



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Thakeham Tiles Ltd Rock Road Storrington West Sussex
DESCRIPTION:	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.
REFERENCE:	DC/25/2087
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal

SUMMARY OF COMMENTS & RECOMMENDATION:

Enterprise do not support this application.

MAIN COMMENTS:

The application proposes a wholly residential redevelopment of the site, with no provision for employment-generating uses and no identified alternative site for the relocation of the existing business currently operating from the site. The proposal would therefore result in the net loss of established employment land and business activity, which is of concern from an economic development perspective.

The existing use of the site supports local jobs, contributes to the local economy, and provides opportunities for employment within the area. The application does not demonstrate that the continued operation of the business is unviable, as such, the proposal conflicts with the objective of supporting economic growth, safeguarding employment opportunities, and maintaining a balanced and sustainable community.

In the absence of:

- Justification for the loss of existing employment use
- Evidence of active marketing of the site for continued employment use
- Identification or securing of a suitable alternative site for displaced businesses,

the Enterprise cannot support the application in its current form.

"Please note these comments are provided on a without prejudice basis to development management's wider consideration of all relevant planning policy and material planning considerations. These comments are not a formal indication that planning permission will be forthcoming and the advice does not bind Horsham District Council to a final recommendation on any planning application."

ANY RECOMMENDED CONDITIONS:

NAME:	Julie Cavallo
DEPARTMENT:	Enterprise (Economic Development)
DATE:	21.01.26

