

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 24 March 2026 14:02:22 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 24/03/2026 2:02 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:	22 Abingworth Crescent Thakeham Pulborough
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I am very strongly opposed to this application and wish my objections set out below to be considered by the Planning

Authority.

Thakeham is a small rural village which does not have the infrastructure or facilities to cope with a huge increase in the number of homes. Planning permission has already been granted for around 180 houses and if this application is granted the total number of new homes in the village would reach 330.

We have no services in the village save for a small shop/cafe and a vets. The local school is near Storrington but would struggle to cope with a large number of additional pupils that this number of houses would bring. Families would need to find places further away. The local GP surgery is in Storrington and may not be able to offer health services to new residents as it is already under strain and may not have additional capacity. These education and health needs will see an increase in private car usage by new residents.

Currently residents totally rely on using private cars for journeys for work, schools, medical appointments, shopping and leisure. Public transport links to surrounding towns and villages are non-existent except for a bus which only operates once a day at 06.49 to Horsham and returns after 17.00. No service runs at weekends.

The application has allowed for 360 car parking spaces for 150 homes, which confirms that they realise the reliance on private vehicles for these new residents.

Proposals for a car club and EV bikes are included by the applicant together with a dial-a-ride minibus. These items will do absolutely nothing to reduce the reliance on private transport. The use of bikes on the main B2139 is very dangerous as the road is narrow and winding. There are virtually no footpaths to the north or south on the road so use of this road by pedestrians is impossible and extremely dangerous.

Exit and entrance to the new site is off the main road the B2139. This road is already very dangerous with extremely poor visibility. With the huge increase in additional cars from the new houses the road safety will be badly impacted. During construction, the number of lorries and construction traffic movements could run into hundreds. This road system could not cope with the number of additional movements.

Installation of any additional lighting on the development will most certainly have a poor impact on the environment of the area, especially for wildlife.

Local concerns have already been raised with regard to surface water drainage and foul water. The existing drainage and water infrastructure may already have reached capacity.

We should not have to lose more open spaces and natural foliage.

There must be another vision for the site maintaining our valuable agricultural land and green space.

Although this application is for 150 homes, a substantial section of unused land is adjacent to the site. It is highly probable that further applications will be put forward for more homes. The planning authority must not allow the incremental permissions to accumulate and transform the scale and character of our village.

This application must be turned down by the Planning Authority who have a duty to protect residents and the environment from such incursions.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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