

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 06 October 2026 15:07:18 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 06/10/2026 3:07 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: 16 Pavilion Close Thakeham Pulborough

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 - Privacy Light and Noise

Comments:

My serious concerns are:

* Road safety and highway impact: The surrounding roads are already vulnerable, with narrow sections, poor connectivity and exposed tree roots affecting the high verges. There have also been three deaths on these roads since 2016, which highlights the need for serious consideration of road safety before adding further traffic. Far too much heavy and wide traffic is already using the Thakeham main road at excessive speeds.

* Poor connectivity: The development would increase reliance on private cars, with no realistic alternative for many journeys. The calming measures put in place do not work. The council that put them in clearly used no thought process at all. Very poor indeed.

* Pressure on local services: Additional homes will place further pressure on schools, health services and other local infrastructure that are already limited.

* Cumulative development: The impact of the proposed 150 homes must be considered alongside the potential further 85 homes. Development of this scale should not simply continue in stages without considering the combined effect. The maximum number allowed should be 150 houses with no further development allowed ever.

* Years of disruption: Building 150 homes, followed potentially by another 85, could mean 5-10 years or more of construction traffic, noise, dust, road damage and disruption for existing residents. Having already lived with this for the last 10 years.

* Sustainable scale: Thakeham is a small village with a pub, vets and small cafe. Nothing in safe walking distance. This is not a town. The cumulative impact on roads, safety, infrastructure and residents should not be allowed to grow indefinitely. You're trying to put a square box in a round hole.

* Finally, what is this development giving back to the community ? Not a lot, our last one gave us a new village hall and shop, perhaps Bellway need to rethink again !!
Therefore I object.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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