

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 16 March 2026 16:44:49 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 16/03/2026 4:44 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, open space and infrastructure.
Case Officer:	Sam Whitehouse

[Click for further information](#)

Customer Details

Address:	24 Abingworth Crescent Thakeham
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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 - Trees and Landscaping
Comments:	I STRONGLY OBJECT to this planning application.

Bellway's previous planning application (DC/24/0021) on this site was rejected by HDC and upheld by the Planning Authority (Reference: APP/Z3825/W/24/3350094) in June 2025 and this current application must be rejected for the same reasons.

Bellway may have reduced the proposed number of dwellings from 247 to 150 but little else has changed from their previous proposal. Moreover, Bellway made it extremely clear to those of us who attended their recent 'consultation with Thakeham residents' that this latest planning application was just 'Phase 1' and that subsequent 'Phases 2, 3 etc' would follow in due course. It is, therefore, vital that the LPA does not consider this application in isolation but instead assesses the cumulative impact of the whole site's development potential now and not at some later stage.

As it is, even a further 150 dwellings will overwhelm the local infrastructure. Thakeham does not have a robust infrastructure. There are already no local amenities let alone any to serve the proposed development and resources will be stretched further. GP surgeries in Storrington and Pulborough have long waiting times for appointments, hospitals (eg. Worthing) have long waiting lists, the local nursery has closed, lack of primary school places and there is no secondary school. There is no employment in Thakeham or within the immediate vicinity.

Thakeham has already absorbed more than its fair share of additional housing in recent years some of which is still being built and the impact of which is still to be felt. Its character as a small rural village in the heart of West Sussex is rapidly being eroded by overdevelopment. If this continues then the village, the surrounding countryside and wildlife will be gone.

The B2139 Storrington Road is a country lane and has become extremely busy due to heavy traffic of cars, lorries and motorbikes avoiding the A24 and regularly travelling through the village well above the speed limit. It is at times dangerously narrow with tight curves and bends especially near to the proposed site. With a minimum of 150 more dwellings should this planning application be allowed and at approximately 2 cars per household, there will be at least another 300 cars passing through the village as transport is necessary to travel to work, schools, shops etc. Even travelling to the very small supermarket in Storrington requires a car as there isn't easy and safe walking access from Thakeham to Storrington, the closest village with shops etc, over 3 miles away.

That Bellway has submitted another planning application so soon after the previous one was declined twice, including at Appeal, demonstrates to me their complete lack of understanding of Thakeham, its limitations as a small rural village as well as contempt and total disregard for the needs and opinions of those of us who live here.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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