

THAKEHAM PARISH COUNCIL CONSULTATION COMMENTS

TO:	Horsham District Council – Planning Dept
SITE 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.
REFERENCE:	DC/25/2087
RECOMMENDATION:	SUPPORT – Subject to CONDITIONS
SUMMARY OF COMMENTS & RECOMMENDATION:	
Thakeham Parish Council (TPC) Supports the application subject to specific conditions listed at the end in the comments section.	

MAIN COMMENTS:

TPC held a Public meeting on 19th January 2026 which was well attended by members of the Community and members from Storrington as well. Their comments and views were considered by the Councillors in forming our decision above and these comments that we would like to be considered.

Development at the site known as Thakeham Tiles has been acknowledged and supported by TPC in the past and is in the Thakeham Parish Council Neighbourhood Plan (TPNP) BUT under specific conditions – which are not met within this application.

Extracts from TPHP policy Thakeham2 and issues are;

“The Neighbourhood Plan allocates land at Thakeham Tiles, Rock Road, as shown on the Policies Map, for housing development, provided:”

TPC contend that the developer has purchased two additional parcels of land which has extended the scope and layout of extra properties and thus – is not in keeping with policy TPHP T2.

“i. the development scheme comprises an appropriate number and type/size of dwellings which reflects the character and housing density of the local residential area;”

TPC contends that the inclusion of 12 x 4 bedroom properties are not of the appropriate size or requirement to housing needs of the area. It does not support the sustainable housing requirement and will be out of affordability for local residents.

“4.19 This Policy supports in principle the reuse of the Thakeham Tiles industrial site on Rock Road for a residential scheme, which may deliver approximately 50 new homes.”

TPC contend that the scheme is delivering 216% of the site allocation which therefore leads to an overdevelopment of the site in density. There is a lack of housing details so the council cannot comment on the new style that this increased density would create.

The houses, by means of new land acquisition are too close to the road creating an urbanisation look to the site which is out of keeping with the rural area.

TPC did not Object to the previous application DC/18/2095 for 90 dwellings. This was on condition that the development did not exceed 90 and was acknowledged by LPA Officers at the time.

“It is known that the current occupier needs to relocate the business in the local area so that it can operate more efficiently, continue to remain competitive and employ local people.”

TPC contends that unlike previous applications, there is no mitigation or plans to move the business operation within this application. This will result in a loss of 17 jobs. This is contrary to TPNP policy Thakeham5 and Horsham District Council’s previous and emerging Local Plans.

TPC also has major issues with the entrance/exit to the site. In an effort to envelope the site with greenery, access to a very busy and fast road on a commuter route can be dangerous and needs more consideration (see below).

TPC is concerned with the increased levels of traffic the site will generate and the impact on the road network in and around Storrington and the air pollution that this will cause.

ANY RECOMMENDED CONDITIONS:

TPC would like to see the original limit of 90 dwellings stuck to and cannot support a development of 108, especially twelve four bedroom properties that would in all likelihood be sold to persons outside of the community whilst other families – who need two and three bedroom properties – would not benefit from this development.

TPC would like the application deferred until a fully detailed plan can be submitted to clarify the extent of the future of Thakeham Tiles and the jobs/employment that is being potentially lost due to the demolition of the site. We would like to see how employment will not be detrimentally affected to those that have jobs. Regardless of how many jobs may be created in the construction of these houses – these jobs will be gone and not remain locally once the development is finished.

TPC would like to see a traffic calming scheme adopted in Rock Road to slow down traffic on the rat run, specifically around the entrance.

Part of this should include a speed limit reduction. A potential slip road on to and off the estate or (preferred choice) a mini roundabout which could be placed, partially in the entrance to the estate.

Only after assurances by application change or condition, can TPC fully support the application. If this cannot be achieved by decision, then TPC reserves the right to withdraw its support and resubmit an objection on the grounds listed above (particularly on not meeting TPNP and HDC LP issues).

Finally, although this application is within TPC boundaries, we recognise this issues that traffic can cause to our Storrington neighbour and would request that officers and decision makers take this into consideration when allocating potential S106 funds/clause/conditions to offset the negativity that the traffic will cause.

NAME:	A.Brown (Parish Clerk)
DATE:	19.01.2026