

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 19 March 2026 14:39:47 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 2:39 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, 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: | <ul style="list-style-type: none"><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li><li>- Trees and Landscaping</li></ul> |
| Comments:            | I strongly object to this planning application.<br><br>The proposal is fundamentally at odds with the made Thakeham                                                                      |

Neighbourhood Plan, which has legal status until 2031. This plan reflects the clear wishes of the local community and should not be overridden by speculative, large scale development.

This scheme represents blatant overdevelopment of a small rural village that already lacks the basic infrastructure to support further growth. Thakeham has limited facilities, poor road provision and virtually no meaningful public transport links. Schools, healthcare services and local amenities are already under strain. Adding development on this scale will not enhance the village, it will overwhelm it.

The cumulative impact is unacceptable. With four sites already approved for around 180 homes, this proposal would push the total to approximately 330 homes, without even accounting for future expansion. This level of growth is entirely disproportionate and will irreversibly damage the character and functioning of the village.

Bellway Homes presents this as a 150 home scheme, yet the reality is far more concerning. This appears to be the first phase of a much larger development of the Mushroom Farm site, with the potential to expand to around 600 homes. There is no transparency and no legally binding commitment on the use of the remaining land. This piecemeal approach avoids proper scrutiny of the full impact and gives the clear impression that the application is driven by profit, not by any genuine consideration for existing residents or the long term sustainability of the community.

The absence of firm proposals for the unused land is unacceptable. This land could and should be secured for community benefit, yet no such provision has been made.

There are also serious ecological concerns. The site supports wildlife including endangered species such as linnetts and black redstarts. Development would put these at risk, whereas the land could instead become a valuable wildlife habitat if properly protected.

Traffic impact is another critical issue. The village is accessed via constrained and dangerous north and south cuttings, and key junctions are already under pressure. These concerns have previously been recognised by a Planning Inspector. This development would significantly increase traffic and lead to an almost complete reliance on private car use, which is neither safe nor sustainable.

In summary, this proposal will not support the village, it will harm it. It will place intolerable pressure on inadequate infrastructure, increase traffic risks, damage the environment and erode the character of Thakeham.

---

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

---

Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto: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](http://www.horsham.gov.uk) Chief Executive: Jane Eaton