

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 17 March 2026 10:47:52 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 10:47 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: Copper Beeches The Street Thakeham, Pulborough

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment
Comments:	Overall, this application is lacking in substance, with many parts appearing to be generic (Flood Risk Assessment and how can a Travel Plan for this area suggest children will be encouraged to cycle/walk to adjacent villages) and incomplete (Highways,

Environmental).

The overall scheme design is also very amateur with elements such as the flood retention pond being shown at the high point in the development.

Whilst acknowledging the need to have additional housing of appropriate types in appropriate locations in Horsham District as a whole, this proposal for 150 houses in the small village of Thakeham fails to address the most important limitation on further housing development in this area - sustainability.

The previous application on this site for 247 houses was rejected and, despite the applicant appealing, this appeal was dismissed by the Planning Inspectorate in May 2025 (Appeal Ref:

APP/Z3825/W/24/3350094). The reasons for rejection of that application were eloquently set out by the inspector and remain true for the current application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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