

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 23 March 2026 10:58:07 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 23/03/2026 10:58 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:	3 Penn Stone Way Thakeham Pulborough
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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 - Trees and Landscaping
Comments:	I strongly object to the above proposal due to the following reasons:

- 1) It will lead to a huge increase in traffic through a rural village. The road is already dangerous in terms of speed control/regular car accidents and damage (large potholes etc), this proposal will only increase that.
- 2) This is overdevelopment of a rural community following existing sites already approved or completed. There is insufficient or no decent infrastructure planned i.e Public transport, increased school places, doctors surgery to account for a larger population. Also there will be no legal curb on this awful developer coming back for more. They have shown their intentions again and again, intentions driven purely by profit, poor design, houses not in keeping with the rural environment (large orange boxes) large retrospective drainage and snagging works and overall no care for the local community.
- 3) Environmental. I have concerns over the impact on local wide life including endangered bird species, the area should be re-wilded and used similarly to places like Knepp, this would actually benefit the local community. I also have concerns over both water supply, drainage and flooding which would affect us all, I believe identified in the previous application. Bellway have shown themselves in terms of these issues by the retrospective drainage work carried out in Abingworth meadows, any competent and decent developer would be ahead of these kind of issues.
- 4) School transport. Due to a lack of local school provision, children are already coached to school miles from Thakeham in large/aging vehicles. The proposal would only increase this leading to environmental issues, increased traffic and subsequent congestion.
- 5) Thakeham Neighbourhood plan. This proposal is not compliant with the plan, in short Thakeham cannot sustain anymore multi-house developments.

As can be seen in Bellway Homes last development in the Thakeham, the promise of planting trees has not come to fruition. The trees that the developer have planted are not fit for purpose, most have already died, however they have ticked the box their end. Compared to the previous developer Oakford Homes who in my opinion was more respectful of the local area in terms of landscaping and design of home, Bellway Homes do not adapt to the environment they are building in. It's one size fits all.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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