

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 10 September 2026 21:46:38 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 10/09/2026 9:46 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. (AMENDMENTS INCLUDING AMENDED PLANS, SITE LOCATION PLAN AND RED LINE BOUNDARY)
Case Officer:	Sam Whitehouse

[Click for further information](#)

Customer Details

Address: 22 Abingworth Crescent 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 - Overdevelopment
Comments:	This objection is a response to the Addendum put forward by Bellway in the application for the Mushroom Farm development in

Thakeham.

I understand from HDC planning officers that comments with regard to the Addendum should be made in respect to the additional items and variations included in this submission. All comments made by residents and others to the original application will be considered in full together with comments made on this Addendum. In that respect my comments are made in conjunction with my objection submitted on the 23.03.26 in which I strongly opposed the proposal to build 150 homes on the site of the former Thakeham Mushroom Farm.

My concern is with regard to the size of development on a small rural village like Thakeham, which does not have the amenities ,infrastructure, public services, transport links or suitable road network to cope with 360 additional residents as estimated by the applicant in the Addendum.

The applicant themselves confirm that a lot of the residents day to day requirements will need to be satisfied by travelling to other larger neighbouring towns which confirms a reliance on private vehicles to make the necessary journeys.

I am also very concerned with the inclusion in the Addendum of the potential for a development of a further 85 homes in land retained by the applicant. Whilst the applicant states that these homes are not included in this Addendum, it would not seem unreasonable to take this as a statement of intent for a future application if the current application is approved.

As HDC will be aware, Bellway held discussions with TPC earlier this year in which they made a proposal to transfer approximately 15 hectares of the site to TPC for community public space together with an additional development area of 85 homes subject to planning consent. The condition from Bellway for this proposal to move forward was that TPC changed the Strong Objection to No objection on the original application. This proposal was discussed at a planning meeting attended by residents on the 25th June 2026. Members of the TPC voted to keep the Strong Objection in place after total opposition to any change from the large group of residents who attended the meeting.

Bellway are extremely focused on this development which they plan must have a minimum of 235 homes. This is very close to the previous planning application for 245 homes which was rejected on appeal by the Planning Inspectorate in 2025. Earlier draft plans from Bellway proposed 400 to 600 homes on the site.

The planning authority must not allow incremental permissions to accumulate and transform the scale and character of our village.

This application and Addendum must be turned down by the

Planning Authority who have a duty to protect residents and the environment from such incursions.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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