

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 02 March 2026 19:29:15 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 02/03/2026 7:29 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:** 8 Abingworth Crescent Thakeham Pulborough West Sussex

### 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

**Comments:** I wish to formally object in the strongest possible terms to the proposed additional c.150 dwellings on the former mushroom site in Thakeham.

My objection is based on the following material planning considerations:

### 1) Inappropriate Scale and Cumulative Impact

An additional 150 dwellings would represent a substantial and disproportionate increase to what remains a small rural village. By reasonable estimates, this proposal would increase the overall size of Thakeham by approximately 12-15%, which is wholly inconsistent with the established scale, grain and settlement pattern of the village.

Thakeham has already absorbed significant housing growth in recent years. The cumulative impact of successive developments must be considered. This further expansion would fundamentally alter the settlement hierarchy and erode the rural identity of the village.

The National Planning Policy Framework (NPPF) places great weight on achieving sustainable development that is proportionate to the role and function of settlements. Thakeham lacks the infrastructure, services and transport links to support development of this scale.

### 2) Unsustainable Location and Loss of Rural Amenity

The former mushroom site has historically been agricultural land and remains inherently rural in character. Whilst it has been in disrepair in recent years, it is possible to restore the site for agricultural use which would be a more appropriate use for the land. Its redevelopment for intensive housing represents a permanent and irreversible loss of rural amenity, character and community currently afforded in this small, close-knit community.

There is no clear evidence that a further 150 houses are required specifically in Thakeham to meet local housing need. Housing numbers should be distributed sustainably and proportionately across the district and Thakeham has borne a disproportionate level of development in recent years. Concentrating further growth in a small village that lacks adequate services conflicts with sustainable development principles.

The site offers potential for agricultural, horticultural or employment-generating rural use. These uses would align more closely with the site's historic purpose and would support local employment, reducing the need for outward commuting. In contrast, additional housing will likely increase car dependency and strain local infrastructure.

### 3) Highway Safety and Access Constraints

Thakeham is accessed primarily by narrow B-roads to the north

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and south, with no realistic alternative routes. These roads are already heavily used and are unsuitable for further substantial traffic increases.

There is a well-documented history of traffic incidents in and around the village, including serious accidents and a recent pedestrian fatality attributed in part to poor visibility and road constraints. The introduction of traffic associated with 150 additional homes-potentially 250-300+ additional vehicles-would significantly exacerbate congestion, increase turning movements, and heighten risks for pedestrians, cyclists and horse riders.

The absence of robust public transport infrastructure means that future residents will be heavily reliant on private vehicles. This proposal therefore conflicts with sustainable transport objectives and would create an unacceptable highway safety impact. Hollow offers of providing mini bus transport and/or bus networks as part of the planning process will likely follow from the developer in my opinion, however this seeks to solve a problem created by overdevelopment - the real solution is not to build more houses in an area lacking infrastructure and instead, focus development in an area with the infrastructure in place already.

#### 4) Harm to Village Character and Design Quality Concerns

Recent development in Thakeham, including that delivered by Bellway, has already demonstrated the consequences of overdevelopment. In fact, the recent Bellway consent was altered after initial planning, resulting in a final outcome that is noticeably denser than surrounding properties and has materially altered the character of the area. Frankly, it's a textbook 'how do we squeeze more with less' approach to development - more units, cheaper materials all aimed at lining the pockets of the developer, whilst leaving the village much worse for the completed scheme. A wander around Thakeham creates an obvious divide where there is a noticeable drop in quality and an increase in density - with the more recent development of a significantly lesser quality that actively harms the local area.

The completed development is in stark contrast to neighbouring homes, which are more spaciouly arranged, incorporate mature landscaping, and use more sympathetic, locally appropriate materials. The newer development has resulted in a perceptible erosion of openness and rural character.

The current proposal which whilst a reduction in the number of properties seems to replicate this high-density, estate-style approach which has already altered the character of the village in a perceptible manner. Given recent lived experience, there is limited confidence that the development would respect local distinctiveness or preserve the intrinsic character and beauty of the countryside, as required by national planning policy.

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## 5) Pressure on Local Infrastructure and Services

Thakeham has limited services and facilities. Local schools, healthcare provision, drainage infrastructure and community facilities are already under pressure from recent expansion. There is no convincing evidence that infrastructure upgrades would precede or adequately mitigate the scale of additional demand generated by 150 further dwellings.

Without substantial and guaranteed infrastructure investment delivered in advance of occupation, the proposal risks placing unsustainable strain on the existing community.

## 6) Precedent and Settlement Creep

Approval of this scheme would set a concerning precedent for further expansion beyond logical settlement boundaries. Gradual encroachment into surrounding countryside risks coalescence with nearby settlements and incremental urbanisation of what is currently a distinct rural village.

For the reasons outlined above - disproportionate scale, cumulative overdevelopment, highway safety concerns, infrastructure strain, and demonstrable harm to village character - I respectfully request that this application be refused.

Thakeham is a small rural community whose character, safety and sustainability are already under significant strain. This proposal would cause lasting and irreversible harm that significantly outweighs any perceived benefit and for this reason, the further development of the Thakeham Mushroom site is strongly opposed.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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