

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 17 September 2026 16:08:09 UTC+01:00  
**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 17/09/2026 4:08 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.<br>(AMENDMENTS INCLUDING AMENDED PLANS, SITE LOCATION PLAN AND RED LINE BOUNDARY) |
| 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: | <ul style="list-style-type: none"><li>- Design</li><li>- Highway Access and Parking</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul> |

**Comments:**

The planning for development has already been refused and the applicant's appeal dismissed by the planning inspectorate. Reduction of the number of houses doesn't change the facts of the original refusals.

There is no employment in the village, next to no public transport in or out of the village and the nearest train stations cannot be accessed by the minimal bus service that is available.

This can only lead to an increase in traffic on a country road that at times cannot cope.

Thakeham Primary school - which is not in the village - is over subscribed, pushing existing residents further afield, relying on personal transport to get to those schools.

Clearly, Bellway are in a bit of a panic that they've invested heavily into a site that is not a viable development and are attempting to mitigate another chance of planning refusal by offering a part of the land to be parkland and public space - something that Thakeham is already surrounded by!

Bellway have provided nothing to Thakeham village so far and continue to fail to complete and hand over the small area of allotments that make up phase 3 of the Abingworth development. the chance of them providing anything as part of this proposed development seems highly improbable.

The development of the mushroom farm is not in the local plan and while it would be great to see something done with it, further housing into a village that does not require it and cannot support it, should not be a consideration.

HDC have already given planning to further housing developments along High Bar Lane, which should not have been granted and more housing that relies on personal vehicle transport, in a time when we are bombarded with "Climate Emergency" and a shortage of water, would be nothing short of criminal.

Thakeham is overdeveloped, without the infrastructure to cope with anything further.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**



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