

THAKEHAM PARISH COUNCIL CONSULTATION COMMENTS

TO:	Horsham District Council – Planning Dept
SITE 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. (AMENDMENTS INCLUDING AMENDED PLANS, SITE LOCATION PLAN AND RED LINE BOUNDARY) -
REFERENCE:	DC/26/0266
RECOMMENDATION:	No Objection
SUMMARY OF COMMENTS & RECOMMENDATION: Thakeham Parish Council (TPC) resolves to offer No Objection to the development, strictly conditional upon the Local Planning Authority and TPC securing a legally binding S106 agreement and/or other legally binding agreement to deliver community benefits prior the granting of any planning permission. This legal agreement must explicitly secure the freehold transfer of the specified community land to the Parish Council. Should the developer fail to enter into this agreement, or if the land is omitted from the final proposals, the Parish Council's position of No Objection is automatically withdrawn, and the Council reserves the right to re-consult and submit an Objection.	

MAIN COMMENTS:

TPC met on 15.09.2026 to consider the application.

TPC have found themselves in a position where, as part of the revised application, the Parish could be the recipient of vast amounts of Community Greenspace – by means of mitigation to the development. Therefore the Council had to weigh up the benefits to the Parish against any other material considerations.

TPC has long rejected unsustainable development within the area and originally objected to applications on the site, DC/24/0021 and the first version of DC/26/0266. One of the primary reasons being that the development(s) would not address any issues of any further development on the site known as the Mushroom Farm. Bellway Homes had previously indicated a phased approach which could see up to 400 homes on the site in many years to come (previous marketing from Storrington Road Engagement Plan).

It was after this objection that the Parish was approached by the developer with the offer of the Greenspace and a newly revised plan to reflect this. TPC requested that this plan be submitted to the LPA so everyone can see the proposals and have the opportunity to respond to the application presented and no other plan.

Therefore, if TPC Objected to the site, it could be seen as trying to leverage more concessions through the S106 route. Likewise, to Support the Application could be seen as accepting an offering in return for a favourable decision.

No Objection: A neutral stance, often submitted by statutory consultees (like highway authorities or environmental agencies), means the body has reviewed the plans and found no reason to block or alter them based on their specific remit.

TPC considers its remit to limit the amount of development in the Parish in line with its decision of No Objection. By means of the agreements listed above, TPC can acquire a green belt around the development which, by means of being the owner, can implement its remit to the community of capping unsustainable development over the longer term whilst enhancing the community with green recreation and activities.

The committee also considered previous material concerns such as increased traffic, lack of transport structures and flooding.

It was noted that the revised application had addressed potential flooding issues. It was also noted that there was no plan for public transport – but recognised that this would be hard to deliver through the private sector and that any future residents would be car users.

TPC expressed concerns that the development would add considerable numbers of vehicles to the road which was dangerous in the vicinity. However, TPC noted that WSCC Highways offered No Objection to the scheme and that Bellway Homes, in the revised application, had included plans to adopt the TPC Highways scheme as a means to slow traffic and make it safer. Should the application be successful, TPC wish to expand on the road scheme and entrance with HDC, WSCC and the developer to help deliver the goals of a slower safer B2139, being cognisant of the fact that is a potential farm traffic increase around the junction/entrance.

TPC also acknowledged other infrastructure need and discussed the sums of funding to go to HDC and WSCC to mitigate these.

Ultimately, the Parish Council found itself having to weigh up these considerations in light of the current planning situation at the LPA. A legal trigger called the "Tilted Balance" has been turned on – and the LPA must grant permission unless the harm of the project heavily outweighs the benefit. HDC have a 1.5 year housing supply against a target of 5 and has a 62% housing delivery rate against a requirement of 75%. This has probably been the result of previous Water Neutrality issues etc – but HDC does not have a legal Local Plan yet to fully protect areas from Countryside development.

Therefore, TPC considered a site of 150 homes vs a future site of potentially 400+ as part of its decision making process. TPC offer No Objection to 150 homes in this

application and would not support any additional variations or changes to this particular application which would increase this number to the East of the PROW.

Finally, TPC contends that it will be the LPA that will be the final decision makers and effectively the arbiters of TPC's decision making process – given the unique situation the application process has put us in so far.

ANY RECOMMENDED CONDITIONS:

NAME:	A.Brown (Parish Clerk)
DATE:	16.09.2026