

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 12 March 2026 15:45:11 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 12/03/2026 3:45 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:** 13 Massey Close Thakeham Pulborough

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Design
- Highway Access and Parking
- Other
- Overdevelopment
- Privacy Light and Noise

**Comments:** I do not support the development of the Thakeham Mushroom Farm site. 150 houses is excessive considering Thakeham is designated as a small village. Thakeham has already experienced

significant development, so further expansion of this scale would be inappropriate.

This proposal conflicts with the Thakeham Neighbourhood Plan 2017-2031. While the plan identifies several potential uses for the site, residential housing is not one of them, and other locations were identified as more suitable for housing.

What are the plans for the land to the west of the site, also owned by the developer and of similar size? If 150 houses were permitted here, a further 150 could be built on the western land not included in this proposal. It therefore seems likely the true intention is a 300 home development across the whole owned area (this western land is outlined on some site maps within the documents).

The community land trust building appears underdeveloped as an idea. It is difficult to support this building without knowing its intended use or funding, particularly when the village already has a thriving hall, shop/cafe, family hub, football and cricket facilities; Particularly as no parking is provided. The total parking spaces provided for housing is limited from the outset (322 total). This does not reflect the number of cars likely to need parking, particularly for 3 and 4 bed houses, as children will grow up and require their own vehicles. This could easily lead to parking on Massey Close, a privately maintained road with estate fees. Which already has limited spaces, resulting in parking on pavements and grass verges, causing safety issues for prams and mobility scooters.

Traffic is already a concern in the village, evidenced by pinch points, public consultations on traffic calming, and poorly maintained roads. Cars are the only feasible transport for accessing schools, workplaces, supermarkets and health services. A development of this size, with the potential to double in future, would significantly increase traffic.

Local education provision is already under strain. The village pre-school has closed, but not through lack of need. Thakeham Primary School received 82 applications for 15 places for 2026. There are also proposals to close the high school due to the age of the building.

There is also great health concerns for the demolition due to the amount of asbestos, and likelihood for these to become airborne.

Massey Close currently suffers from surface water flooding during seasonal rainfall. Increasing areas of hardstanding on this site will exacerbate this issue, particularly as it is set higher. Storrington Road is prone to a stream running down it during high rainfall, storm drainage is insufficient already without extra run off from more properties. The SuDS is too small for the scale of the site

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given existing issues.

The ecological survey failed to mention the red listed Black Redstart, a species well known locally to visit the site and reported by residents. Breeding is likely as a pair has been present in previous summers, and an adult was photographed as recently as March 2026. The proposed plans also fail to incorporate ecological survey recommendations such as bat boxes and carports. Surveys found a variety of different protected species on site requiring careful protection, important enough to even redact the information to the public. Although I do support the installation of a variety of native tree species, and the avenue concept could provide a vital wildlife corridor, through the centre of such a large development.

This development would extend the village, blurring the distinction between the older part of Thakeham (which dates back to the Domesday book) and the newer Abingworth area. If further development to the west does occur the village begins to encroach into West Chiltington too.

Finally little contribution is offered to the community. New allotments have proven popular locally, while increasing green space, this could also create a buffer between Massey Close residents and new housing. Previous developers promised and failed to connect Massey Close to the mains and remove the pumping station, this could also be honoured as part of this development.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**

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