

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 05 October 2026 18:57:06 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 05/10/2026 6:57 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, 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: 4 Abingworth Crescent Thakeham, Pulborough

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping

Comments:

Please find below my response to the planning application from Bellway Homes for the redevelopment of the mushroom farm site.

I have serious concerns about overdevelopment of Thakeham. There are already four approved plans for around an additional 180 homes in the hamlet. This is not appropriate for a rural setting.

I understand that this proposal is not compliant with the Thakeham Neighbourhood Plan- which has legal stature until 2031.

The road system is inadequate for the current levels of vehicular movements - let alone with additional vehicles associated with new residents. The sinuous, high sided road is already unsafe when passing large vehicles, and more vehicle movements will increase risks of an accident.

The road system would also be under severe pressure in the short to medium term when the site is being cleared and building taking place. Two large vehicles cannot pass safely on these narrow roads - it is difficult enough when a car meets a large vehicle.

There are insufficient local services for more residents. Local schools and health services are under pressure already. Residents of Thakeham seeking access to a GP have been directed to the Pulborough Surgery instead of Storrington due to high demand.

There no safe routes for people to walk / cycle to Storrington or local schools from Thakeham. The only route requires a large detour via West Chiltington.

I am concerned about the adverse impact on the natural environment; continuing pressure on water management, destruction of habitat for native insects, birds and mammals (including red listed species), intrusion of night time light in the vicinity of a dark night skies reserve (and consequent impact on nocturnal animals), loss of mature trees.

Concerns about the use of the remainder of the mushroom farm site - and the lack of any covenants / conditions to protect it as open, natural space (and avoid a phase two or three of building).

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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