

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 March 2026 15:31:07 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 3:31 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:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Overdevelopment
Comments:	I wish to object to this planning application for residential development on the former mushroom farm site on Storrington Road in Thakeham. Firstly, the proposal conflicts with the policy for this site within the Thakeham Neighbourhood Plan. The policy seeks the retention of agricultural or horticultural uses and identifies alternative uses

such as recreational use, solar arrays, tourism or light industrial/commercial development. Residential development is not identified as an appropriate use for the site. The proposal therefore conflicts with the adopted development plan for the area.

Secondly, a previous proposal for development of the wider site for 247 dwellings was dismissed at appeal. The planning inspector raised significant concerns regarding the scale of development, the sustainability of the location and flood risk. While the current application proposes a reduced number of dwellings, the fundamental characteristics of the site and its location have not changed. The site remains poorly located in relation to services and facilities, and reducing the number of dwellings does not address the underlying concerns identified by the inspector.

The Design and Access Statement also acknowledges that the nearest railway station is approximately 8.2km away and that bus connections to the station are extremely limited. This indicates that future residents would be heavily reliant on private car use for everyday journeys. Such a level of car dependency is inconsistent with the objective of promoting sustainable patterns of development.

There are also concerns regarding the impact on the local road network. Storrington Road is a single carriageway rural road and is not well suited to accommodate a substantial increase in traffic associated with a development of this scale. Increased traffic movements would have implications for congestion and road safety in the surrounding area.

In addition, the applicant retains control of land beyond the red line boundary of the application site. This raises concerns that the current proposal could represent the first phase of a larger development across the wider former mushroom farm site. Approving this application could therefore facilitate further residential development on adjoining land in the future, effectively allowing a larger scheme to be delivered incrementally.

Finally, Thakeham is identified as a small village within the settlement hierarchy. Development of 150 dwellings would represent a significant expansion of the village and appears disproportionate to its role and scale. Such growth risks placing additional pressure on local infrastructure, services and the rural character of the area.

For these reasons I respectfully request that Horsham District Council refuse this planning application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton