

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 17 March 2026 09:07:21 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 17/03/2026 9:07 AM.

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: Braemar, The Linfields, Linfield Copse, Thakeham Pulborough

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Overdevelopment
Comments:	I am writing as a resident of Thakeham to formally object to the proposed development of 150 houses on the former mushroom farm site. Over recent years, our village has already experienced significant expansion, with multiple housing developments placing increasing

strain on local infrastructure. This latest proposal represents a further intensification that the village is simply not equipped to accommodate.

A primary concern is traffic. The village is served by a single main road, which already suffers from congestion, particularly during peak hours. Any new housing will also add considerably to the chronic traffic congestion in Storrington, not to mention the consequent increase in the already high levels of air pollution. Additional housing on this scale would inevitably lead to a substantial increase in vehicle movements, exacerbating delays, reducing road safety, and impacting emergency service access. There is no clear or credible plan within the application to address or mitigate these existing and future traffic issues.

Furthermore, local services and infrastructure are already under pressure. Schools, healthcare provision, drainage systems, and other essential services are struggling to meet current demand. The proposal does not provide sufficient evidence that these services can be expanded in line with the scale of development being suggested.

The cumulative impact of ongoing and proposed developments is fundamentally changing the character of the village, eroding its rural nature and sense of community. Development should be proportionate and supported by appropriate infrastructure-this proposal fails on both counts.

More worryingly, there are indications in the application that further phases of houses are planned, reportedly up to 330. The village has already suffered at the hands of developers who have provided the residents and the council assurances that have simply not been kept. The council absolutely must extract assurances on this score.

For these reasons, I strongly urge the council to refuse this application. At the very least, a comprehensive infrastructure and traffic assessment should be required, alongside a clear and enforceable plan to address the existing and future pressures on the village.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E
aton