

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 17 March 2026 10:52:03 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 17/03/2026 10:52 AM.

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:	20 Nursery Rise Thakeham Pulborough
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment
Comments:	1. "Sustainable modes of travel" is the most critical and fundamental problem identified by the learned Inspector in the Applicant's previous residential application and appeal under reference numbers DC/24/0021 and APP/Z3825/W24/3350094 respectively as stated in paragraph 3.4.5 of the Applicant's

Planning Statement but it has not been properly dealt with and remains as a live issue in the present application.

2. In the present application, the Applicant has proposed some options, among other issues, as listed below:-

- a. An integrated mobility hub include[s] a car club and EV bike hire;
 - b. Demand Responsive Transport options;
 - c. Dial- ride minibus;
 - d. Traffic calming to increase permeability;
 - e. Public Right of Way enhancements.
- (paragraph 7.5.3 of the Application Statement)

3. However, I opine that none of the Applicant's proposed options is able to resolve the genuine root cause of this problem as the current residents as well as the potential new residents of this Application have been mainly relying and will continue to rely on private vehicles. The cumulative impact effect of private vehicles in Thakeham, a small village, should not be underestimated.

4. Heavy reliance on private vehicles by the potential new settlement of this Application is acknowledged by the Applicant as it has proposed a total number of 360 car parking spaces for 150 dwellings. (paragraph 4.7.15 and table 4.2 of the Application Statement)

5. Putting its case to the highest, the Applicant is still not confident and less probable to resolve this most important and fundamental problem as evidenced in its own words:-

"A sustainable transport strategy, that could include a demand-responsive transport service and support infrastructure, alongside wider measures that promote accessible and sustainable travel for current and future residents." (emphasized, last bullet point in paragraph 9.2 of Application Statement)

6. In summary, it is absolutely untrue and misleading for the Applicant to claim that "There are no outstanding matters raised by the Appeal Scheme that this planning application has not resolved. As a result, HDC should not delay the positive determination of the planning application". (paragraph 7.6 of the Application Statement)

Kind regards

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