

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 24 March 2026 09:10:49 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 24/03/2026 9:10 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

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Customer Details

Address: Green Dene Farmhouse Storrington Road Thakeham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other
Comments:	I am writing to formally object to the proposed housing development on the grounds of highway suitability, safety, and the impact on nearby heritage property. 1. Unsuitability of the Existing Road Infrastructure

The road serving the proposed development is a narrow country lane that was not designed to accommodate high volumes of traffic. It currently functions adequately for light, local use, but it lacks the capacity, width, and structural resilience required for a significant increase in vehicle movements.

The introduction of additional residential traffic, along with service vehicles, delivery vans, and construction traffic, would place considerable strain on this road. The road is narrow, has restricted visibility in sections, and no pedestrian infrastructure, all of which raise serious safety concerns. Increased traffic flow would heighten the risk of accidents and reduce the overall safety of the area for both residents and road users.

2. Construction Traffic and Heavy Vehicle Impact

During a previous nearby development (Abingworth), the movement of heavy construction vehicles along this same route caused significant disturbance. In particular, repeated journeys by lorries, thundering along the road resulted in substantial vibration.

As a result, our Grade II listed property experienced periods where the house could be felt to shake during heavy vehicle movements. While I cannot quantify or evidence structural damage, this experience raises clear concerns about the potential for both immediate and cumulative impact on heritage buildings in the vicinity.

Given the age and protected status of our property, it is inherently more vulnerable to such vibration. Prolonged exposure to construction traffic of this nature gives rise to a reasonable concern that structural damage could occur, which may be costly to remedy and could affect the historic fabric of the building.

3. Lack of Mitigation Measures

There is no clear or sufficient mitigation strategy outlined to address these concerns. In particular:

No evidence that the road can safely accommodate increased traffic volume

No robust plan to manage or limit construction traffic

No assessment of vibration impact on nearby listed buildings

Without these considerations being fully addressed, the proposal presents an unacceptable risk to both infrastructure and heritage assets.

Conclusion

For the reasons outlined above, I strongly object to this application. The current road infrastructure is not suitable for the

scale of development proposed, and the impact of construction traffic poses a tangible risk to nearby listed properties, including my own.

I urge the planning authority to carefully consider these issues and to refuse the application unless and until these concerns can be demonstrably and satisfactorily resolved.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton