

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 22 March 2026 18:50:54 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 22/03/2026 6:50 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:	15 Penn Stone Way Thakeham Pulborough
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise
Comments:	There are a number of reasons the current proposals are unacceptable including:

A large number of the reasons for the Inspectors dismissal of the previous Bellway application remain pertinent and have not diminished in the strength of that decision.

Infrastructure - around the site is totally insufficient to support the proposals.

The B2139, serving Thakeham is a tiny road and incapable of being 'upsized' to cope with what will be a large increase in traffic movements. Storrington Road, particularly Dukes and Jackets Hills, already have problems with medium to large vehicles causing passing problems and blocking.

The proposed 150 homes will result in at least another 350 cars and will generate many more vehicular movements with delivery vehicles etc., increasing pollution in the area which, particularly in Storrington centre, is one of the worst in the country.

The lack of public transport serving Thakeham is will also produce more traffic movements.

The current application shows that Bellway is still not confident of dealing with these issues problem as evidenced in its application by the words/phrases:-

1. "Sustainable modes of travel" is the most critical and fundamental problem identified by the learned Inspector in the Applicant's previous residential application and appeal under reference numbers DC/24/0021 and APP/Z3825/W24/3350094 respectively as stated in paragraph 3.4.5 of the Applicant's Planning Statement but it has not been properly dealt with and remains as a live issue in the present application.

4. Heavy reliance on private vehicles by the potential new settlement of this Application is acknowledged by the Applicant as it has proposed a total number of 360 car parking spaces for 150 dwellings. (paragraph 4.7.15 and table 4.2 of the Application Statement).

The Thakeham Mushroom site is much larger than that part which is the subject of this application and will have unallocated spare land that could accommodate hundreds more houses. If this application is granted consent, it will serve as a precedent to further development on the remainder of the site. A typical example and proof is the increase in the number of dwellings achieved at a Abingworth Meadows, by Bellway Homes, which went from 25 to 75 units.

The land has been designated as agricultural in the TPC Neighbourhood Plan and it should remain that way.

There will be an increased loss of amenity's which will be more light pollution, more noise pollution and a terrible loss of wildlife habitat. In addition, there will be a detrimental effect to both Jacks

Hill and Dukes Hill which, although not currently protected, are heavily restricted by planning policy and environmental constraints which should not be breached.

Kind regards

Telephone:

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