

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 March 2026 15:34:28 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 3:34 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: Bredhurst The Street Thakeham Pulborough

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping

Comments:

The application is not compliant with the made Thakeham Neighbourhood plan a legal stature until 2031

Over development of a small rural village with inadequate local infrastructure education, health and transport which means the application is not compliant with the national planning policy framework (NPPF) 2024.

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

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

Adverse ecological impact with a risk to endangered bird species including linnets and black redstarts, as well as many other animal species , if naturalised the land could become a wildlife haven

Significant increase in local traffic accessed through dangerous north and south cuttings and an unacceptable pressure on already pressurised road junctions as recognised by the planning inspector when refusing Bellways original application. 100% reliance on car journeys.

Roads are completely unsuitable for larger vehicles.

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