

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 31 March 2026 21:14:11 UTC+01:00
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 31/03/2026 9:14 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:	10 Massey Close Thakeham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	The Massey Close Residents Group strongly objects to the

proposed redevelopment of the Thakeham Mushroom Site, Storrington Road (DC/26/0266). Massey Close was first built in 2017 as part of the Abingworth Development in Thakeham and the houses were first occupied in 2018. Massey Close's rear boundary directly borders the Mushroom site with the houses on the western part of the road overlooking the site. For the last 8 years residents have enjoyed the open views of a working agricultural factory producing food and providing vital employment for residents of the village. Since the closure of the site there has been an increase in local wildlife with sightings of rare bird species (Black Redstarts) on a regular basis. Massey Close residents moved to this village for this exact reason, to enjoy a quiet village setting.

The revised application - The only real difference we can see from the previously rejected application is the number of homes. It has failed to address the reasons it was rejected from the previous application. The development remains out of scale for the village and provides no community benefit. There is no evidence to suggest Bellway will stop at the 150 homes.

The revised plan continues to disregard the impact the proposed houses will have if built so close to the boundaries of Massey Close. Bellway themselves were not even able to explain the information they presented at the consultation evening on 14/1/26. This consultation despite what they have presented in the application, was poorly advertised to residents which included Massey Close residents being deliberately missed from the so-called mail drop. The misleading feedback on this "event" is also false, most residents that attended were not there for the Proposal for the Mushroom site but there to voice their issues with the Abingworth Phase 3 site that still has outstanding enforcement cases against Bellway. Surely this should tell you something! Giving them permission to build these 150 homes will be a disaster for Thakeham.

Bellway say they will be sensitive and considerate to Massey Close, but we see no such consideration in these proposed plans. They said they would sit down with us and discuss our concerns before it reached the application stage but clearly this was a deflection to make us think we had a voice. They have essentially silenced us and again demonstrated they have no interest in working with the community. Bellway have left us with more questions than answers including additional concerns we had not considered. This is worrying that the representatives that attended this consultation did not have answers, this includes the specialists that attended.

We have not been able to find any information relating to the proposed ground elevation of land the homes directly planned for behind us, they told us they would sit higher than our homes - this would significantly affect us in terms of loss of light, Overshadowing and loss of privacy.

They said there would be a 2 - 2.5 metre gap between our rear boundary of Massey close and the new homes. We asked Bellway to clarify this, they could not offer us anything , We have not been able to find any further answers in the application either.

Flood risk, whilst the proposal suggests we are at low risk, this is not accurate, due to the height of the land and the fact Massey close would be the lowest part of the site, all water run off currently diverts towards our homes and we have issues with water draining away. By building these homes it will only make the situation worse and if the houses are elevated behind us, it will direct further run off towards us. We are very concerned the data being presented is not accurate.

There will be detrimental changes for the current residents of Massey Close with a loss of light, loss of privacy, increased impact of noise, car pollution and air quality, not to mention the amount of disruption this would cause while development went on. Residents are concerned with how long a development of this size would take and the impact this will have on their daily lives.

The areas of most concern that must be included in any pre planning conditions are...

- 1) Demolition - what will this entail, how will Bellway ensure our safety during this? How will they remove the asbestos and other debris this will create? What will be the process for demolition? Will Massey Close residents be informed throughout redevelopment? How will they ensure our safety?
 - 2) Construction Management - What can Massey Close residents expect? We are so close to the site that this will have a daily impact on all of us. How will Bellway mitigate this?
 - 3) Flood Risk - How will Bellway mitigate this? Looking at their proposal it looks like they will increase the amount of water coming in our direction. By raising the ground level behind us this only makes it worse. We would argue that a green buffer separating Massey close and any new homes with a significant distance to include trees would give a sensible channel for water run-off and large enough area for it to soak away before reaching our homes.
 - 4) The proposed land gifted to the CCLT - what do we really know about these people? What experience do they have for redeveloping a site? Not only will we have Bellway behind us we will then have an unknown entity causing chaos to the side boundary too. We feel this is very misguided of Bellway to think the CCLT will be successful in delivering a use for the land they give them.
 - 5) Massey Close will become another area of Thakeham that has to make enforcement complaints against this proposed development - they have already set precedent with Abingworth phase 3 that they still have outstanding enforcement complaints
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that have not been rectified.

I implore you to take serious consideration of our concerns before any decision is made. We know that we are unlikely to affect the outcome of this application. What we do expect of you is that you consider our reasons for objecting and insist that Bellway prove they can deliver and that planning conditions are set to protect our homes and families.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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