

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 March 2026 20:59:14 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 15/03/2026 8:59 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: 25 Penn Stone Way Thakeham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment
Comments:	I am writing as a local homeowner to formally register my strong objection to planning application DC/26/0266. While I understand the need for housing, this specific proposal represents unsustainable over-development that the current local

infrastructure is entirely unable to support.

I object on the following material planning grounds:

1. Cumulative Impact and Infrastructure Capacity

The village has recently undergone significant expansion with the completion of Abingworth Fields. This proposal, when added to recent builds, creates a cumulative impact that exceeds the capacity of local services.

Healthcare: Local GP surgeries and dental practices are already at breaking point; this development provides no additional provision for these essential services.

Education: Local schools are currently at or near capacity. This application fails to demonstrate how additional school places will be provided without further detrimental "bulge" classes.

2. Highways, Traffic, and Safety

The village is served by limited, narrow access roads that were never designed for the volume of traffic this development would generate.

Traffic Generation: The increase in vehicle movements will lead to severe congestion at peak times, particularly at when exiting the Village toward the North.

Transportation Links: There has been no corresponding increase in public transport or sustainable travel links to offset the reliance on private cars.

Highway Safety: The additional traffic on narrow village roads poses a direct risk to pedestrians and cyclists.

3. Sustainability and "Town Cramming"

This application constitutes "town cramming" and does not reflect the rural character of the area. It fails to meet the requirements of the National Planning Policy Framework (NPPF) regarding sustainable development. A development cannot be considered "sustainable" if it forces hundreds of new residents to rely on overstretched infrastructure in a location with inadequate transport links.

Conclusion

For the reasons stated above, this proposal is contrary to the Horsham District Planning Framework. I urge the Planning Committee to refuse this application on the grounds that it is unsustainable, detrimental to highway safety, and places an unacceptable burden on overcapacity local infrastructure

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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aton