

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 18 March 2026 18:58:19 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 18/03/2026 6:58 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:	Highfield The Street 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 - Other - Overdevelopment
Comments:	I object to the proposed Thakeham Mushroom Farm development DC/26/0266 for the reasons below.

1. Totally Inappropriate roads and road connections to and from the development, both North and South. Bellway Homes themselves say the additional 150 houses will create an additional 971 car journeys per day. (If you pro-rata Bellway homes own travel stats used, in their previous 247 house application)

This will obviously significantly increase traffic onto roads which are already over-crowded and polluted i.e. Storrington which already has a recognised and documented traffic and pollution problem. This will also drive more traffic along the precious lanes to the north of Thakeham, but these are completely inappropriate for any additional traffic and certainly won't cope with more vehicles. It currently simply cannot accommodate any larger vehicles and vans, with buses, lorries and tractors making the lanes impassable. Pushing traffic onto these lanes is simply waiting for an accident to happen and anyone who truly cares about public safety, road safety and looking after the local landscape wouldn't build houses in this location.

The Provision of an e-bike hub does in no way compensate or mitigate the overriding issue that the roads aren't wide enough for cars/vans to pass each other safely, let alone try to cycle safely. There is mention of vehicle sharing schemes but in reality, even if some people took these up, it would have a immaterial impact on reducing the significant over capacity of traffic. This is an example of 'one liners' that don't represent any meaningful solution, and are aimed at a 'tick box' answer to pacifying an objection.

2. Over Development Of Thakeham and disproportionate to the local area. Thakeham has already taken the additional 247 homes built at Abingworth. In addition, plans have also been passed recently for an additional 25 new homes on the site of the former Rushfields Nursery in Thakeham, in High Bar Lane approval was granted for a 25-homes and there are also further planning applications for 28 dwellings at Land South of Furze Common. If you then add a further 150 homes from this Bellway application this almost doubles the size of Thakeham!

Given the complete lack of facilities, appropriate roads etc. this surely demonstrates how disproportionate the over development of Thakeham is, and is significantly greater than other locations with much better day to day facilities, job opportunities, road safety and transport links.

3. Insufficient work opportunities within walking distance or safe cycling distance.

4. No public transport links within walking or sensible cycling distance i.e. Train stations are 5 and 4 miles away (Billingshurst and Pulborough) and there is an extremely in-frequent bus service.

5. Hugely insufficient number of required 'day to day' facilities that people expect and use in modern day living i.e. shops to enable meaningful food and household shopping, very limited sports facilities outside of football pitch, and a small outside gym style facility with limited use, no hospitality choices except one pub and one café, etc.

All of which then will require residence of an additional 450+ new homes (including Abingworth Meadows, and the current other planning applications in Thakeham) to drive to these facilities in locations further away i.e. Storrington, Pulborough, Billingshurst, Steyning, Horsham. This is obviously creating further vehicle traffic on the insufficient road network.

6. A negative impact on the local ecology, including reducing local wildlife, in an area officially recognised as high habitat potential, and damaging wildlife corridors, including links with the nearby Knepp Estate which is recognised as a national and international conservation project of significant importance and is receiving significant support and funding to achieve its goals.

Surely the solution for any planning application to build more houses, is to build in location's that can facilitate the existing, and additional residence needs, and effectively manage the additional traffic.

I hope this letter raises genuine concern and highlights good reasons for not progressing or permitting the proposed Thakeham Mushroom Farm housing development.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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