

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 23 March 2026 16:58:45 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 23/03/2026 4:58 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 strongly opposed to this proposal to build 150 homes on the former site of the Thakeham Mushroom Farm.

The development is not in line with the Thakeham Neighbourhood Plan which is in place until 2031.

The number of dwellings in Thakeham has already increased by approximately 50% in the last 10 years which is proportionately higher than any other village or town in West Sussex. With four existing sites for around 180 houses already having been approved the total additional houses for the village with this application would total 330.

Thakeham is a small rural village which does not have the amenities, infrastructure, public services or transport links to cope with a further huge increase in homes and additional residents. Overdevelopment of a small rural village with inadequate local infrastructure is not compliant with National Planning Policy Framework (NPPF).

The village has virtually no public transport links to surrounding towns and villages which means residents now and in the future rely almost totally on private cars for journeys for work, schools, medical appointments, shops and leisure. The application has proposed 360 car parking spaces for 150 homes which confirms the reliance on private vehicles to leave and return to the village.

The application makes some proposals for car club, EV bikes, dial-a-ride which will do nothing to reduce the reliance on private transport. The use of bikes on the main B2139 would be very dangerous as it is for pedestrians also. There are virtually no footpaths to the north or south of the village. Developments must be located where sustainable transport can be achieved to comply with the NPPF.

The main road through the village is the B2129 which is where access to and from the site would be. Access on to this road would be very dangerous due to the rural character and extremely poor visibility onto this very narrow winding road. The huge increase in additional cars from the extra houses will have a very negative effect on road safety. The number of lorry and construction traffic movements during the build programme will run into hundreds. The road system would be broken with this number of additional movements.

Schools in the local area have limited capacity so many families would be forced to travel out of the area for education requirements. Local health provision is also under strain and additional residents will place unsustainable pressure on the service. These sectors will themselves increase traffic.

The density of the houses in this design is not in keeping with the surrounding area and will have a very negative effect on existing properties who will lose privacy and light. Installation of any additional lighting will adversely impact on the tranquillity and

environment including for birds and other wildlife.

The loss of high quality green spaces and farmland has a serious environmental impact and an adverse effect on water neutrality. There are already local concerns with regard to surface water drainage and foul water. The existing drainage and water infrastructure may already have reached capacity.

We do not want to lose more open spaces and natural foliage. There can be another vision for the site maintaining valuable agricultural land and green space.

Even though this application is for 150 homes there is a substantial section of further land adjacent to the site for which possible future applications will no doubt be presented. The Planning Authority must not allow incremental permissions that cumulatively 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



**Horsham
District
Council**

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