not be a sufficient alternative to regular bus services to and from the village.
- 3.17. Alongside question 7 the questionnaire provided an open text box for residents to provide further comments; these are summarised below:
- 3.18. Across the forms, most respondents do not believe the proposed transport/active travel measures are realistic or safe enough to reduce car use. Cycling is repeatedly described as dangerous (especially on Storrington Road/B2139), with some calling it essentially unworkable. A common theme is mistrust of delivery, where residents people say schemes like a dial-a-ride/minibus or other initiatives may be promised but not provided, may be withdrawn later, or be unaffordable.
- 3.19. Several comments also highlight existing road damage and safety issues (construction traffic, narrow/blocked estate roads, need for traffic calming/20mph). A smaller number see merit in a dial-a-ride/minibus for non-drivers/elderly and think it could help if genuinely delivered and maintained.



Q8: What are your overall thoughts on the proposals for the Former Mushroom Factory?

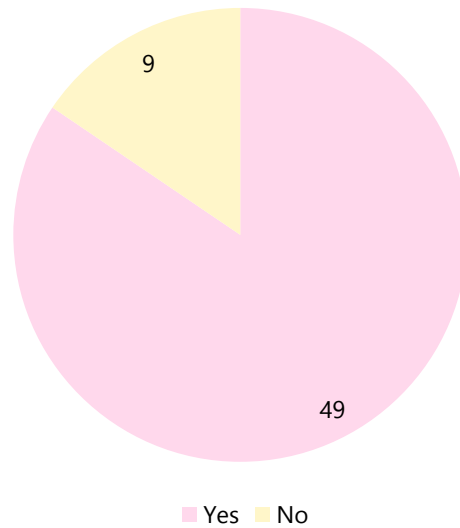


■ Strongly support
 ■ Support
 ■ Neutral
 ■ Oppose
 ■ Strongly oppose

- 3.20. Almost half of the responses strongly oppose the proposal for the Site indicating the general feeling of the community. However, there were responses to the feedback that were in support of the proposals, which would suggest a broader approach to the proposals within the local community.
- 3.21. Alongside question 8 the questionnaire provided an open text box for residents to provide further comments; these are summarised below:
- 3.22. The dominant view is that the development would add significant traffic and strain local infrastructure, and that local roads and services (schools, doctors/medical provision, parking) cannot cope.
- 3.23. Many respondents emphasise that Thakeham is a small village/hamlet and fear the proposal would change its character, increase congestion, worsen safety (including for horses/riders), and raise concerns about drainage/flooding and loss of landscape/wildlife.
- 3.24. Another recurring point is fear of "phase 2/3", where many say they don't believe it will stop at 150 homes and want guarantees or ring-fencing of other land in the control of the Applicant.
- 3.25. A minority express conditional support if there are firm limits on numbers and clear, enforceable investment in transport and mitigation, and a few note positive elements of the plans (appearance, ideas, or suggestions like added community facilities).



Would you like us to keep you updated on this project?



3.26. While not directly related to the outcome of the consultation, it is encouraging that many of those who submitted feedback through the questionnaire were willing to remain kept up to date on the project. The CCP will create a database of those who provided their contact details and updates on the proposals will be provided at timely intervals.



4. Conclusions

- 4.1. The public consultation for this proposal was promoted in the local community via a hand-delivered invitation letter to local residents, as well promotion via social media platforms.
- 4.2. The consultation website received a large number of unique visitors, in addition to the number of submissions of feedback received. This could suggest that many residents in the local community visited the website and viewed the material presented but did not submit feedback.
- 4.3. The in person consultation event was very successful and attracted a broad section of the local community. It was attended well, with 70+ attendees. 45 questionnaire forms were submitted in person at the consultation event.
- 4.4. Responses to the proposals have been mixed but productive, with feedback submitted raising questions and concerns, with support for and against the proposal. It is important to note that 27 responses were received via the website, out of a total of 521 unique visitors to the consultation website.
- 4.5. With 521 unique visitors to the consultation website, and a well-attended consultation event this demonstrates that a significant portion of the local community are aware of the proposals.
- 4.6. The CCP and the Applicant remain open to and welcome continued engagement with the local community and elected representatives at all levels of government.



5. Appendices

Appendix 1: Boards

Welcome and Introduction

The Bellway team welcome you to this public exhibition, where we are seeking your views on our proposals for the land west of Storrington Road in Thakeham.



Bellway began as a small family business in 1946 - with a passion for building **exceptional quality homes in carefully selected locations**, inspired by the needs of real families. This remains integral to our approach after 75 years. We are delighted to have been awarded **5-star builder status** by the Home Builders Federation for the ninth year running.

Please look through our new proposals for this site, which have been revised and amended to address the concerns that the local community raised.

We welcome your feedback on our proposals. We have feedback forms available, and you can send us your thoughts and comments through our online consultation portal.



History of the Site

This site is located to the west of Storrington Road where the former Mushroom Factory was located. The site comprises derelict buildings, located in the central and southeastern parcels, which are bespoke to mushroom growing, processing and packaging.



Commercial mushroom growing began in Thakeham in 1913, and over the following 109 years the opportunities here were varied and diverse.

In 2022, despite the best efforts of the owners it was decided to end commercial mushroom growing at this location with the operation no longer financially viable.

A previous planning application was brought forward by Bellway Homes for 247 homes in 2024.

We have revised our approach to bring forward a new smaller scheme that we hope will better suit the local community.





Our Vision

The vision for the former mushroom factory is to create a distinctive sense of place where the community can thrive.

Recognising the pivotal role that history and landscape play in shaping a community, the aim is to create a locale residents can take pride in calling home, which not only serves as a residential area but also as a place where people can relax, engage in recreational activities, and socialise.

New planting, green spaces and the alignment of streets all take cues from the local area and builds upon the **high-quality neighbourhood design principle** established in Abingworth Nurseries.



The natural edges of the site connect to new green corridors and open spaces, creating a range of landscape and biodiversity opportunities.

Through understanding the 'sense of place', we seek to create a neighbourhood that feels 'native' and 'local' to Abingworth.



Bellway

Site Context

The site, located off Storrington Road, currently comprises derelict industrial and light commercial buildings and hardstanding, presents a number of opportunities to deliver new homes.

A mixture of rural built form, individual farmsteads, agricultural fields and small woodland copses form the site's immediate context.

To the south of the site lies Abingworth and to the north is the historic village of Thakeham.

In close proximity to the site are local amenities, including Thakeham Village FC, Abingworth Meadows Cricket Ground, the Meadows Café and Store and Thakeham Community Hub.



Bellway



Previous Application

The previous planning application brought forward by Bellway was for 247 homes. This application included **35% affordable homes with a mixed range of affordable housing including first homes, shared ownership and affordable rent**. The previous application proposed commercial and non-residential uses as part of a broader scheme of redevelopment.

To the north of the residential areas of the site, land would be retained as new public open space open for residents to enjoy. This would have been for existing residents of the local area and new residents.

This application was refused and **Bellway have striven to address the reasons for refusal to deliver a scheme that can continue to make a positive contribution to the local community.**

The intention of this application was to deliver homes in this area to meet the housing demand being felt in the local area and across Horsham.



Site Layout of the previous application

Bellway

Our new Proposal

Our new proposal is a **reduced scheme** that utilises the former factory site and provides vital open space for the public to use. Compared to our previous plans we are now proposing 150 new homes, which is a **reduction of 97 homes**. This will dramatically **reduce the density of the development**, with the removal of apartment buildings and the **retention of family sized homes** to meet the housing need in the local area.



Bellway's commitment to deliver affordable housing has not changed, and will continue to deliver a sizable percentage of these new homes as affordable. 35% of the homes built will be affordable homes, with both affordable rent and shared ownership homes.

This affordable housing will be vital in providing housing opportunities for those on the Council's housing register, as well as first-time buyers.

Access to the site will be off Storrington Road at the existing junction to the former Mushroom Factory. To the north of the application area, the previously proposed open space has been kept in the proposals where opportunities for green infrastructure will be provided, including **new walking routes, parklands, a play area, new tree planting and others to create a welcoming and pleasant environment.**

Bellway



Site Layout

Bellway's proposals for the former Mushroom Factory is set out in the below image. The residential aspect of the development is set to the southern half of site, with access from Storrington Road.

To the north of the site there will be an extensive public parkland open to all residents.

To the southern boundary of the site Bellway are proposing an attenuation pond that will mitigate against surface water run-off and any potential flood risk, although this site has been assessed to be at a low risk of flooding from all sources.



The area in pale yellow has been identified as land that could be provided to the Community Land Trust for the delivery of community infrastructure or community housing.



Bellway

Building Heights



Bellway



Tenure Plan



Key Benefits

The former Mushroom Factory presents opportunities to deliver benefits for the site and the local area. Currently, the site is a derelict factory site that has been inactive for a number of years.

With our proposals we will be able to deliver the following benefits:

- **Social and Economic Benefit:** The Application makes effective use of land to provide 150 homes in an area of high housing demand, within a Local Planning Authority with a significant shortfall in housing land supply. Bellway has a strong track record for the delivery of housing nationally and can support Horsham's housing shortfall within the immediate future.
- **Social and Economic Benefit:** The Application will deliver new homes in the area and introduce new residents to Thakeham. This will support the local economy and contribute to the vibrancy of existing community facilities.
- **Social and Environmental Benefit:** The Application will create a network of open spaces, providing a range of public open spaces to support a range of activities and overall improve wellbeing of residents.
- **Social Benefit:** Affordable housing delivered as part of the proposal, with 33 affordable rent homes and 16 shared ownership homes, will ensure that residents such as first-time buyers will have the opportunity to get onto the housing ladder.
- **Economic Benefit:** Bellway will be making financial contributions to the local community in addition to the new housing, through the Community Infrastructure Levy and a Section 106 Legal Agreement, which will provide funding for local projects and support community infrastructure in Thakeham, Abingworth and the wider area.
- **Environmental Benefit:** Bellway will be building homes that are highly energy efficient, and with no new gas boilers installed. This was an area of concern with the previous application, and we will deliver a scheme that is green, sustainable and eco-friendly.
- **Environmental Benefit:** The Application provides a high quality and landscape led masterplan which truly enhances the existing vacant industrial environment.
- **Environmental Benefit:** Improvement to the visual quality of the Site through the re-development of a former factory usage to a new residential community. This will improve the visual quality of the local area with frontages to Storrington Road and a more pleasant environment.
- **Environmental Benefit:** Residential use will result in less intensive activity than the previous food growing and processing that occurred at the former Mushroom Factory. The former use included a significant number of HGV and car movements travelling through Thakeham. A new residential development will not have the same level of vehicle activity as the former factory.





Design and Architecture

The local area has guided the design of the homes we hope to deliver.

Ensuring the local identity of Thakeham and Abingworth is respected is paramount to Bellway Homes and we are proposing that homes we will build will utilise traditional materials and forms to create a familiar and welcoming environment.

The development will feature a distinctive architectural palette, which will include:

- **Hung tiles and bricks** - Hung tiles and red/brown brick are common across traditional and newer housing stock within the local area.
- **Roofs and Chimneys** - Hipped-roofs are prominent along Storrington Road, with further examples within both Abingworth Meadows and key buildings in Thakeham.
- **Gables** - Gables are an identifiable feature within the local vernacular of nearby homes.
- **White tones** - White render homes are found within Thakeham and along Storrington Road, and will contrast well with the use of red brick.
- **Dark tones and weatherboarding** - black weather boarding can be seen in homes in the southern parts of Abingworth meadows. This will provide a further contrast with white rendered homes further developing a distinctive character and enhancing a rural character.



Landscaping

As part of any successful new community there is the need for open and green spaces for residents to enjoy, and to contribute to a biodiverse environment.

Bellway is committed to responsible and sustainable practices with their 'Better with Bellway' promise.

You can learn more about Better with Bellway here: <https://sustainability.bellwayplc.co.uk>.

Bellway Homes will be delivering a series of sustainability initiatives, including:

- Bat boxes, bird boxes and hedgehog highways
- Native planting throughout the site
- A net gain to Biodiversity of 10%

Bellway's proposals for the former mushroom factory will be led by a landscape plan that will seek to unify the proposals within its wider setting. This will be achieved through **retaining and improving the existing boundary planting along Storrington Road which will ensure a green border around the site's area.**

To the west of the site there will be further open spaces which will soften the development into the rural edge, this will include a new **play area, footpaths and green spaces.** This will create a pleasant environment that will be a positive benefit to both physical and mental wellbeing.

To the north of the site, Bellway will be providing a large open parkland area that will be publicly open to all residents. This will create a green buffer between the development and the existing residential properties to the north in Thakeham, as well as provide great opportunities for **biodiversity and green infrastructure.**





Sustainable Transport

Since the appeal decision, we have been focusing on options on how to improve sustainable travel measures for the site and have been engaging with the Parish Council to explore a range of potential options.

We welcome your views on which sustainable transport measures could be most beneficial for the local area.

Integrated Mobility Hub

- A proposed mobility hub that could include e bike hire, delivery lockers, electric minibus charging and a car club.
- It could support cycling, reduce delivery trips and expand EV infrastructure, complementing Abingworth Meadows.

Demand Responsive Transport Options

- Demand Responsive Transport (DRT) options can include an on demand minibus with bookings via app, online or phone.
- It suits rural areas with dispersed demand and can feed into rail or bus networks.
- DRT could complement West Sussex's Book a Bus, West Sussex Minibus, and the Thakeham-Storrington electric minibus, expanding flexible local transport options.

Dial-a-ride minibus

- A dial a ride electric minibus could directly serve the Thakeham Mushrooms site, using a new charging point.
- Thakeham Parish Council and Sussex Community Transport plan to operate it, with school runs morning and afternoon and an hourly or bi hourly daytime service, supporting education, leisure and retail trips throughout the day.



Bellway

Engagement and Next Steps

We value your input as we refine our plans for the former Mushroom Factory on Storrington Road. Your feedback on housing types, green spaces, and community facilities will help shape the final proposal.

Next steps include continued consultation with the community and submitting a planning application to Horsham District Council.

We are committed to transparency and will keep you informed throughout the process.



SCAN ME FOR MORE INFORMATION

You can also see this information and give us feedback at: www.bellway-storringtonroad.co.uk

Please leave your feedback by completing one of the forms or on one of the iPads.

Thank you for attending, and we hope you have found this event helpful and informative. Your feedback is crucial in creating a neighbourhood that meets your needs.

Bellway



Appendix 2: Questionnaire

THE COMMUNITY COMMUNICATIONS PARTNERSHIP



HAVE YOUR SAY!

Please fill out this feedback form and hand it to one of our representatives in-person, or scan the QR code to visit www.bellway-storringtonroad.co.uk to share your views with us at any time.

About you

Name: _____ Address: _____

Email address: _____ Phone: _____

Q1. The Former Mushroom Factory is falling into disrepair and attracts Anti-Social Behaviour (ASB). How do you feel in principle about redeveloping this site for housing?

Strongly support Support Neutral Oppose Strongly oppose

Q2. Bellway has reduced the number of homes from 247 to 150 to retain more of the existing greenspace. What do you think of the reduction in the number of houses from 247 to 150?

Strongly support Support Neutral Oppose Strongly oppose

Q3. The original plans included flats as part of the affordable housing mix. Bellway has changed these to 2 and 2.5 storey affordable homes. How do you feel about 35% of the homes being affordable homes instead of flats?

Very positive Positive Neutral Negative Very negative

Q4. What do you think of the plan for the homes to be all-electric (e.g. no gas boilers)?

Strongly support Support Neutral Oppose Strongly oppose

Q5. What do you think about the potential introduction of further traffic calming measures along Storrington Road?

Very positive Positive Neutral Negative Very negative





THE COMMUNITY COMMUNICATIONS PARTNERSHIP



Q6. What do you think about plans for a Mobility Hub to support sustainable travel (e.g. dial-a-ride electric minibus, e-bike hire, car club)?

Strongly support Support Neutral Oppose Strongly oppose

Q7. Which element of the Mobility Hub part of the proposals do you think would be most welcomed by the community?

dial-a-ride minibus e-bike hire car club traffic-calming

Write any further comments here:

Q8. What are your overall thoughts on the proposals for the Former Mushroom Factory?

Strongly support Support Neutral Oppose Strongly oppose

Please tell us why:

Q9. Would you like us to keep you updated on this project?

Yes

No

(please make sure we have your email address)

The Community Communications Partnership
on behalf of:

Bellway

**STRATEGIC
LAND**

t: 020 4538 7200

e: feedback@theccp.net

w: www.theccp.net

Privacy Notice

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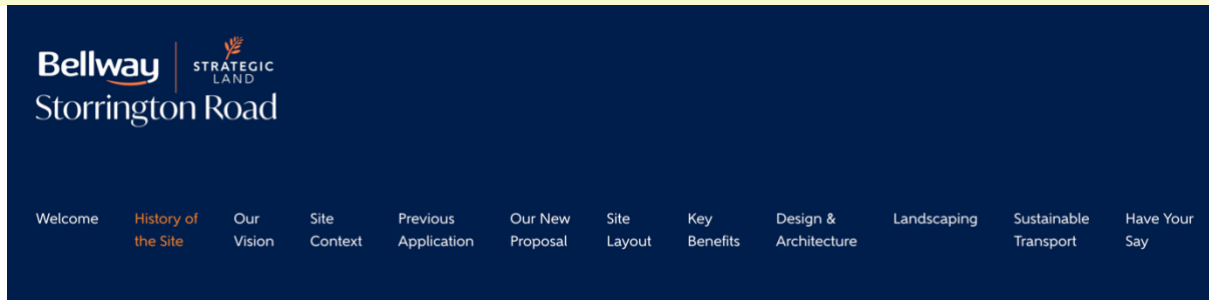
*Your responses will be used to help shape the final proposals for the Former Mushroom Factory site.
Comments may be summarised in a consultation report submitted as part of the planning process.*

Any personal information provided will be processed in accordance with UK GDPR.



Appendix 3: Website

Header and Home Page



Welcome and Introduction

The Bellway team welcome you to this public exhibition, where we are seeking your views on our proposals for the land west of Storrington Road in Thakeham.

Bellway began as a small family business in 1946 - with a passion for building exceptional quality homes in carefully selected locations, inspired by the needs of real families. This remains integral to our approach after 75 years.

We are delighted to have been awarded 5-star builder status by the Home Builders Federation for the ninth year running.



Examples of homes that Bellway build.

Please look through our new proposals for this site, which have been revised and amended to address the concerns that the local community raised.

We welcome your feedback on our proposals. We have feedback forms available, and you can send us your thoughts and comments through our online consultation portal.

Have Your Say



History of the Site



History of the Site

This site is located to the west of Storrington Road where the former Mushroom Factory was located. The site comprises derelict buildings, located in the central and southeastern parcels, which are bespoke to mushroom growing, processing and packaging.



Images of current site

Commercial mushroom growing began in Thakeham in 1913, and over the following 109 years the opportunities here were varied and diverse.

In 2022, despite the best efforts of the owners it was decided to end commercial mushroom growing at this location with the operation no longer financially viable.

A previous planning application was brought forward by Bellway Homes for 247 homes in 2024.

We have revised our approach to bring forward a new smaller scheme that we hope will better suit the local community.

Our Vision

Our Vision

The vision for the former mushroom factory is to create a distinctive sense of place where the community can thrive.

Recognising the pivotal role that history and landscape play in shaping a community, the aim is to create a locale residents can take pride in calling home, which not only serves as a residential area but also as a place where people can relax, engage in recreational activities, and socialise.

New planting, green spaces and the alignment of streets all take cues from the local area and builds upon the high-quality neighbourhood design principle established in Abingworth Nurseries.

The natural edges of the site connect to new green corridors and open spaces, creating a range of landscape and biodiversity opportunities.

Through understanding the 'sense of place', we seek to create a neighbourhood that feels 'native' and 'local' to Abingworth.



KEY

- | | | | | | | | | | |
|---|-----------------------|---|----------------------------|---|---------------------|---|------------------------------|---|--------------------------------------|
|  | SITE BOUNDARY |  | AFFORDABLE RENT DWELLINGS |  | INDICATIVE DRAINAGE |  | RETAINED EXISTING VEGETATION |  | PUBLIC RIGHT OF WAY |
|  | OPEN MARKET DWELLINGS |  | SHARED OWNERSHIP DWELLINGS |  | INDICATIVE PLANTING |  | LOCAL EQUIPPED AREA FOR PLAY |  | INDICATIVE COMMUNITY LAND TRUST AREA |



Site Layout



Site Context

Site Context



The site, located off Storrington Road, currently comprises derelict industrial and light commercial buildings and hardstanding, presents a number of opportunities to deliver new homes.

A mixture of rural built form, individual farmsteads, agricultural fields and small woodland copses form the site's immediate context.

To the south of the site lies Abingworth and to the north is the historic village of Thakeham.

In close proximity to the site are local amenities, including Thakeham Village FC, Abingworth Meadows Cricket Ground, the Meadows Café and Store and Thakeham Community Hub.



Previous Application

Previous Application



Previous Site Layout

The previous planning application brought forward by Bellway was for 247 homes. This application included 35% affordable homes with a mixed range of affordable housing including first homes, shared ownership and affordable rent. The previous application proposed commercial and non-residential uses as part of a broader scheme of redevelopment.

To the north of the residential areas of the site, land would be retained as new public open space open for residents to enjoy. This would have been for existing residents of the local area and new residents.

This application was refused and Bellway have striven to address the reasons for refusal to deliver a scheme that can continue to make a positive contribution to the local community.

The intention of this application was to deliver homes in this area to meet the housing demand being felt in the local area and across Horsham.



Our New Proposal

Our new proposal

Our new proposal is a reduced scheme that utilises the former factory site and provides vital open space for the public to use.

Compared to our previous plans we are now proposing 150 new homes, which is a reduction of 97 homes. This will dramatically **reduce the density of the development**, with the removal of apartment buildings and the retention of family sized homes to meet the housing need in the local area.

Bellway's commitment to deliver affordable housing has not changed, and will continue to deliver a sizable percentage of these new homes as affordable. 35% of the homes built will be affordable homes, with both affordable rent and shared ownership homes.

This affordable housing will be vital in providing housing opportunities for those on the Council's housing register, as well as first-time buyers.

Access to the site will be off Storrington Road at the existing junction to the former Mushroom Factory.

To the north of the application area, the previously proposed open space has been kept in the proposals where opportunities for green infrastructure will be provided, including new walking routes, parklands, a play area, new tree planting and others to create a welcoming and pleasant environment.



KEY				
 SITE BOUNDARY	 AFFORDABLE RENT DWELLINGS	 INDICATIVE DRAINAGE	 RETAINED EXISTING VEGETATION	 PUBLIC RIGHT OF WAY
 OPEN MARKET DWELLINGS	 SHARED OWNERSHIP DWELLINGS	 INDICATIVE PLANTING	 LEAP LOCAL EQUIPPED AREA FOR PLAY	 INDICATIVE COMMUNITY LAND TRUST AREA



Site Layout

Site Layout

Bellway's proposals for the former Mushroom Factory is set out in the above image. The residential aspect of the development is set to the southern half of site, with access from Storrington Road.

To the north of the site there will be an extensive public parkland open to all residents.

To the southern boundary of the site Bellway are proposing an attenuation pond that will mitigate against surface water run-off and any potential flood risk, although this site has been assessed to be at a low risk of flooding from all sources.

The area in pale yellow has been identified as land that could be provided to the Community Land Trust for the delivery of community Infrastructure or community housing.





Key Benefits

Key Benefits

The former Mushroom Factory presents opportunities to deliver benefits for the site and the local area. Currently, the site is a derelict factory site that has been inactive for a number of years.

With our proposals we will be able to deliver the following benefits:



Social and Economic Benefit

The Application makes effective use of land to provide 150 homes in an area of high housing demand, within a Local Planning Authority with a significant shortfall in housing land supply. Bellway has a strong track record for the delivery of housing nationally and can support Horsham's housing shortfall within the immediate future.



Social and Economic Benefit

The Application will deliver new homes in the area and introduce new residents to Thakeham. This will support the local economy and contribute to the vibrancy of existing community facilities



Social and Environmental Benefit

The Application will create a network of open spaces, providing a range of public open spaces to support a range of activities and overall improve wellbeing of residents.



Social Benefit

Affordable housing delivered as part of the proposal, with 33 affordable rent homes and 16 shared ownership homes, will ensure that residents such as key workers and first-time buyers will have the opportunity to get onto the housing ladder.



Social Benefit

The Application will create a network of open spaces, providing a range of public open spaces to support a range of activities and overall improve wellbeing of residents.



Social Benefit

Land will be set aside and transferred to the Community Land Trust to be used for the benefit of the local community, such as affordable housing, a community retail space or other community use.



Environmental Benefit

Bellway will be building homes that are highly energy efficient, and with no new gas boilers installed. This was an area of concern with the previous application, and we will deliver a scheme that is green, sustainable and eco-friendly.



Environmental Benefit

The Application provides a high quality and landscape led masterplan which truly enhances the existing vacant industrial environment.



Environmental Benefit

Improvement to the visual quality of the Site through the re-development of a former factory usage to a new residential community. This will improve the visual quality of the local area with frontages to Storrington Road and a more pleasant environment.



Environmental Benefit

Residential use will result in less intensive activity than the previous food growing and processing that occurred at the former Mushroom Factory. The former use included a significant number of HGV and car movements travelling through Thakeham. A new residential development will not have the same level of vehicle activity as the former factory.

Bellway are committed to ensuring that the proposals we bring forward work for the local area and complement the community. We believe in building pleasant places to live and work that contribute to local communities.



Design and Architecture

Design and Architecture

The local area has guided the design of the homes we hope to deliver. Ensuring the local identity of Thakeham and Abingworth is respected is paramount to Bellway Homes and we are proposing that homes we will build will utilise traditional materials and forms to create a familiar and welcoming environment.

The development will feature a distinctive architectural palette, which will include:

- Hung tiles and bricks - Hung tiles and red/brown brick are common across traditional and newer housing stock within the local area.
- Roofs and Chimneys - Hipped-roofs are prominent along Storrington Road, with further examples within both Abingworth Meadows and key buildings in Thakeham.
- Gables - Gables are an identifiable feature within the local vernacular of nearby homes.
- White tones - White render homes are found within Thakeham and along Storrington Road, and will contrast well with the use of red brick.
- Dark tones and weatherboarding - black weather boarding can be seen in homes in the southern parts of Abingworth meadows. This will provide a further contrast with white rendered homes further developing a distinctive character and enhancing a rural character.



Design Principles



Street Scenes



Landscaping

Landscaping

As part of any successful new community there is the need for open and green spaces for residents to enjoy, and to contribute to a biodiverse environment.

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To the north of the site, Bellway will be providing a large open parkland area that will be publicly open to all residents. This will create a green buffer between the development and the existing residential properties to the north in Thakeham, as well as provide great opportunities for biodiversity and green infrastructure.



Images of proposed landscaping



Sustainable Transport

Transport

Sustainable Transport

Since the appeal decision, we have been focusing on options on how to improve sustainable travel measures for the site and have been engaging with the Parish Council to explore a range of potential options. We welcome your views on which sustainable transport measures could be most beneficial for the local area.



Integrated Mobility Hub

- A proposed mobility hub that could include e bike hire, delivery lockers, electric minibus charging and a car club.
- It could support cycling, reduce delivery trips and expand EV infrastructure, complementing Abingworth Meadows.



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Have Your Say and Footer

Have Your Say

Please fill out this feedback form to share your views with us at any time.

Name

First

Last

Address

Email

Phone

The Former Mushroom Factory is falling into disrepair and attracts Anti-Social Behaviour (ASB). How do you feel in principle about redeveloping this site for housing?

- Strongly support
- Support
- Neutral
- Oppose
- Strongly oppose

Bellway has reduced the number of homes from 247 to 150 to retain more of the existing greenspace. What do you think of the reduction in the number of houses from 247 to 150?

- Strongly support
- Support
- Neutral
- Oppose
- Strongly oppose

The original plans included flats as part of the affordable housing mix. Bellway has changed these to 2 and 2.5 storey affordable homes. How do you feel about 35% of the homes being affordable homes instead of flats?

- Very positive
- Positive
- Neutral
- Negative
- Very negative

What do you think of the plan for the homes to be all-electric (e.g. no gas boilers)?

- Strongly support
- Support
- Neutral
- Oppose
- Strongly oppose



What do you think about the potential introduction of further traffic calming measures along Storrington Road?

- Very positive
- Positive
- Neutral
- Negative
- Very negative

What do you think about plans for a Mobility Hub to support sustainable travel (e.g. dial-a-ride electric minibus, e-bike hire, car club)?

- Strongly support
- Support
- Neutral
- Oppose
- Strongly oppose

Which element of the Mobility Hub part of the proposals do you think would be most welcomed by the community?

- dial-a-ride minibus
- e-bike hire
- car club
- traffic-calming

Any further comments

What are your overall thoughts on the proposals for the Former Mushroom Factory?

- Strongly support
- Support
- Neutral
- Oppose
- Strongly oppose

Please tell us why

Would you like us to keep you updated on this project?

- Yes
- No

(please make sure we have your email address)

Privacy Notice:

Your responses will be used to help shape the final proposals for the Former Mushroom Factory site. Comments may be summarised in a report submitted to Slough Borough Council as part of the planning process. Any personal information you provide will be kept secure, used only for this purpose, and processed in accordance with the UK GDPR. If you opt in to receive updates, your contact details will only be used for this purpose and you can unsubscribe at any time.

CAPTCHA

MMBLA

Submit



Appendix 4: Invitation to Public Drop-In Consultation event

THE COMMUNITY COMMUNICATIONS PARTNERSHIP



January 2026

Dear Resident,

Re: Public consultation on plans for 150 new homes at the Former Mushroom Factory at land west of Storrington Road, Thakeham.

On behalf of Bellway Strategic Land, we are writing to inform you about our proposal to submit a detailed planning application to Horsham District Council for residential development at the above site.

A previous planning application was brought forward by Bellway at this site for 247 homes. This did not get planning approval and was dismissed at appeal. Bellway has now revised their plans down to 150 homes, with affordable homes and public open space, which we hope will provide a positive contribution to the local community.

In light of the above, we would like to invite you to our public consultation drop-in which will be held on **Wednesday 14th January**.

Bellway wish to share with you the details of their plans, receive your feedback, and provide the opportunity for residents to ask questions directly to the Bellway Strategic Land project team.

The event will be held at **Thakeham Community Hub, 35 Abingworth Crescent, Thakeham, Pulborough, RH20 3GW**.

Doors will open at **4pm** and the event will run until **8pm**.

Public Consultation

Your feedback is extremely valuable to us. We really hope you can attend in-person on **Wednesday 14th January from 4pm**. If you are unable to attend our drop-in, there will be an opportunity to view our consultation material and provide feedback through our website, which will go live after the consultation event: www.bellway-storringtonroad.co.uk

Yours Faithfully,

Oliver

The Community Communications Partnership – on behalf of Bellway Strategic Land.

t: 020 4538 7200

e: oliver@theccp.net

w: www.theccp.net

