

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 March 2026 14:38:01 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 19/03/2026 2:38 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: 26 Chestnut Drive Thakeham Pulborough

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment - Trees and Landscaping
Comments:	I am writing to object to this planning application in the strongest terms. Thakeham is a small rural village, not a location suited to

development on this scale. The proposal fails to reflect that reality. It conflicts with the Thakeham Neighbourhood Plan, which remains in force until 2031 and was put in place to guide appropriate, proportionate growth. This application ignores those principles.

The village already struggles with a lack of essential facilities. There are very limited local services, inadequate access to healthcare, pressure on school places, poor road infrastructure and almost no viable public transport options. Residents are heavily reliant on cars for even basic day to day needs. Adding a development of this size will not improve the situation, it will significantly worsen it.

The cumulative impact of recent and proposed developments is deeply concerning. With around 180 homes already approved, this additional 150 would take the total to roughly 330 homes. For a village of this size, that level of expansion is excessive. It risks turning Thakeham into something it is not, eroding its rural character and placing unsustainable pressure on infrastructure that is already stretched.

There is also a clear lack of transparency in how this site is being brought forward. While the application is framed as 150 homes, it is evident this forms part of a much larger potential scheme on the Mushroom Farm site. With no binding commitment for the remaining land, there is a real concern that this is the beginning of a far more extensive development, possibly reaching around 600 homes over time. This phased approach avoids proper scrutiny of the full impact and prevents residents and the Council from making an informed judgement.

No meaningful provision has been secured for the benefit of the existing community. The unused land could provide an opportunity for green space, recreation or other local needs, yet there is no guarantee this will happen.

The environmental impact is another serious issue. The site supports wildlife, including endangered bird species such as linnets and black redstarts. Development would lead to habitat loss and disturbance, where a more sensitive approach could enhance biodiversity and protect these species.

Traffic and road safety must also be given proper weight. The village is served by limited and constrained routes, including the north and south cuttings, which are already difficult to navigate and raise safety concerns. Local junctions are under strain and cannot reasonably accommodate a significant increase in traffic. Previous findings by a Planning Inspector have already highlighted these issues. This proposal would intensify them, with a clear reliance on car travel in a location that offers no realistic alternatives.

In addition, the scale and density of the development are out of keeping with the existing built form of the village. This risks creating a disconnected estate that does not integrate with the character or layout of Thakeham.

In summary, this is the wrong development in the wrong place, at the wrong scale. It would overwhelm a small village, strain already inadequate infrastructure, increase traffic and safety risks, harm the environment and fundamentally change the character of the area.

For all of these reasons, I strongly urge Horsham District Council to refuse this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton