

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 March 2026 10:01:40 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 10:01 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: 21 Linfield Copse Thakeham Pulborough West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Overdevelopment
Comments:	Thakeham has already had significant development over the last few years with the houses in Massey Close and the Abingworth Development growing the village substantially. Numerous smaller planning applications have already been approved in the village. There seems to be more and more plans for further housing in the Thakeham parish however, none of these plans include any

additional or improved amenities or services (Doctors, Dentists, Pharmacy, Schools).

Residents of Thakeham have to use amenities in Storrington (doctors and dental services, supermarkets and the like) placing yet more pressure with no improved infrastructure.

Bus services are poor both to Storrington and Horsham.

Serious sustainability deficits include:

- Retail facilities limited to a single small shop/café (with no scope/prospect for viable growth) - other shops and services are all at least 3km away in Storrington.
- No medical facilities (other than a veterinary surgery) - nearest such facilities are all in Storrington.
- Effectively zero public transport, the proposed plans in the application seem unworkable to me in the long run. A sticking plaster over a real difficult problem.
- Poor non-vehicle connections - the B2139 is narrow, fast and unsafe and intimidating for cyclists, especially over Jackets Hill.

Thakeham residents are overwhelmingly reliant on private vehicles to get out of the village. Vehicle journeys from Thakeham residents add to the well-known problem of traffic bottlenecks and air pollution in central Storrington.

The developers supporting document suggests, quite wrongly, that cycling and walking links are adequate for residents of this site to access facilities in Storrington.

The developers supporting documentation seem to be showing an idyllic rural living environment which is exactly what this development will destroy.

Thakeham will inherit all of the disadvantages of this large housing development i.e. overcrowding, busier roads and over stretched local facilities and added pollution problems for Storrington. I fail to see any real advantages or benefits.

I believe this development will have a high detrimental impact on Thakeham residents in the long run. This developer has proved in the past to be unreliable and devious in the way they carry out their business.

I strongly object to this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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