

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 18 March 2026 15:41:46 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 3:41 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: Braemar The Linfields. Linfield Copse Thakeham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Other - Overdevelopment
Comments:	Dear Sirs, I am writing to formally object to the above planning application concerning the proposed development of approximately 130

dwellings (with potential expansion up to 300 dwellings) on land currently occupied by the local mushroom farm in Thakeham, West Sussex.

I am a resident of Thakeham, and I have significant concerns regarding the impact this development would have on the local area. My objections are outlined below.

1. Traffic Congestion and Highway Safety

The local road network in and around Thakeham is already under considerable strain. The addition of 130-300 new homes would inevitably lead to a substantial increase in vehicle movements.

Many of the surrounding roads are narrow, rural in character, and not designed to accommodate such volumes of traffic.

Existing congestion at peak times would be exacerbated, particularly at key junctions and access points.

Increased traffic raises serious concerns about pedestrian and cyclist safety, especially given limited pavements and lighting in parts of the village.

2. Pressure on Local Infrastructure and Services

The scale of the proposed development is disproportionate to the size and capacity of the village. Local infrastructure is already stretched, and this proposal would place further unsustainable pressure on:

GP surgeries and healthcare provision

Local schools, which may not have capacity for additional pupils

Drainage and sewage systems

Public transport services, which are limited in frequency and coverage

There is insufficient evidence that these services can be adequately expanded to meet the increased demand.

3. Scale and Character of Development

Thakeham is a small rural community with a distinct character. A development of this magnitude would fundamentally alter the nature of the village.

The proposed number of dwellings is excessive relative to the existing settlement size

It risks creating a suburban-style expansion that is out of keeping with the rural setting

The potential increase to 300 homes further amplifies this concern and introduces uncertainty regarding the true scale of development

4. Environmental Impact

The loss of the existing site and surrounding land raises concerns regarding:

Impact on local wildlife and biodiversity

Loss of green space and rural landscape

Increased pollution from traffic and construction activity

5. Precedent and Cumulative Impact

Approving a development of this scale may set a precedent for further large-scale developments in the area, leading to cumulative impacts that have not been fully considered.

Conclusion

For the reasons outlined above, I strongly urge the Council to refuse this planning application. The proposal represents an overdevelopment of the site and would have a detrimental impact on traffic, infrastructure, the environment, and the character of Thakeham.

I respectfully request that my objection is taken into full consideration when determining this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

