

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 March 2026 12:12:10 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 19/03/2026 12:12 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: HARE PATH CROSSWAYS WEST CHILTINGTON

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment - Trees and Landscaping
Comments:	I object to the proposal, for many reasons as follows. Firstly this housing is not compliant with the Thakeham Neighbourhood plan which part of the HDC Local Plan which has

legal stature until 2031.

Overdevelopment:

Whilst the reduction in number of houses and removal of flats which had been included in the previous application, the number of units proposed is still way too high for the small rural village of Thakeham and the surrounding areas. The reduction in number of units in itself should not be a reason to approve this new application, the original application was refused, and dismissed at Appeal for many reasons which still stand with the new plan.

In summary there is inadequate local infrastructure which means the application is not compliant with National Planning Policy Framework.

The 2 doctors surgeries in the wider surrounding areas are already unable to cope with current demand. Likewise dentists, hospitals and roads. I believe this number of additional residences would create serious problems in terms of traffic and road safety, the safety and wellbeing of existing and potential new residents in the local area.

Traffic/Safety

The B2139 - the only through route - is a narrow lane, steep sided prone to tree fall and soil slip in times of heavy rain and wind, and the very sunken/steep sided nature of the lane means there is no possible refuge for pedestrians, cyclists or horse riders when large vehicles pass, and no chance of passing places for vehicles. This makes for a dangerous road already, and would be made very much more so with additional traffic if this development were completed. That is not even to mention the dangers during such large scale construction.

In addition, as schools, doctors, dentists, post office, bank and supermarkets are all outside of Thakeham, traffic to access these vital services out through Storrington and West Chiltington would be increased greatly - Storrington already has high pollution levels, and congestion and traffic to Pulborough, and out through West Chiltington would again be along very narrow lanes unsuitable in many cases for the traffic levels currently. The roads are not well maintained in the area and have become seriously broken down with existing levels of use.

Trees/Landscape/Wildlife

Whilst the current proposal is using the Eastern area of the site, the disruption to the wildlife in the whole area would be inevitable. Rare birds such as the Black Redstart have been seen on the site and the plan acknowledges - but almost dismisses - dormouse activity.

A large area should be retained as a wildlife haven - and a legally binding commitment to this given before any application is approved, so that the rural nature of the village could be

maintained by keeping a very broad green hedge/tree/wildlife area all around the site and with the Western area a protected wildlife area. This would benefit existing residents and residents of any new housing, and is probably only achievable if the number of residential units was reduced to 50 or less.

Water

Southern Water are unable to maintain existing water infrastructure in the area and do not have the capacity to manage safely the sewage outfall without discharge into our seas. In times of drought which we now often experience in the summer, they warn of being unable to fulfil demand. More housing, will result in existing residents of the area and any additional residents all suffering from these inadequacies.

I sincerely hope that HDC will not allow this development and that an entirely different and more appropriate plan to regenerate this site can be found.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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