

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 17 March 2026 21:25:55 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 9:25 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:	Badgers Lodge The Street Thakeham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment
Comments:	I am writing to formally object to the above planning application (DC/26/0266). My objection is based on the following observations: -

Thakeham remains a small village with very limited amenities and cannot absorb significant further growth. This proposal remains disproportionately large for a small village that simply doesn't have the amenities to support further development. The village has recently absorbed developments at Abingworth Meadows, High bar lane, and land south of Furze common road and these have had a cumulative effect.

The infrastructure of the local area cannot absorb further demands. There are very limited local resources within Thakeham, with one small shop / cafe, and access to local services, such as Supermarkets, doctors, dentist and schools would be put onto Storrington or other nearby villages . Highway safety and access, Thakeham has very restricted access with the approach via sunken lanes at either end of the village. These roads are narrow and twisted with no foot paths. There are almost no public transport options from Thakeham and no regular bus service. There are no paved cycle ways or footpaths in /out of the village so any options for cycling or walking are not safe or suitable. In practical terms means this restricts most residents to use of a car for all journeys in and out of Thakeham. This proposed development would add and additional strain on the existing road and infrastructure.

The proposed plan for 150 houses does not appear to bring any further community-based assets to the village.

Additional concerns have been highlighted around the sustainability of further development about water and wastewater supplies. The response to the application from Southern water highlights wastewater concerns and would require significant upgrade to the network if this application were to go ahead.

During the local consultation, Bellway suggested that the additional land to the west of the proposed site could be passed over to the parish council, to mitigate residents' concerns about further development. There appears no reference to this in the proposal, and any application should look at this land in conjunction with the proposal.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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aton