

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 18 March 2026 12:40:11 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 12:39 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:	19 Massey Close, Thakeham Pulborough
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment
Comments:	1. Not compliant with the made Thakeham Neighbourhood Plan which has legal stature until 2031 2. Overdevelopment of a small, rural village with inadequate local infrastructure - education, health & transport which means the

application isn't compliant with the National Planning Policy Framework (NPPF) 2024

3. Accumulation of planning applications, with 4 existing sites already approved for around 180 houses, this additional proposal would increase housing in the village by a total of 330 houses-let alone with 'phase 2'!

4. No legally binding proposal as to what would happen with the unused land on the site. This could be gifted to the community.

5. Adverse ecological impact with a risk to endangered bird species including Linnets & Black Redstarts, as well as many other animal species, if naturalised the land could become a wildlife haven.

6. Significant increase in local traffic through the village, accessed through dangerous North and South cuttings and unacceptable pressure on already pressurised road junctions as recognised by the Planning Inspector when refusing Bellway's original application, 100% reliance on car journeys.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
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