

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 18 March 2026 22:18:12 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 18/03/2026 10:18 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:	17 Massey Close Thakeham, Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment
Comments:	I strongly object to Bellway Homes' planning application for the development of 150 dwellings on the former mushroom farm site. This proposal raises significant concerns within the community and fails to reflect the needs, character, and long-term sustainability of our village.

Firstly, the development is not compliant with the made Thakeham Neighbourhood Plan, which carries full legal weight until 2031. This Plan was carefully developed to ensure that growth is appropriate, balanced, and reflective of the community's wishes. Ignoring it undermines both the planning process and the voice of the village.

Secondly, the scale of the proposal represents overdevelopment in a small rural settlement that already struggles with limited infrastructure. Local schools, healthcare services, and transport links are under considerable strain, and the addition of a further 150 homes would exacerbate these issues. As such, the application does not meet the requirements of sustainable development set out in the National Planning Policy Framework (NPPF) 2024.

There is also serious concern regarding the cumulative impact of development in the village. With four sites already approved for approximately 180 homes, this proposal would increase the total to around 330 new dwellings, not including any future "Phase 2" expansion. This level of growth risks fundamentally altering the character of the village and places unsustainable pressure on its infrastructure and community resources.

In addition, there is no legally binding commitment regarding the future use of the remaining land within the site. This lack of clarity creates uncertainty and concern among residents about further development.

The ecological impact of the proposal is another major concern. The site supports a range of wildlife, including endangered bird species such as Linnets and Black Redstarts. Development would threaten these habitats, whereas allowing the land to naturalise could create a valuable wildlife haven for future generations.

Finally, the development would lead to a significant increase in traffic through the village, with access via the already hazardous North and South cuttings. Local road junctions are under pressure, a concern previously highlighted by the Planning Inspector when refusing Bellway's earlier application. The proposal's reliance on car travel only adds to these concerns and is not consistent with sustainable transport objectives.

Overall, this application represents unsustainable and disproportionate development that fails to respect both local planning policy and the needs of the community. It risks causing lasting harm to the character, environment, and infrastructure of the village, and for these reasons, it should be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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