

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 16 March 2026 14:40:26 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 16/03/2026 2:40 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: 7 Steele Close The Juggs West Chiltington

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	I appreciate this is a brownfield site and therefore ideal for development but there are a number of clear issues that haven't been addressed by this proposal which mean the application isn't suitable unless they are fully addressed before planning application is approved. Firstly infrastructure. There are not adequately resourced doctors,

hospitals, schools etc in the area to deal with the people the development will bring. They are already full to capacity.

The development is also served by country lanes which are not able to cope with an increase of traffic on them. Even during development they will struggle to allow vehicles to access the site. Not only are the lanes narrow but as with roads throughout the county they are in a poor state of repair which will be exacerbated by more vehicles using them.

The site is quite isolated and anyone who buys a property will require a car to access it. There isn't a (reliable) bus services. Once or twice a day is not suitable. The site can only be accessed by car. This is not an environmentally sustainable solution.

Additionally the existing sewerage and wastewater treatment infrastructure serving this area is already operating at or beyond capacity.

There is clear and growing evidence that the current sewerage network and treatment works are unable to adequately cope with existing demand, particularly during periods of rainfall. Additional housing will exacerbate this situation and risks leading to increased pollution incidents, environmental harm to local watercourses, and potential public health impacts.

The National Planning Policy Framework requires that development should not proceed where it would result in unacceptable pollution or where essential infrastructure cannot be provided in a timely and sustainable manner. In this case, no robust, enforceable evidence has been provided to demonstrate that sufficient wastewater treatment capacity exists or that necessary upgrades will be delivered and operational prior to occupation of the proposed dwellings.

The applicant has made many general assurances in relation to the points above but vague assurances that something will happen in the future is not a solution and we have seen time and time again that applicants don't actually do anything to resolve these issues but leave developments with issues which were foreseen at the outset. . Without clear, funded and time-bound solutions the proposal fails the test of sustainable development.

Kind regards

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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