

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 16 March 2026 07:38:03 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 16/03/2026 7:38 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:	Pine Tree Cottage 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 - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I wish to formally object to the above planning application on the grounds that the existing sewerage and wastewater treatment infrastructure serving this area is already operating at or beyond

capacity.

There is clear and growing evidence that the current sewerage network and treatment works are unable to adequately cope with existing demand, particularly during periods of rainfall. Additional housing will exacerbate this situation and risks leading to increased pollution incidents, environmental harm to local watercourses, and potential public health impacts.

The National Planning Policy Framework requires that development should not proceed where it would result in unacceptable pollution or where essential infrastructure cannot be provided in a timely and sustainable manner. In this case, no robust, enforceable evidence has been provided to demonstrate that sufficient wastewater treatment capacity exists or that necessary upgrades will be delivered and operational prior to occupation of the proposed dwellings.

General assurances that capacity issues will be addressed at an unspecified point in the future are insufficient. Without a clear, funded and time-bound infrastructure solution, the proposal fails the test of sustainable development.

This tiny beautiful rural village has now become a vast housing estate, with roads unable to cope with the huge increase in traffic. Air, noise and light pollution has increased and the local wildlife has been destroyed. There is no infrastructure in place to sustain even further development.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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