

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 31 March 2026 22:47:04 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 10:46 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 Pulborough

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I strongly object to the proposed development of 150 homes on the former mushroom farm site reference DC/26/0266. Previous application DC/24/0021 for 247 homes on the same site was

rejected by HDC and then the appeal upheld by the Inspector primarily on the basis of sustainability. Apart from reducing the number of houses to 150 and removing the 3 storey apartment buildings I see no other changes on the current application to rectify the original rejection concerns.

This housing development is not compliant with the made Thakeham Neighbourhood Plan nor with the National Planning Policy Framework 2024 as it's overdevelopment of a small, rural village with inadequate local infrastructure. Since the rejection of the previous application of the mushroom farm site there has been approval of 4 other sites in Thakeham for development totalling around 180 homes. This additional proposal would increase housing in Thakeham Village by 330 houses, far more than the 247 homes that was rejected for sustainability in DC/24/0021. This development would create an adverse ecological impact with a risk to endangered bird species including Linnets and Black Redstarts which have regularly been seen on the mushroom farm site.

The development would also significantly increase local traffic through the village, accessed through an already dangerous North and South cuttings and unacceptable pressure on already pressurised road junctions as recognised by the planning Inspector when refusing Bellway's original application. With a lack of travel infrastructure residents of Thakeham are already 100% reliant on car journeys which, with further development, will only add to this.

As a resident of Massey Close, I am also hugely concerned with this development in regard to the impact this will have on our homes and daily lives. Bellway have failed to provide any detailed information and have been very vague on their application and consultation with local residents. The mushroom farm site already creates water run off into Massey Close and when the factory was operational there were regular surges of water into Massey Close during periods of bad weather. With 150 homes sitting next to us, in an elevated position, this water run off will be increased and I fear our gardens will be damaged through flooding and rendered unusable. The plans indicate a small gap (2 meters) between our border to where the proposed site will sit however this will create channels in between the houses which I feel would increase the potential for anti social behaviour already seen on the mushroom farm site and create a security risk for residents of Massey Close. With the proposed houses adjacent to us, again, in an elevated position we will be impacted by loss of privacy and light but then also overshadowed by these new properties.

I understand and agree that the former mushroom site is in need of redevelopment and this will likely take the form of residential buildings. However, this needs more consideration to the residents of Massey Close on how this will affect our homes. I feel placing a larger green space between the border of Massey Close and the proposed development would help to reduce the increased water run off that will almost certainly take place. It

would also then reduce the impact of loss of light and privacy for the Massey Close residents not to mention the impact the demolition and construction would create over the multiple years this development would take to be built.

Kind regards

Telephone:

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