

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 March 2026 15:39:50 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 19/03/2026 3:39 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:	20 Pavilion Close Thakeham Pulborough
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment
Comments:	We object to this revised planning application because, although the number of houses is now less than in the application dismissed on appeal last year and the inappropriate urban style

apartments have been removed, we consider that the number of dwellings proposed is still too high for this location. Our view is that the area of housing should be reduced further by the inclusion of a much larger village green at its centre rather than placing a small village green (and LEAP) on the western side of the site, something which indicates a possible future intention by Bellway to build on adjacent land which they also own. More regard should also be taken to providing adequate distances from existing residential properties. This more open approach to the layout of the housing development would mirror the approach taken in Abingworth Meadows where the large areas of open space which have been incorporated into the new housing are of general amenity value to the whole community.

We do not understand the concept of "land for the community land trust" being part of the description of the proposal. Full details of proposed community facilities should be included in this planning application now rather than transferring this responsibility to a recently formed CLT which has no apparent track record. It is difficult to form a view on any proposal without full information and transparency. For this reason we consider the planning application to be incomplete.

Residents were promised a significantly sized convenience store with the development of Abingworth Meadows and when this was replaced by a veterinary practice and café which only has room to sell a very restricted range of goods instead, we found it necessary to buy a second car. Thakeham has a very limited bus service and there is an absence of taxis available at short notice. Any development on the mushroom farm site should include a definite proposal for a convenience store and there would be a demand for this from passing traffic as well as from local residents. A proper shop would certainly make any proposal more sustainable. A doctor's surgery was also part of the original plans for Abingworth Meadows and the opportunity should again be taken to reinstate this in view of the pressures being experienced by local primary healthcare. Furthermore, there are no longer any schools even for younger children in this part of Thakeham and employment opportunities are virtually zero.

Our view is that the future of all the Bellway owned land should be considered at the same time to plan for an advantageous outcome. However, if any planning permission is granted on this site, then Bellway should be bound by a legally binding agreement to prevent them later building on any of the adjacent land they own. Some of this adjacent land does need to be visually enhanced but it should remain open in aspect to provide valuable recreational facilities for residents as well as a refuge for wildlife.

Finally, some radical improvements would need to be made to the B2139 if any further development is allowed as it is already dangerous to negotiate for vehicular traffic and impossible for

pedestrians to use as a route. The pinch points in the village already cause problems as there are visibility issues even with current levels of traffic.

For all the reasons outlined above we consider this planning application should be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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