

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 07 October 2026 16:48:42 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 07/10/2026 4:48 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, biodiversity net gain bank, public open space, storage building, ancillary parking and all associated infrastructure.
Case Officer:	Sam Whitehouse

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Customer Details

Address: 20 Pavilion Close Thakeham Pulborough

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 have looked at the amended proposal and wish to confirm our objection to this planning application. The only differences we can see are a small adjustment to the layout of the proposed housing in the south-east corner of the site and the transfer of some open land to the Parish Council with the associated construction of a small storage and maintenance building.

Therefore, our grounds for objection remain as before. We consider the building of 150 houses to be excessive as the density is too high for a rural area such as Thakeham and, importantly, Bellway indicate that they later intend to apply for planning permission for a further 85 houses on the land they wish to retain. This would lead to an additional 235 houses (plus any further residential units which would be provided on the CLT plot) which is not far short of the application for 247 houses which was definitively turned down on appeal on the basis of a lack of sustainability after a very thorough examination of all the relevant planning issues by a Planning Inspector. The transfer of the open land to the Parish Council would not reduce the very large amount of traffic movements generated by such an excessive number of houses and, therefore, would not improve the sustainability of the scheme.

Fundamentally, no specific community facilities which would reduce the number of traffic movements have been added to this planning proposal and therefore we consider that the application should again be refused on the grounds of consistency. There is no indication of what precisely is to be built on the CLT plot and this means that the application is incomplete. We consider that, as part of the planning application, the opportunity should be taken to, at least, provide a reasonably sized convenience store such as the ones which operate successfully in nearby villages. This would replace the one promised for Abingworth Meadows where a veterinary surgery and a café, which includes a few shelves of basic grocery items, have been provided instead. This limited shop is only open during restricted hours and a recent planning application which appeared to seek to alter the restrictions on its use is a matter of some concern.

We suggest that the time has come for any developer who proposes to build a more appropriate number of houses to undertake to take active steps to find a reliable retailer to operate a small supermarket as a condition of being granted planning permission. Considerably more houses have either been built or are in the pipeline since the proposed Abingworth shop was radically downsized in 2019. Such a facility would reduce the number of vehicle movements in the village as a whole and this is important given that the local roads are already dangerous even with current traffic levels.

Furthermore, we do not know what will happen to the "grey" land which does not form part of this planning application. We would not like it to degenerate further into an eyesore as a means of obtaining planning permission for the extra 85 houses at a later date and, in the meantime, it would not provide a very pleasant view from the proposed surrounding open land.

Our opinion is that this proposal does not provide any benefit to the community apart from the provision of accessible open space and this could also be incorporated into a much lower density scheme of fewer houses. There are other facilities which are needed in the village apart from a proper shop, a doctor's surgery being one example as this was also originally proposed for Abingworth Meadows. A need for this most definitely exists. We note that HDC's economic development department (Enterprising Horsham) objects to the application and, again, new local employment generating opportunities should be provided to help replace the jobs which have been lost as a result of the closure of the Mushroom Farm.

For all the many reasons outlined above we again request that the application be refused as we do not consider that the amendments make the large number of houses acceptable in a village which has extremely poor transport links and where all amenities need to be reached by private car. The future of the entire area owned by Bellway should be considered at the same time, as piecemeal planning is not a satisfactory way of obtaining the optimum outcome for the community as a whole.

Kind regards

Telephone:

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