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Dear Sam,

**Re: DC/26/0266 - Thakeham Mushrooms, Storrington Road, Thakeham, West Sussex RH20 3DY
Response to Enterprise Horsham Consultation Response**

We write further to the updated response from West Sussex County Council (WSCC), provided on 21 September 2026, requesting further information on the proposed traffic calming scheme.

Background Information

Ardent prepared a Transport Assessment Addendum (TAA) in August 2026 to address comments received and provide a highways update in relation to the proposed development at the former Thakeham Mushroom Site, Thakeham (RH20 3EQ), submitted under planning reference DC/26/0266.

The TAA includes reference to the following proposed traffic calming measures on Storrington Road:

- The existing 30mph zone to be extended to the north of North Town Farm (for the length of the B2139 north of the former Mushroom Farm, i.e. the development site), maintaining the existing road markings; and
- The provision of four Flat Top Road Humps through the village along with the provision of a 20mph speed limit within the village.

The measures were developed by a third-party transport consultant, Motion, who were instructed by Thakeham Parish Council (TPC) in late 2023 to undertake a safety review of Storrington Road. This resulted in the identification of a number of traffic calming options, which were circulated to local residents and businesses to gather feedback. Following this consultation period, the two measures identified above were presented to TPC as the preferred traffic calming measures for Storrington Road. The measures will be delivered by TPC.

Justification

The proposed traffic calming measures have been promoted by TPC as a mechanism to reduce vehicle speeds in the vicinity of the Former Thakeham Mushroom site, including at the site access. This would help to reinforce the village character of the area and further improve the safety and amenity of the local environment for all users.

This is partly reflected in WSCC's response, which acknowledges that the proposed traffic calming measures would lead to an improvement in the environment for pedestrian movement within the local area, including between the site and the existing facilities and services on the Abingworth Meadow scheme on the opposite side of Storrington Road.



Unlike the previous application scheme, this application does not include any convenience retail provision and therefore the proposed measures are considered necessary to improve the safety and general environment for pedestrians and cyclists travelling from the site to the shop and other facilities in the village. The proposed measures would contribute towards making the development more acceptable in planning terms, in a manner directly related to travel to and from the site.

The Inspector's decision on the previous planning appeal at the site noted that walking and cycling around the village is currently difficult in parts. The proposed traffic-calming measures would provide a more pleasant environment for cycling in the immediate vicinity of the development. This could help encourage less confident cyclists to undertake shorter journeys by bicycle that might otherwise have been made by car, improving available transport choice.

In accordance with the requirements of Policy 40 of the HDF, the proposal will help to minimise conflicts between traffic, cyclists and pedestrians through the creation of a safer and more pleasant environment for cycling and walking. These measures will contribute towards making the development more acceptable in transport and accessibility terms.

WSCC has requested further information, including scheme drawings and a Stage 1 Road Safety Audit (RSA). Bellway propose to make a total financial contribution of £45,000 towards the provision of the traffic calming measures which would be delivered by Thakeham Parish Council (TPC). This contribution is based on a costing exercise of the proposed works undertaken by Bellway and a contribution towards the relevant traffic order. The detailed drawings and RSA will be prepared by TPC separately before they deliver the works.

Summary

The development will result in increases in both junction movements and pedestrian and cycle activity as a result of the additional residents. The proposed contribution towards TPC's traffic calming scheme on Storrington Road provides an appropriate and proportionate response to mitigate the impacts of additional vehicle movements, while creating a safer and more pleasant environment for those travelling on foot or by cycle.

The proposals were subject to consultation with local residents and businesses, alongside consideration of a range of alternative measures. Following this process, the proposed measures were identified as the preferred options for implementation and were subsequently presented to TPC.

On this basis, the proposals are considered to respond to a locally identified need and would provide benefits to the village for both existing residents and future residents of the proposed development at the former Thakeham Mushroom Site through reduced vehicle speeds and improvements to the environment for pedestrians and cyclists. Accordingly, it is considered that the contribution towards the TPC traffic calming scheme as part of the application proposals would satisfy the relevant tests for planning obligations set out in Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010.

Yours sincerely

John Ainsworth

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Associate