

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 17 March 2026 20:19:31 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 17/03/2026 8:19 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:	Deevona High Bar Lane Thakeham
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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:	Planning Objection I wish to object to the proposed development on the following grounds:

1. Overdevelopment and inadequate infrastructure

The proposal represents overdevelopment of a small rural village with inadequate local infrastructure, including education, health services and transport. As such, the development is not compliant with the National Planning Policy Framework (NPPF) 2024.

2. Existing housing commitments

There is already an accumulation of planning approvals within the village, with existing sites approved for around 180 houses. Approval of this additional proposal would increase the total housing provision in the village to approximately 330 houses, including Phase 2. This scale of development is disproportionate for a rural settlement.

3. Lack of legally binding proposal for unused land

There is currently no legally binding proposal outlining what would happen to the unused land on the site. This land could instead be gifted to the community for public benefit.

4. Ecological impact

The proposal presents a potentially adverse ecological impact, with risks to endangered bird species including Linnets and Black Redstarts, as well as other wildlife. If the land were naturalised, it could become a valuable wildlife haven.

5. Traffic and highway safety concerns

The development would result in a significant increase in local traffic through the village. Access would be through dangerous north and south cuttings, placing unacceptable pressure on already stressed road junctions. These concerns have previously been recognised by the Planning Inspector when refusing Bellway's original application. The proposal would also reinforce 100% reliance on car journeys, which is unsustainable.

For these reasons, I respectfully request that the planning authority refuse this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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