

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 March 2026 20:07:12 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0266
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 02/03/2026 8:07 PM.

Application Summary

Address: Thakeham Mushrooms Storrington Road Thakeham Pulborough
West Sussex RH20 3DY

Proposal: Demolition of existing buildings and the redevelopment of the site to provide 150 dwellings, including affordable housing, land for the community land trust, works to public right of way and associated landscaping, open space and infrastructure.

Case Officer: Sam Whitehouse

[Click for further information](#)

Customer Details

Address: Longbury End, Hampers Lane Storrington West Sussex

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Other
- Overdevelopment

Comments: I object to this application by Bellway Homes Ltd. Their previous application for 247 homes (DC/24/0021) on this site was rejected by HDC and upheld by the Planning Authority (Reference: APP/Z3825/W/24/3350094) in June 2025.

This application must be rejected for the same reasons.

As HDC have previously highlighted, "the application site is in an unsustainable location for the quantum of development proposed, which is not appropriate for the scale and function of the settlement of Thakeham (Abingworth) which is classed a 'Smaller Village' with limited facilities, accessibility and services. Active travel infrastructure to sustainably support the proposed quantum of development in this location is not achievable given the proposed routes for active travel to a range of key amenities are not suitable or attractive for general everyday use in terms of usability, safety and personal security, such that occupiers of the development will have an unacceptably high reliance on motorised vehicles even for short journeys".

These comments are just as applicable to 150 homes as they are to 247.

The only road linking the Site with amenities in Storrington to the south and Horsham to the north is the B-2139, a very narrow B-road with many sections cut into the surrounding landscape, making it impossible to widen, add a footpath or safely cycle on. It is also unlit as Thakeham is in a 'Dark Skies' area.

Whilst the future plan for the adjoining land is not part of the current application, should the application succeed, it is extremely likely that Bellway Homes Ltd will apply for a further several hundred homes on the western side of the site. It is duplicitous of Bellway Homes Ltd not to acknowledge this.

It seems clear that car travel will remain the main mode of transport for the majority of potential residents of the Thakeham Mushrooms site due to the lack of public transport. Based on Abingworth Meadows experience, each residence is likely to own an average of two cars. Therefore, should 150 dwellings be built on the site, another 300 cars are likely. I note that Bellway have applied for 359 car parking spaces, which seems to confirm the expected numbers of vehicles and clearly demonstrates why the site is unsustainable from a transport perspective.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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Eaton