

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 18 March 2026 16:26:32 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 18/03/2026 4:26 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: Acorns The Linfields Linfield Copse Thakeham Pulborough West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment - Trees and Landscaping
Comments:	Dear Sir/Madam,

Re: Planning Application DC/26/0266 - Proposed Development of 150 Dwellings, Thakeham, West Sussex

I write to formally object to the above application.

Unsustainable Scale of Development

Thakeham is a small rural village with a limited population and infrastructure base. This application for 150 dwellings must be considered alongside the approximately 180 dwellings spread over 4 sites already approved or proposed within the parish. Taken together, (330 dwellings) this level of development represents a very substantial and disproportionate increase in housing, far beyond what would normally be expected for a village of this size. Evidence within the district has already identified that even lower levels of development would result in Thakeham experiencing one of the highest proportional growth rates among comparable villages in West Sussex.

The cumulative effect of existing permissions and this proposal would fundamentally alter the scale and character of the village in a manner inconsistent with its role in the settlement hierarchy. The applicant owns substantially more land that is contiguous to this site and there is no mention of this in the application. In their previous application it was noted that the site could support 600+ dwellings even though that application was for 247 dwellings.

If the applicant is genuine that they intend to limit their development to 150 dwellings then they should offer the remaining land to Thakeham Parish Council to be rewilded and see if this changes local sentiment.

Conflict with Spatial Strategy and Rural Sustainability

The proposal conflicts with the spatial strategy of Horsham District Council, which seeks to:

- Direct significant development toward larger, more sustainable settlements
- Protect the character and function of smaller rural villages
- Ensure development is supported by appropriate infrastructure and services

Thakeham does not have the services, facilities, or connectivity to support development of this magnitude.

Conflict with the National Planning Policy Framework

The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as

new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes).

Lack of Employment, Services, and Public Transport

A critical issue is the absence of local employment opportunities and limited access to services within Thakeham.

- There is very little employment within the village itself
- Limited employment opportunities exist in the immediate surrounding area
- Residents must travel to larger settlements such as Storrington, Horsham, or beyond for work, education, healthcare, and retail. Thakeham has one café which sells a very limited stock of household items, one public house, a village hall and a football and cricket pitch, nothing else.

In addition, public transport provision is extremely limited, with infrequent and impractical services for daily commuting.

Our children are spread between whichever primary has capacity and then bused to Steyning for secondary education, a 40 minute journey twice daily.

As a result, future residents of this development would be almost entirely reliant on private vehicles for:

- Commuting to work
- Accessing schools and healthcare
- Everyday shopping and services

This would inevitably lead to:

- Above-average levels of car ownership
- Significantly increased car journeys per household
- A pattern of development that is fundamentally unsustainable

Highway Impact - B2139

The village is primarily served by the B2139, a rural road with limited capacity.

The cumulative development proposed would:

- Generate a substantial increase in traffic
- Worsen congestion and delays
- Increase risks for pedestrians and cyclists
- Place unsustainable pressure on a road not designed for this level of use
- Increase the burden on already pressured road junctions into Storrington, Water Lane, Rock Road, Washington Roundabout, the B2133 crossroads, Coolham and Bucks Barn

Given the likely above-average car dependency of residents, the transport impacts noted are likely to be significantly underestimated.

Infrastructure Capacity (Water, Sewerage, Electricity)

There are serious and unresolved concerns regarding whether the village infrastructure can support this scale of development.

In particular:

- Foul sewerage systems are already under strain and may lack capacity
- Water supply infrastructure is limited and may not support further demand
- Electricity networks in rural areas are often constrained and may require major upgrades

There is insufficient evidence within the application to demonstrate that these issues can be adequately addressed in a timely and deliverable manner.

Disproportionate Growth Compared to Other Villages

Thakeham is already facing exceptionally high levels of housing growth relative to its size, compared to other small villages in West Sussex. The Abingworth development has already increased the level of housing substantially.

The addition of a further 150 dwellings (and possibly more when 'phase 2' arrives) would reinforce this imbalance, resulting in growth levels that are clearly out of step with comparable rural settlements, and contrary to a fair and sustainable distribution of development across the district.

Risk of Piecemeal Development

Residents are also aware that the site forms part of a wider landholding capable of accommodating significantly more housing, potentially up to 600 dwellings.

This raises serious concerns that:

- Application DC/26/0266 represents only an initial phase
- The full cumulative impact is not being properly assessed
- Development is being pursued in a piecemeal manner, undermining the plan-led system

Conclusion

For the reasons outlined above, this proposal represents unsustainable and disproportionate development that would have significant adverse impacts on Thakeham.

In summary:

1. The scale of development is excessive for a small rural village
 2. The cumulative impact with existing approved development has not been adequately assessed
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3. Thakeham is already experiencing one of the highest proportional growth rates in West Sussex
4. The lack of local employment and public transport will result in high car dependency and above-average vehicle journeys
5. The B2139 cannot safely accommodate the resulting traffic and many local junctions will be affected.
6. There are serious concerns regarding water, sewerage, and electricity infrastructure capacity
7. There is a clear risk of piecemeal expansion toward a much larger development (up to 600 dwellings)

I respectfully request that planning permission is refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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