

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 26 September 2026 17:32:08 UTC+01:00  
**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 26/09/2026 5:32 PM.

### Application Summary

|               |                                                                                                                                                                                                                                                                                                                                              |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address:      | Thakeham Mushrooms Storrington Road Thakeham Pulborough<br>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, biodiversity net gain bank, public open space, storage building, ancillary parking and all associated infrastructure. |
| Case Officer: | Sam Whitehouse                                                                                                                                                                                                                                                                                                                               |

[Click for further information](#)

### Customer Details

Address: 2 woodlands cottages Storrington road Thakeham

### Comments Details

|                      |                                                                                                                                                                                                                            |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commenter Type:      | Member of the Public                                                                                                                                                                                                       |
| Stance:              | Customer objects to the Planning Application                                                                                                                                                                               |
| Reasons for comment: | <ul style="list-style-type: none"><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul> |

Comments:

I wish to register my strongest possible objection to the proposed development of 150 homes at the former Thakeham Mushrooms site, together with the prospect of up to a further 85 homes in the future.

In my view, a development of this magnitude represents a wholly disproportionate level of development for a rural village such as Thakeham. The cumulative effect of potentially 235 additional dwellings would fundamentally and permanently alter the character of the village and place further pressure on an area which has already experienced substantial development.

Overdevelopment and loss of rural character

Thakeham is a rural Sussex village, not an urban extension or a location that should be subjected to development on this scale.

Adding 150 homes, with the possibility of a further 85, risks creating a substantial new housing estate entirely out of keeping with the scale, character and setting of the existing village.

This is not simply a question of providing additional homes. It is a question of whether the amount and concentration of development is appropriate for this particular location and whether Thakeham can absorb it without suffering a fundamental and irreversible change in character.

The incremental urbanisation of rural communities must not be allowed to continue simply because individual developments can be considered in isolation. The cumulative impact of existing, proposed and potential future development needs to be given very substantial weight.

Traffic and an unsuitable rural road network

I am particularly concerned about the additional traffic that would inevitably be generated.

Thakeham's surrounding road network is predominantly rural in nature and was never designed to accommodate the volume of traffic that hundreds of additional residents would generate. The proposal would mean not merely additional cars belonging to residents, but delivery vehicles, tradespeople, visitors, refuse vehicles and service traffic.

At peak times, the impact could be particularly severe. More vehicles would increase congestion, noise and pollution and potentially make local roads less safe for pedestrians, cyclists, horse riders and existing road users.

No package of relatively minor highway measures can alter the fundamental fact that these are rural roads serving a rural community. Building a major housing development and then attempting to mitigate the traffic consequences afterwards is not a satisfactory approach to sustainable planning.

Wildlife, biodiversity and the natural environment

I am also deeply concerned about the effect upon local wildlife, habitats and biodiversity.

Development on this scale inevitably brings disturbance through construction, increased human activity, domestic pets, traffic,

---

artificial lighting and the permanent loss or fragmentation of habitat.

The countryside surrounding Thakeham supports a variety of flora and fauna and forms part of the wider ecological character of the area. Landscaping schemes and designated areas of open space cannot simply recreate mature, established habitats or fully compensate for the disruption caused by major residential development.

Any ecological assessment should therefore consider not merely the development footprint itself but the wider and cumulative effects upon wildlife corridors, habitats and species in the surrounding countryside.

#### Harm to landscape and the peaceful rural environment

One of Thakeham's defining qualities is its relatively quiet, rural setting. The introduction of a large modern housing estate would inevitably urbanise that environment through buildings, roads, parked vehicles, street furniture, lighting, traffic and general activity.

Once this rural character has been lost, it cannot realistically be restored.

The visual effect also needs to be considered seriously. Too many modern developments across the country have resulted in repetitive, high-density estates whose architecture and materials bear little relationship to their surroundings. Poor-quality, standardised housing would be particularly damaging here and could become a permanent blot on the landscape.

Any suggestion that landscaping will eventually screen the development does not remove the underlying objection: the development itself would remain, and the character of this part of Thakeham would have been permanently changed.

#### Pressure on the community and local infrastructure

A development of potentially 235 homes would also result in a substantial increase in the village population. The effect upon local services, infrastructure and community facilities must be properly assessed.

The question should not simply be whether individual services can technically accommodate additional demand, but whether the cumulative scale of development is sustainable for a village of Thakeham's size and character.

The planning system should protect existing communities from excessive development where infrastructure and the local environment are not capable of comfortably absorbing it.

#### Community safety and antisocial behaviour

A substantial and rapid increase in population can also create additional demands on policing and community services. I recognise that it would not be reasonable to assume that new residents themselves would cause crime or antisocial behaviour. However, the potential consequences of a significantly larger population, greater vehicle movements, additional public areas

---

and increased pressure on local services should form part of a proper assessment of the development's cumulative impact. Where additional public spaces are proposed, careful consideration should also be given to their management, lighting, surveillance and the potential for nuisance or antisocial behaviour.

The prospect of further development is particularly concerning. Perhaps most concerning is that the proposed 150 homes may not represent the full extent of development associated with this site, with provision being discussed for up to a further 85 homes. Residents are therefore entitled to consider the implications of the whole picture rather than viewing the initial 150 homes in isolation. If the ultimate consequence could be as many as 235 additional dwellings, the cumulative traffic, environmental, landscape and infrastructure effects of that level of development should be assessed openly and comprehensively now. It would be entirely unsatisfactory for the village to accept one substantial development only to find that it establishes the basis for further development later.

#### Conclusion

Thakeham has already accommodated significant development. There must come a point at which further large-scale expansion causes more harm than can reasonably be mitigated.

In my view, this proposal crosses that line.

The potential benefits offered alongside the development do not remove the fundamental concerns regarding its scale, additional traffic, the suitability of the surrounding road network, pressure upon local infrastructure, effects upon wildlife and biodiversity, landscape harm and the permanent erosion of Thakeham's rural character.

The countryside and rural character of villages such as Thakeham are finite resources. Once they have been substantially urbanised, the damage cannot simply be undone.

I therefore urge Horsham District Council to give full weight to the cumulative impact of this proposal, the legitimate concerns of existing residents and the need to protect Thakeham's rural character and environment for future generations.

I strongly object to planning application DC/26/0266 and request that planning permission be refused.

---

Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto: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](http://www.horsham.gov.uk) Chief Executive: Jane Eaton