

Thakeham Mushrooms, Storrington Road
For: Bellway Homes Ltd (Strategic Land)

LPA Ref: DC/26/0266

Heritage Statement of Compliance

July 2026

Introduction

This Statement of Compliance has been prepared to accompany a minor amendment to the planning application for the former Thakeham Mushrooms site, Storrington Road, Thakeham, RH20 3DY (the Site). The planning application (ref: DC/26/0266), is as follows:

‘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.’

The purpose of this statement is to demonstrate that the proposed amendments do not materially alter the heritage conclusions contained within the submitted Heritage Statement prepared by Smith Jenkins (February 2026) and that the amended proposals continue to preserve the significance of the identified heritage assets.

Submitted Heritage Assessment

The submitted Heritage Statement assessed the impact of the proposals on three heritage assets:

- Thakeham Conservation Area (including its listed buildings)
- Old House (non-designated heritage asset)
- Yard to South West of the Rectory (non-designated heritage asset)

The assessment concluded that the proposals would preserve the significance of the identified designated and non-designated heritage assets and are therefore in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and local planning policy

Proposed Amendments

Since the submission of the original planning application, ongoing consultation has taken place with Thakeham Parish Council regarding the future use and management of land located to the west of the existing public footpath, adjacent to the Site.

As a result of these discussions, it is proposed to amend the planning application by extending the red line boundary to include the majority of this wider landholding, a comparison between the former and current red line is shown below. The central area containing the remaining mushroom farm buildings and associated

hardstanding and rubble will remain outside the application boundary. This land is identified separately on the amended Site Location Plan and does not form part of the current application.

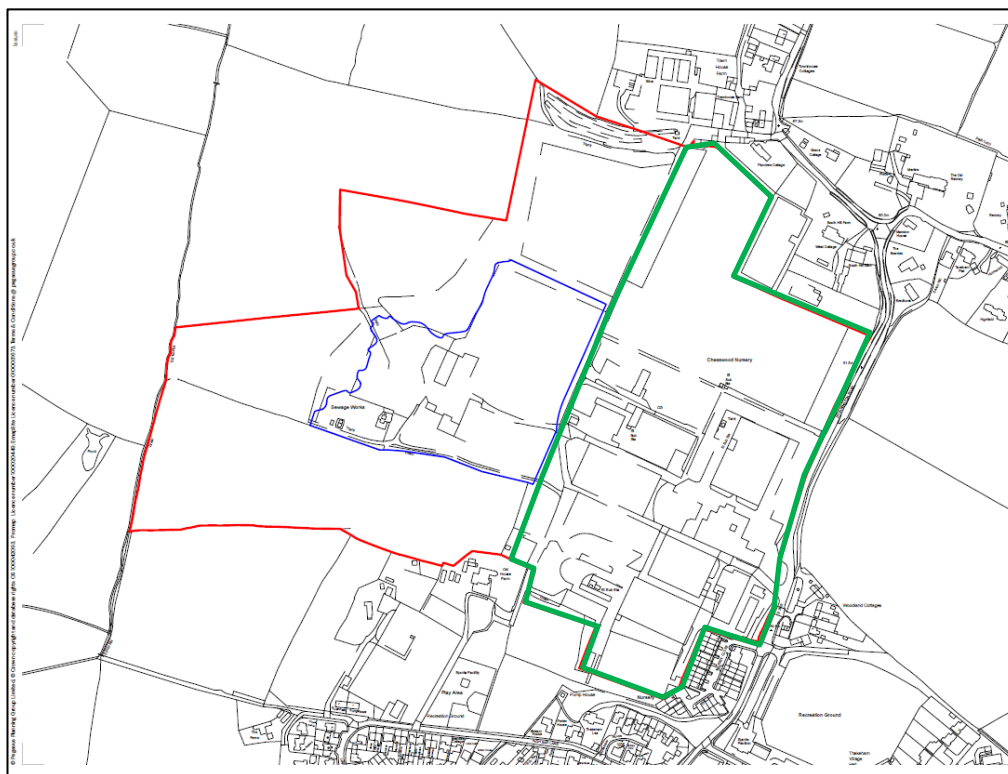


Figure 1: The updated red line, showing the submitted extent (green), the additional area added to the red line (red) and also the area outside the application (blue)

The additional land is proposed to undergo a change of use to public open space and Biodiversity Net Gain (BNG) land. It is intended that, following implementation, the land will be transferred to Thakeham Parish Council, which will assume responsibility for its ownership, long-term management, maintenance and stewardship.

The amended proposals also include the provision of a small car park, comprising ten parking spaces, together with a modest storage and maintenance building to facilitate the future management of the public open space and BNG land.

The parkland will include a number of ancillary features, including a children's play area, informal viewing point and associated landscape infrastructure. The detailed design of the public open space, including footpath alignments, play provision, planting, habitat creation and associated landscape features, will be developed separately and secured through appropriately worded planning conditions. The implementation of these works is anticipated to take place over a phased period under the stewardship of Thakeham Parish Council.

Aside from the extension of the application boundary and the inclusion of the change of use of the additional land, together with the ancillary management facilities described above, the remainder of the proposed residential development remains unchanged from that assessed within the submitted Heritage Statement.

Assessment of Amendments

Scope

The extension of the application boundary means that the red line is much larger, now encompassing land to the west of the Public Right of Way (PRoW). Despite the Site now covering a much wider area, there are no additional heritage assets which need to be scoped into the assessment.

The closest additional listed building is the Grade II listed Shortlands Farmhouse located around 475m to the north-east of the extended Site boundary. Due to the distance, intervening screening and topography there is no intervisibility between the asset and the extended Site and therefore no potential impacts on the assets significance so it has been scoped out of further assessment.

Contribution of Site to Significance

The additional land incorporated within the amended application boundary, located to the west of the Public Right of Way (PRoW), comprises a combination of previously developed land associated with the former mushroom production facility and adjoining areas of former agricultural land.

The historic development of this additional land follows that of the wider Site. Originally forming open agricultural fields, the land was incorporated into the Thakeham Mushroom production facility during the 20th century and subsequently developed to support the commercial mushroom-growing operation. As such, the additional land shares the same historic evolution and historic associations as those considered within the approved Heritage Statement.

The inclusion of this land within the application boundary does not alter the contribution that the Site makes to the significance of the surrounding heritage assets. The conclusions of the approved Heritage Statement therefore remain unchanged, namely:

- Thakeham Conservation Area – low, positive contribution through its agricultural interest as a mushroom farm although this is only experienced through its historic interest, as the built fabric on the Site is all modern.
- Old House NDHA – neutral contribution
- Yard South West of the Rectory NDHA – neutral contribution

Accordingly, the inclusion of the additional land within the amended application boundary does not affect the baseline heritage assessment or alter the conclusions regarding the contribution of the Site to the significance and setting of the surrounding heritage assets.

Impact Assessment

The amendments to the proposals include the creation of a new community parkland surrounding the proposed residential development for the benefit of future residents and the wider community. The proposals seek to retain the majority of the existing open land, established vegetation and landscape structure, thereby preserving the predominantly rural and agricultural character of the Site which contributes to the setting of the surrounding heritage assets.

Although the detailed design of the parkland will be secured via condition, it is anticipated to include a limited number of ancillary features, including a children's play area, informal viewing point and associated landscape infrastructure. These elements will be modest in scale and designed to integrate with the

surrounding landscape, ensuring they remain subservient to the wider parkland setting. A small car park is also proposed adjacent to the southern boundary of the Site, positioned alongside the approved residential development where it will be read in the context of the existing built form rather than the open landscape.

Unlike built development, the additional aspects of the proposals will retain the open character of the majority of the additional land, preserving its agricultural appearance and reinforcing the green buffer between the residential development and the surrounding heritage assets. The proposals therefore maintain the key characteristics of the Site that informed the conclusions of the submitted Heritage Statement.

Overall, the amendments do not materially alter the relationship between the Site and the surrounding designated and non-designated heritage assets. The creation of Thakeham Green represents a positive landscape-led enhancement that preserves the rural character of the Site. Accordingly, the conclusions of the submitted Heritage Statement remain unchanged, and the amended proposals continue to preserve the significance of the Thakeham Conservation Area, Old House and the Yard South West of the Rectory.

Compliance Statement

The amendments do not alter the heritage conclusions reached within the submitted Heritage Statement. Therefore, they continue to accord with:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- National Planning Policy Framework;
- Horsham District Planning Framework Policy 34;
- Thakeham Neighbourhood Plan Policy 7.

Conclusion

This Statement of Heritage Compliance has reviewed the proposed amendments against the submitted Heritage Statement (February 2026).

The amended proposals continue to preserve the significance of the Thakeham Conservation Area, the Old House and the Yard South West of the Rectory.. Accordingly, the amended proposals remain compliant with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and the relevant heritage policies of the development plan.

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For and on behalf of Smith Jenkins Planning & Heritage

July 2026