

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 February 2026 18:48:48 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/2087
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 04/02/2026 6:48 PM.

Application Summary

Address: Thakeham Tiles Ltd Rock Road Storrington West Sussex RH20 3AD

Proposal: Outline application for the demolition of existing buildings, and the re-development of the site for up to 108no. dwellings (including a mix of private and affordable housing units), with associated infrastructure including vehicular, cycle and pedestrian access, parking, landscaping, open space and play provision, and sustainable drainage with all matters reserved except access.

Case Officer: Matthew Porter

[Click for further information](#)

Customer Details

Address: Greenwood Bracken Lane Storrington

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Loss of General Amenity
- Overdevelopment
- Trees and Landscaping

Comments: The number of properties in this application is ridiculously excessive and greatly increases the area of the land that needs to

be cleared of trees negatively impacting neighbours and also the stability of the site in the long term.

From the Design & Access Statement (November 2025 REV A) Page 10 "Southern Area" states that "The green space can be utilised for passive amenity". i.e areas intended for sitting, reading, socialising or enjoying nature.

Page 15 "Density" states that typical areas adjacent to the site are in the region of 19 - 25 dwellings per hectare. Apparently because of trees this site can sustain higher densities and so measured over the net area of the site , the density is a massive 38 dwellings per hectare but by calculating from the gross area of the site , this falls to 19 dwellings per hectare. However Page 19 , "Security Features" discounts the availability of the southern wooded area from being considered developable land by stating that it will be fenced off to discourage residents from entering the boundary woods. "Proposed fence design would limit access into the woodland areas along the site edges to protect the existing habitat, further planted with native shrub planting to create a softer transition from the development to the woodland bring areas. This is also contrary to the statement from Page 10 above that this is passive amenity ground. The dwelling density should therefore be recalculated using the net area and an upper figure of 25 dwellings per hectare, giving an approximate maximum of 71 properties for the development. The majority of these should not be in the southern section of the site as this area has had no previous development.

I also have a long border boundary with Thakeham Tiles on the southern side of the site. This is on the top of a very large hill only feet away from my bungalow. This bank must remain intact and cannot be dug away or trees felled from the Thakeham side as it could cause a collapse or landslide or damage to my property and foundations. I am very concerned that the trees and shrubs be left to give me some vital protection from noise and pollution etc. Many of the trees on the southern boundary have TPO's and these must be protected. The plans themselves contain little information as to the steps to be taken to prevent erosion of the southern bank.

I would also note that there is no road called Braeside on the south side of the site. That stretch of tarmac is a private drive and should be noted as such on the correct and any subsequent applications.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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