



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 15470
Date: 30 September 2026

For the attention of: Sam Whitehouse

Application ref: DC/26/0266
Location: Thakeham Mushrooms Storrington Road Thakeham
Pulborough West Sussex RH20 3DY
Proposal/Description: 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.

Thank you for consulting with Place Services on the above application. This letter sets out our consultation response on the landscape impact of the application and how the proposal relates and responds to the landscape setting and context of the site.

We previously provided landscape comments on this application dated 20th March 2026, 28th April 2026 and 9th September 2026.

1.0. Review of the proposal/submitted information:

- 1.1. A letter dated 22nd September 2026 from Savills has been submitted to accompany additional submitted information. A number of our previous comments have been addressed within this letter.
- 1.2. The submission of the Concept Levels Strategy (Dwg no. 2505500-ACE-XX-XX-DR-C-100 Rev. B) is welcomed. We are satisfied with the information submitted within this drawing.
- 1.3. We welcome clarification that the parcel central to the scheme is within the ownership of the applicant. However, there remains no clarity on how access is obtained without crossing through new public open space (POS) and pedestrian paths which will be utilised by children, dog walkers and residents of the new development. Confirmation on the intended entry to the parcel is still required.
- 1.4. A number of our previous comments are to be addressed via an appropriately worded condition. We are satisfied with this approach, and advise the conditions included in our previous response dated 20th March 2026 are considered.



Please contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: landscape@essex.gov.uk



Place Services provide landscape advice on behalf of Horsham District Council.

Please note:

This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please [contact us](#) for information about our AI guidance.

