

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 07 October 2026 12:10:03 UTC+01:00  
**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 07/10/2026 12:10 PM.

### Application Summary

|               |                                                                                                                                                                                                                                                                                                                                              |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address:      | Thakeham Mushrooms Storrington Road Thakeham Pulborough<br>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, biodiversity net gain bank, public open space, storage building, ancillary parking and all associated infrastructure. |
| Case Officer: | Sam Whitehouse                                                                                                                                                                                                                                                                                                                               |

[Click for further information](#)

### Customer Details

Address: 4 Chestnut Drive Thakeham Pulborough

### Comments Details

|                      |                                                                                                                                                                                            |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commenter Type:      | Neighbour                                                                                                                                                                                  |
| Stance:              | Customer objects to the Planning Application                                                                                                                                               |
| Reasons for comment: | <ul style="list-style-type: none"><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Overdevelopment</li></ul>                                                   |
| Comments:            | Overdevelopment - The Planning Inspectorate has already refused this Development on Appeal, Horsham Planning have also previously refused an application very similar to this current one. |

The Developer has made a few minor changes but there remains no doubt this development is detrimental to Thakeham and its surrounding area, all the Developer is doing is trying to sidestep the blaringly obvious reasons for refusal. This is a small Village with limited access via a narrow and often dangerous B road. The B2139 has many onerous elements both North and South of Thakeham, it's heavily wooded, narrow and becomes very slippery in the Autumn and Winter, Traffic has increased substantially, particularly as Storrington is being used as a Rat Run for A27 traffic going North or South, East or West. This results in huge traffic jams through Storrington to the Washington junction of the A24 and West through to Arundel and Pulborough.

Schools and Medical Services are already oversubscribed, obtaining an appointment with GP's can take 4-6weeks, there is no sustainable Bus service, all residential movements are by car as the road is too dangerous for other forms of transport. There is no benefit to this community for this development, it is merely a vehicle to make a profit.

This land is A grade Agricultural Farm land and should remain either for Farming or Industrial. We don't need this volume of Houses, Flats or Accommodation of any kind. Water Neutrality - Every year we see the same issue with the lack of water for Farming, Rivers and streams, Housing, etc. All this proposed Development does is increase the pressure on a very unstable resource with no benefit to our community. The Developer will just move on and leave us with the problem.

Local Plan - The Proposed Development doesn't fit, Thakeham doesn't need it, the local Ecology doesn't, the infrastructure certainly doesn't need it. Just because there is a piece open space doesn't mean we should stuff as many houses on it. If the owner cares about Thakeham, the Residents, the Ecology and life in general, just plant trees and leave the rest to Nature. Re-wild, No Build

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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