

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 28 September 2026 09:21:00 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 28/09/2026 9:21 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, biodiversity net gain bank, public open space, storage building, ancillary parking and all associated infrastructure.
Case Officer:	Sam Whitehouse

[Click for further information](#)

Customer Details

Address: Furze Cottage Storrington Road Thakeham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking
Comments:	I am writing to formally object to the proposed Bellway development of 150 houses and then a further 85 houses at a later date on the site of the old mushroom farm in Thakeham. My primary concern is the severe and unacceptable impact this

development would have on Storrington Road. This road is already extremely busy and struggles to cope with existing levels of traffic, particularly during peak periods. It is narrow, poorly maintained, and in many places is not wide enough for two large vehicles to pass safely. Adding traffic generated by 150 and ultimately 235 new homes would significantly worsen congestion, pollution, and noise for existing residents.

Storrington Road is already heavily used by a wide variety of vehicles, including buses, school coaches, tractors and other agricultural vehicles, builders' lorries, and heavy goods vehicles that use the road as a shortcut to avoid the A24 Washington Roundabout. This creates a challenging and sometimes hazardous situation even under current conditions. The addition of construction traffic, including heavy lorries and plant machinery, would make the road frankly dangerous. The presence of deep potholes further compounds the risk to motorists, cyclists, pedestrians, and local residents.

Beyond the construction phase, the permanent increase in daily traffic from 150 and then 235 households will inevitably place further strain on this unsuitable road network. This will negatively affect safety, air quality, and the overall character of the village.

Furthermore, I am concerned that the proposal makes no provision for additional community services or infrastructure. There is no mention of new shops, medical facilities, or other essential amenities. Thakeham does not currently have sufficient local services to support a development of this scale. In particular, there are no nurseries or schools in the village, and the nearest facilities are already oversubscribed. This means children will have to be transported by road, adding yet more traffic to an already overstretched network.

In summary, this development would:

- Significantly increase traffic, pollution, and noise on Storrington Road.
- Create serious safety risks due to construction traffic on a narrow, damaged road.
- Exacerbate congestion caused by existing heavy and shortcutting vehicles.
- Place unacceptable pressure on already inadequate local infrastructure and services.

For these reasons, I strongly object to the proposed development and urge the planning authority to refuse permission unless these fundamental issues are properly addressed with robust and realistic solutions.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton