

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 12 February 2026 11:51:34 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 12/02/2026 11:51 AM.

### Application Summary

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

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**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.

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**Case Officer:** Matthew Porter

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[Click for further information](#)

### Customer Details

**Address:** Storrington and Sullington Parish Council Sullington Parish Hall Thakeham Road  
Storrington Pulborough West Sussex

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### Comments Details

**Commenter Type:** Parish Council

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**Stance:** Customer made comments neither objecting to or supporting the Planning Application

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**Reasons for comment:**

**Comments:** Storrington & Sullington Parish Council

Planning Response - DC/25/2087

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## Thakeham Tiles, Rock Road - Outline application for up to 108 dwellings

Storrington & Sullington Parish Council (SSPC) has reviewed the above outline application together with the supporting documents and consultee responses. Although the site lies within Thakeham Parish, the development will have direct and significant impacts on Storrington & Sullington Parish, particularly in relation to traffic movements, air quality, infrastructure demand and ecological networks.

SSPC therefore submits the following response in support of Thakeham Parish Council's concerns and recommends that the application should not proceed in its current form.

### Housing Numbers - Development Should Be Limited to 90 Dwellings

SSPC supports Thakeham Parish Council's position that the scheme should be restricted to no more than 90 dwellings, consistent with:

- The scale previously accepted under application DC/18/2095,
- The expectations of Thakeham Neighbourhood Plan Policy T2, and
- The character and capacity of this semi-rural location.

The proposed increase to 108 dwellings represents clear over-development and would create an urbanising form out of keeping with the rural edge of Storrington. The inclusion of 12 four-bedroom units does not reflect identified local housing need and risks failing to deliver genuinely affordable homes for local families.

### Highways Safety and Speed on Rock Road

SSPC shares the serious concerns raised by WSCC Highways regarding:

- The speed environment on Rock Road,
- The suitability of the proposed access arrangements, and
- The absence of robust mitigation measures.

Rock Road functions as a fast commuter route linking directly into Storrington. Additional movements from up to 108 dwellings will inevitably increase risk to pedestrians, cyclists and existing residents. The application should be deferred until:

- A comprehensive speed survey is undertaken,
- Traffic calming measures are designed and secured, and
- WSCC Highways confirms that the access is safe and suitable.

### Impact on Storrington - Traffic and Air Quality

Although outside the parish boundary, the development will rely heavily on Storrington's roads, services and facilities. Storrington is already designated as an Air Quality Management Area and experiences over 500,000 vehicle movements per month, with approximately 40% recorded as speeding.

The submitted Air Quality Assessment does not adequately address:

- The cumulative impact of additional trips through Storrington High Street,
  - Idling and queuing at the A283 junctions,
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- The health impacts on residents already exposed to exceedances.

SSPC requests that:

- A revised AQ assessment specifically models flows through Storrington AQMA,
- Mitigation contributions are secured for air quality improvement and active travel, and
- The scale of development is reduced to limit additional vehicle dependency.

#### Arboricultural and Landscape Concerns

SSPC notes the HDC Arboricultural assessment which identifies:

- Inadequate protection for priority woodland,
- Lack of tree root protection information, and
- Excessive removal of mature trees compared with the previously consented scheme.

The woodland edge forms an important green buffer between Thakeham and Storrington. Loss of this habitat would be irreversible and contrary to NPPF requirements to conserve and enhance priority habitats. The scheme should be redesigned to avoid encroachment into woodland parcels.

#### Ecology - Bats and Great Crested Newts

The responses from NatureSpace and HDC Ecology highlight significant unresolved issues:

- Insufficient survey data for European Protected Species - particularly bats,
- The need for further information before determination, and
- Concerns over impacts on great crested newts and commuting corridors.

SSPC supports the holding objection and considers that permission cannot lawfully be granted until full survey results, mitigation strategies and licensing pathways are secured.

#### Loss of Local Employment

Unlike earlier schemes, the application provides no plan for relocation of Thakeham Tiles business, risking the loss of 17 local jobs. This conflicts with local and emerging policies supporting rural employment and should be addressed prior to any approval.

#### SSPC Recommendation

Storrington & Sullington Parish Council therefore:

1. Supports Thakeham Parish Council's objection to 108 dwellings and requests a cap of no more than 90 homes,

2. Requests deferral pending:

- Speed surveys, speed reductions and traffic calming design for Rock Road,
- Full WSCC Highways agreement,
- Revised Air Quality modelling focused on Storrington AQMA,
- Completion of bat and GCN survey requirements,
- Robust arboricultural protection and reduction of woodland loss,

3. Seeks Section 106 contributions to mitigate impacts on:

- Storrington highways and active travel,
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- Air quality improvement,
- Health and community infrastructure relied upon by future residents.

Without these changes, the application would cause unacceptable cross-boundary harm to Storrington & Sullington Parish residents and businesses, contrary to sustainable development principles.

Storrington & Sullington Parish Council

12 February 2026

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Kind regards

**Telephone:**

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



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