

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 10 March 2026 19:36:39 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 10/03/2026 7:36 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: 2 Hardbarrow Woods Thakeham

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
- Privacy Light and Noise

Comments: A plan for 248 dwellings has already been rejected and appeal dismissed, largely on the grounds of no infrastructure and public transport to support a development of the mushroom farm.

It's ridiculous that Bellway can waste the council's time and tax payer's money, applying yet again - less dwellings doesn't fix the fact that it's not suitable.

It just goes to demonstrate Bellway's complete disdain and contempt for the community and lack of understanding or caring as to what is, or isn't actually required.

Bellway have given nothing to Thakeham as a community and continue to fail to provide the allotments as part of their Abingworth Phase 3 development. - A development that was mainly granted on the provision that the monies from sale of the land be used by the mushroom farm to improve and continue to give employment, not for some back-handed deals to be made to sell it for development.

Bellway have been unable to sell all of the houses from phase 3 and so clearly, further development in the village is not required.

Bellway have also suggested that if planning for 150 homes is approved, they'll continue to apply for further planning until the whole site is filled with 600 dwellings.

With Thakeham primary school having over 80 applications for 15 spaces and other primary schools at capacity, it will require personal vehicles travelling further and further to get access to school places.

The local GP surgery is full.

Storrington cannot cope with the current amount of traffic.

There is no mention from Bellway as to provision of schools, shops or employment in the village, meaning more cars on a road that cannot cope at the moment.

There have already been 2 further planning applications approved along High Bar Lane, so another 53 dwellings to come.

Thakeham is a small village, with next to no public transport provisions, a small shop supplying the basics and a school that according to Bellway's Phase 3 sales pitch, is "within walking distance" - however it cannot safely be walked to. All meaning that private vehicles are required for day-to-day living.

The village is already overdeveloped and this whole plan needs to be quashed and another plan for its use put in place, in line with the neighbourhood plan. It is not in the neighbourhood plan to be developed for housing.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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