

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 16 March 2026 16:54:10 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 4:54 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: Kariba Storrington Road Thakeham Pulborough West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Other - Overdevelopment
Comments:	Roads and Infrastructure The B2139 struggles to cope with the current volume of traffic. In places, the road is below the legal minimum width, which would be allowed for a new highway, yet this application would see

traffic increase on these inadequate roads. These roads are narrow, unlit, and without any extra space, are wholly unsuitable and unsafe for children cycling to school. Without dedicated cycle lane provision, an increase in housing and subsequent school journeys will only increase traffic.

The number generated by TRICS of 983 daily trips has yet to be tested. There is no provision for an improved bus service in and out of the village, unlike the previous application, and the DRT proposition remains without any meaningful or substantive detail.

Jobs

This proposal does little to address the lack of jobs in the village since the Mushroom Farm closed. Any new development should seek to provide scope for the creation of new jobs in a rural setting. Local jobs would reduce traffic in a location such as Thakeham, and this application will only increase traffic by turning the site into another estate of commuters.

Community

The application seeks to build 150 houses without offering anything to the village. Bellway stated at the public consultation that 150 houses was a break-even number. As such, there is an opportunity to give the village the land to the West, an area which could provide a vibrant and diverse natural habitat which could be enjoyed by all the community. Significantly increasing diversity should be the aim of every new development through design and to include the needs of the community. Using the land to the West could provide a valuable educational resource for the children of the village, an area to safely ride bikes away from the narrow and dangerous roads, and to become a potential sanctuary for the community.

Overdevelopment

This application should not be viewed in isolation. Thakeham has, proportionally, seen more development than most other villages in Sussex. There are already two approved sites with a total of 56 houses within the village itself, plus 108 under application at the Thakeham Tiles site. Combined with the extra houses built on the Abingworth Crescent development, another 150 houses clearly amounts to overdevelopment of the village. The nearest doctor and dentist are in Storrington, not in Thakeham, which will lead to extra pressure on local services and, again, increase traffic on local roads.

The only community benefit offered by this development is clearing of the Mushroom Farm site, and the scheme as proposed would see only increased traffic and extra pressure being exerted on local services. There isn't the infrastructure to support a development which offers no job opportunities for local people, and this development should be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton