
Sent:

26 March 2026 16:49

To:

Planning

Subject:

Reference DC/26/0266

Categories:

Comments Received

I wish to object Bellway Homes' proposal to build 150 additional houses on the former Mushroom Farm site.

In sending this objection I draw to your attention the current Thakeham Neighbourhood Plan, legal until 2031; the National Planning Policy Framework (NPPF) 2024; the applications already approved in the area and the cumulative impact of building new homes locally over the last ten years, or so.

I attended the consultation by Bellway Home. However, every one of my questions was met by the response "this is not my area of expertise", even when that was the person who I had been directed to by the previous representative. One of my questions was about data upon which their claims are based. Nobody could answer that. I draw your attention to the fact that previous applications relied on out of date data, in particular relating to traffic flow through the village. This has increased over recent years due to additional houses in both Thakeham and surrounding villages. No, I do not have hard data for this - does Bellway Homes or Horsham District Council?

My main objections are

1. Road access to Thakeham is via narrow cuttings. These are already overused and dangerous. An additional 150 houses will inevitably lead to an additional 300 cars (reasons in point 2 below), plus additional delivery lorries and vans on a regular basis. Every time the road has to be closed for repairs, it puts additional pressure on other overused routes.
2. There is no suitable bus service to allow people to get to and from work, shops, social facilities, doctors and dentists. Bellways have suggested that they might help to fund a village minibus. However, it was not made clear where the service would go to/from, how frequent this service would be or for how long, or what extent, they would provide funding.
3. "Road calming" structures in the village were badly planned and the north end of the village, near the proposed site, are dangerous.
4. The proposed site appears to be accessed by one entrance, both in and out. Should there be an emergency this could lead to a problem dealing with the situation. I was told that there would be an alternative exit from the site but nobody seemed able to tell me where that would be.
5. Lack of infrastructure. Despite promises by developers over the years the only facilities which Thakeham currently has are a Church, a pub, a vets, a cafe (with limited sale of other foods), a village hall and a community hub. Many of these were here prior to any development. The Community hub was not something requested by the village and appears only to be in existence due to the closure of a preschool, which would appear to be a much more appropriate amenity for the village. We all still have to drive to doctors, dentists and shops.
6. Lack of facilities for teenagers. There is nothing for teenagers to do and due to lack of public transport, they are not able to access cinemas, bowling, etc which are available in towns. This already results in them meeting in the children's' play area which has on occasion resulted in

broken bottles being found in this area. The more housing we have the more teenagers we are likely to have in the village with nothing to do.

7. There are virtually no jobs in the village itself. All adults living here rely on driving to/from employment.
8. The proposed area for development is only a fraction of the original site. My concern is that the remainder of the site would lead to further development which the road structure cannot accommodate.

I urge you to take my objections into account and decline this application.

Regards

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