

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 March 2026 11:17:47 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 11:17 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: Littlebury Lodge Storrington Road Thakeham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment - Trees and Landscaping
Comments:	We wish to register our strong objection to planning application DC/26/0266, which seeks the demolition of the existing Thakeham Mushrooms buildings and the redevelopment of the site to provide 150 dwellings.

Thakeham is a small, rural village and its character and infrastructure have already been placed under considerable pressure by previous rounds of housing development in the area. This proposal represents yet another significant addition to that cumulative burden. Planning policy requires that decision-makers consider the cumulative impact of successive developments, and the village has now reached a tipping point beyond which further large-scale residential development is wholly inappropriate and unsustainable.

Storrington Road and Dukes Hill in particular are narrow, rural roads that are fundamentally unsuitable for the volume and weight of construction traffic that a development of this scale would generate. The movement of HGVs during the demolition and construction phases would pose a serious risk to road safety for other road users, cyclists, horse riders and pedestrians, including children travelling to school. Beyond the construction period, 150 new dwellings will generate a significant permanent increase in vehicle movements on roads that are already at capacity at peak times. No meaningful highway improvements have been proposed that would adequately mitigate this impact.

Thakeham is poorly served by public transport, with limited or no regular bus services connecting the village to nearby towns and employment centres. Residents of any new development would therefore be almost entirely dependent on private car travel, directly contradicting national planning policy goals around sustainable transport and reducing carbon emissions. A development of 150 homes cannot be considered sustainable in a location so disconnected from public transport networks.

The addition of 150 dwellings will place significant additional demand on already stretched local services, including:
GP and healthcare services - local practices are operating under considerable pressure and are unlikely to have capacity to absorb a large influx of new patients without additional investment and expansion that has not been committed to.

Schools - primary school places in the local area are limited, and there is no clear commitment from the applicant or the Local Education Authority to provide the additional capacity that this development would necessitate.

Water and sewage infrastructure - Southern Water's infrastructure in this area is already under strain. A development of this scale risks placing unsustainable additional demand on the water supply and sewage network, with potential consequences for existing residents, particularly given Horsham District's designation as an area of serious water stress.

The scale of this proposed development - 150 dwellings on the site of a former commercial use - is wholly disproportionate to the size and rural character of Thakeham. Its approval would fundamentally and irreversibly alter the village's identity and the amenity of those who live here. We urge the planning authority to give full weight to the rural setting and the importance of preserving the distinct character of this community.

For all of the reasons set out above, we respectfully urge

Horsham District Council to refuse this application. The proposed development is unsustainable, disproportionate, and contrary to the interests of the existing local community.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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