

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 02 March 2026 21:35:32 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 9:35 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:** 55 Furze Common Thakeham

### 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
- Privacy Light and Noise
- Trees and Landscaping

Comments:

I am writing to formally object to the above planning application (DC/26/0266). While the applicant has reduced the number of units from the previously refused 247-home scheme, the fundamental reasons for refusal upheld by the Planning Inspectorate in July 2025 (Appeal Ref: APP/Z3825/W/24/3353457) remain unresolved.

My objections are based on the following material planning considerations:

1. Conflict with the Development Plan and Settlement Strategy  
Thakeham is classified as a "Small Village" under the Horsham District Planning Framework (HDPF). Policy 3 and Policy 4 of the HDPF state that development should be of a scale appropriate to the settlement's function and character. 150 dwellings still represent a disproportionate and "grossly out of scale" expansion for a village of this size, which has already absorbed significant growth via the Abingworth Meadows development.

2. Sustainability and High Car Dependency  
The Planning Inspector's decision in 2025 explicitly stated that this site is not sustainably located. Thakeham lacks essential services- there is no GP surgery, no secondary school, and limited retail. The "Mobility Hub" and minibus suggestions proposed by the developer are insufficient to mitigate the fact that future residents will be almost entirely reliant on private vehicles for daily needs, contrary to HDPF Policy 40 and the National Planning Policy Framework (NPPF) goals for carbon reduction.

3. Highway Safety and Infrastructure Constraints  
Storrington Road and the surrounding rural lanes are narrow, often lacking footways, and already under significant pressure. The additional trip generation from 150 homes will exacerbate congestion and safety issues at key junctions, including the "cutting" on Storrington Road which separates the two parts of the village. The proposed access arrangements remain inadequate for the volume of traffic anticipated.

4. Impact on the Rural Character and "Green Gap"  
The site lies outside the Built-Up Area Boundary (BUAB). Development here would result in the "suburbanisation" of a rural brownfield site, eroding the character of the countryside. This represents an encroachment into the rural buffer between Thakeham and Storrington, failing to comply with HDPF Policy 26.

5. Water Neutrality and Environmental Impact  
The Sussex North Water Management Area is under severe stress. While the developer may propose "bespoke" offsetting, there is significant concern regarding the long-term monitoring and efficacy of such schemes. Given the scale of this proposal, it poses a continued risk to the integrity of the Arun Valley SPA/SAC.

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### Conclusion

The Planning Inspectorate has recently and clearly ruled that this site is an unsuitable location for large-scale housing due to its lack of sustainability and disproportionate scale. Reducing the number of units to 150 does not fix the fundamental issue: Thakeham does not have the infrastructure to support a development of this size.

I urge the Council to maintain its robust stance against speculative development in unsustainable locations and refuse this application.

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Kind regards

**Telephone:**

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



**Horsham  
District  
Council**

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