

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 04 March 2026 21:04:01 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 04/03/2026 9:04 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:** 10 Springett Close Thakeham

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Design
- Highway Access and Parking
- Overdevelopment

**Comments:** I strongly object to the proposed development.

The village of Thakeham has already experienced significant housing growth in recent years, and the existing road infrastructure is not capable of accommodating the additional

traffic that a development of approximately 150 homes would generate. The surrounding road network largely consists of narrow, winding rural roads which are already under strain from increased traffic volumes associated with recent developments.

A development of this scale would likely introduce well over 200 additional vehicles to the local road network. Given the limited capacity of the surrounding rural roads, this would likely exacerbate congestion, increase safety risks, and place further pressure on already inadequate highway infrastructure.

Public transport links in the area are also extremely limited. As a result, future residents of the proposed development would be heavily reliant on private vehicles for commuting, accessing services, and daily travel. This level of car dependency would inevitably increase traffic volumes on local roads that are simply not designed to support such growth.

In addition to highway concerns, local infrastructure and village services are already under considerable pressure following recent housing developments in the area. Any proposal of this scale should only be considered where clear, deliverable improvements to transport infrastructure, services, and local facilities are secured in advance.

Whilst it is recognised that the former mushroom farm site requires redevelopment, a scheme of this scale is inappropriate for the location in its current form. A significantly smaller development, potentially focused on lower-density housing, may be more appropriate and better aligned with the capacity of the surrounding infrastructure.

Residents are also concerned about the track record of developers operating locally. For example, commitments made in relation to the nearby Bellway development have not been fully realised, including unresolved matters relating to community amenities and the buffer zone. This raises further concerns about whether proposed mitigation measures and community benefits would be delivered in practice.

For these reasons, I strongly object to the proposal in its current form.

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Kind regards

**Telephone:**

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



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