

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 10 March 2026 06:42:06 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 10/03/2026 6:42 AM.

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: 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
- Overdevelopment
- Privacy Light and Noise

Comments: I am writing to formally object to the planning application referenced above for the construction of 150 new dwellings at Thakeham Mushrooms Storrington Road Thakeham

While I understand the general need for housing, I strongly believe that this specific proposal is unsustainable. The current infrastructure and local services in thakeham/storrington area are already operating at or beyond capacity. Approving a development of this scale without significant prior investment in the surrounding area would have a detrimental effect on the quality of life for existing residents.

My specific objections are as follows:

1. Severe Strain on Local Infrastructure (Traffic and Highways)

The existing road network surrounding the proposed site is ill-equipped to handle the increase in traffic that this estate would generate.

Storrington Road (B2139) already suffers from peak hour congestion, is dangerous to cyclists as it is unlit with no space to pass safely, has a crumbling road surface and a very large number of potholes (that will be made worse by heavy lorries accessing this building site); and is inadequately maintained.

There are a large number of blind bends increasing risk to cyclists, and with no pedestrian pathway for significant sections.

There are no street lights for significant sections already an accident hazard due to faded road markings.

Adding [150] new households, most of which will likely possess at least two vehicles, will exacerbate existing bottlenecks and pose a safety risk to pedestrians and cyclists. These risks are unrealistically addressed in the planning application by Bellway Agents.

The proposition to run a community bus is unsustainable (dial - a - ride) as identified by Bellway agents in the long term. Dial a ride only allow 1 return journey a week.

2. Lack of Capacity in Public Services (Schools and Healthcare)

Local services are currently oversubscribed. Residents already face significant difficulties in booking appointments at Storrington Glebe Surgery/ Pulborough and an increased population will add increased strain to public health services. There are no private GP practices in this area as yet. Local dental practices do not accept new NHS patients - NHS patients are accepted along the coastal strip but are inaccessible by public transport for vulnerable residents.

Furthermore, local schools, are inaccessible by pavement or public transport especially in inclement weather and in the dark of winter. There is no indication in this proposal of how these essential services will be permanently expanded to accommodate the influx of new residents.

3. Inadequacy of Public Transport: as detailed in 1 and 2.

4. Impact on Utilities and Drainage There are existing concerns regarding drainage and sewage capacity in this area. Bellway Estate water drainage culverts are at capacity in wet weather. We have previously experienced issues with [flooding/sewage pressure] during heavy rainfall. Covering more green land with concrete without a comprehensive upgrade to the local drainage system significantly increases the flood risk for existing properties.

5. Houses with solar panels: At the public meeting it was confirmed that houses do not come with solar storage batteries, nor could Bellway agents confirm the insulation that will be used and to what standard, making this an unsustainable method of heating and lighting homes where there is no piped gas.

6. Street lighting on the proposed development - where is it?

5. Land to West of Development owned by Bellway : will this be a potential phase 2/3 to that development causing further pressure on currently strained infrastructure eg doctors surgeries; travel to school and amenity distances; wear and tear on an inadequate country crumbling unlit road. The risk to cyclists is enhanced by increased traffic.

Conclusion I urge the planning committee to refuse this application. The proposal represents an over-development of the site that fails to address the lack of supporting infrastructure. To approve this build would place an unfair and unmanageable burden on the community's already stretched resources. Due to overdevelopment of Storrington, Ashington, Southwater, and Horsham this will turn a traditional small village into an urban sprawl taking away characteristics of a small English Village. Thank you for your time and consideration.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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