

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 March 2026 15:51:08 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 3:51 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 Nursery Rise Thakeham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Other - Overdevelopment - Privacy Light and Noise
Comments:	Formal Planning Objection I wish to object to the proposed development on this site.

While the need for housing is recognised, both national and local planning policy require that development is sustainable, supported by appropriate infrastructure and compatible with the character of the surrounding area. In its current form, this proposal fails to meet those requirements.

1. Unsustainable Location and Lack of Services

The site is located within a small rural settlement with extremely limited access to essential services. The village does not have key facilities such as GP surgeries, dentists, pharmacies or other everyday services, and there is very limited or no meaningful public transport provision.

Future residents would therefore be heavily dependent on private vehicles for basic daily activities including healthcare, employment, education and shopping. This level of car dependency conflicts with the principles of sustainable development set out in the National Planning Policy Framework.

National planning policy emphasises that development should be located where opportunities to reduce reliance on private car travel exist. A development of this scale in a village with limited services and transport options cannot reasonably be considered sustainable.

2. Electricity Infrastructure Capacity

Residents in the area are already experiencing power supply disruptions and power cuts, suggesting that the local electricity infrastructure is already under strain.

The addition of approximately 150 dwellings would significantly increase electricity demand, particularly during peak periods such as winter evenings when demand is highest.

Although the proposal refers to the inclusion of solar panels, these cannot be relied upon to meet peak electricity demand. Solar generation in the UK is significantly reduced during winter months when energy demand is highest.

The application does not appear to include robust evidence demonstrating that the local electricity network has sufficient capacity to support the proposed development or that upgrades will be delivered before occupation.

Without clear confirmation from the relevant electricity network provider that sufficient capacity exists, the proposal risks worsening an already problematic situation for existing residents.

3. Highway Capacity and Road Safety

The local road network already experiences significant traffic and is not designed to support the additional traffic that would be generated by approximately 150 additional households.

Key concerns include:

- A substantial increase in daily vehicle movements
- Construction traffic and heavy vehicles accessing the site via rural roads
- Increased deterioration of road surfaces already in poor condition
- Increased safety risks for pedestrians, cyclists and other road users

Many rural roads in the area were not designed for high traffic volumes or heavy construction vehicles. Without significant infrastructure improvements, the proposal would likely lead to increased congestion, road damage and safety concerns.

4. Construction Traffic and Village Disruption

Large housing developments typically involve extended construction periods lasting several years.

Construction traffic associated with this development would likely involve frequent movements of heavy goods vehicles transporting building materials and equipment through the village.

This would result in:

- Increased road damage
- Noise disturbance
- Dust and air pollution
- Safety risks for pedestrians and local residents

These impacts would have a significant effect on the quality of life of existing residents.

5. Pressure on Community Infrastructure

A development of approximately 150 homes could increase the village population by several hundred people.

The village currently lacks essential services such as healthcare facilities, and additional residents would place further pressure on already stretched services in nearby towns.

There is no clear evidence within the application that additional healthcare capacity or community infrastructure will be delivered to support this population increase.

6. School Capacity

Developments of this scale typically generate a significant number of additional school-age children.

The application does not appear to demonstrate that sufficient school places are available locally or that additional education infrastructure will be provided to support the development.

Without appropriate planning for education provision, the development risks placing additional strain on local schools.

7. Surface Water Drainage and Flood Risk

Large housing developments significantly increase the amount of impermeable surface area through roads, driveways and roofs.

This can lead to increased surface water runoff and higher flood risk both within the development and in surrounding areas.

Without clear and robust drainage strategies, there is a risk that the development could contribute to flooding problems affecting nearby properties and land.

The Local Planning Authority should ensure that any drainage strategy is fully proven and capable of managing extreme rainfall events.

8. Water Supply and Water Neutrality

In many parts of West Sussex, including areas within the jurisdiction of Horsham District Council, new developments are required to demonstrate water neutrality to avoid impacts on protected habitats.

The application does not clearly demonstrate how water demand generated by approximately 150 new dwellings will be offset or mitigated.

Given ongoing regional concerns about water resources and environmental protection, this issue should be carefully examined before any planning decision is made.

9. Harm to the Character of the Village

The proposed development represents a substantial expansion of what is currently a small rural village.

A scheme of this scale would significantly increase the number of dwellings and the overall population of the settlement. This risks fundamentally altering the character, identity and rural setting of the village.

Protecting the character and scale of rural settlements is an important planning objective, and developments of this magnitude should only be permitted where they are clearly appropriate to the settlement.

10. Landscape and Visual Impact

Depending on the location of the site, the development may also have a significant visual impact on the surrounding countryside.

Large housing estates on the edge of rural settlements can significantly alter landscape character and views from nearby footpaths, fields and public rights of way.

The scale of the proposed development could therefore have a harmful visual impact on the rural landscape.

11. Risk of Future Expansion

It is understood that the applicant owns additional adjacent land near the proposed development site.

This raises concerns that the current proposal may represent only the first phase of a larger development strategy.

Approving the current application could create a precedent for further development on neighbouring land, resulting in cumulative impacts far greater than those considered within this proposal.

12. Previous Refusal

It is understood that a previous application for development on this site was refused and that the current proposal represents a resubmission with a reduced number of houses.

However, the key issues relating to infrastructure capacity, sustainability and impact on the character of the village do not appear to have been fundamentally addressed.

Simply reducing the number of houses does not resolve the underlying planning concerns.

Conclusion

For the reasons outlined above, the proposed development would:

- Place unacceptable strain on local infrastructure and utilities
 - Increase traffic on rural roads that are already busy and in poor condition
 - Create an unsustainable and highly car-dependent development
 - Place additional pressure on healthcare, education and community services
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- Increase flood risk through additional surface water runoff
- Harm the character and rural setting of the village
- Risk enabling further phased development on adjacent land

For these reasons, I respectfully request that the Local Planning Authority refuse this planning application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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