

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 01 February 2026 17:06:04 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 01/02/2026 5:06 PM.

### 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:** Columbine Storrington

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### Comments Details

**Commenter Type:** Neighbour

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**Stance:** Customer objects to the Planning Application

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**Reasons for comment:**

- Highway Access and Parking
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

**Comments:** Dear Sirs,

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Our objections are as follows:

#### Highway Access and Parking

The entrance/exit to the site needs further consideration, accessing onto a busy and fast road, where the Applicant's own traffic survey has indicated speeds already in excess of 40mph. Due consideration should be given to reducing the speed of vehicles approaching the entrance to the site from both directions and a traffic calming scheme needs to be put in place to slow down the traffic. The 30mph limit needs to be extended from the existing 30mph sign to further up Rock Road and past Bracken Lane, so the site entrance is in the 30mph zone.

Are there sufficient spaces allocated for visitor parking ?

#### Overdevelopment

With outline planning previously agreed for 90 dwellings, adding another 18 properties is overdevelopment. Purchasing adjacent woodland to then destroy some of the woodland to facilitate building 10 more dwellings at the front of the site is not environmentally friendly.

The position of the 10 dwellings at the front of the site, some on newly acquired woodland is essentially urbanising a semi-rural environment by having properties too close to Rock Road, which is out of keeping with the rural area. The remaining 8 dwellings seemed to have been squeezed into the rear of the site.

#### Light

The site location is semi-rural and whilst there are a small number of street lights in Hillside Walk, the proposal to use a sympathetic lighting scheme (no explanation provided), would mean more urbanisation of the countryside and the dark skies Bracken Lane has enjoyed for many decades would be eroded.

#### Trees and Landscaping

Having purchased adjacent woodland on both sides, it would be more environmentally beneficial to have the land between the two woodland parcels, landscaped with trees and shrubs to create more green space and provide a screen to the front of the site from/to Rock Road, which will also be able to soak up additional water run off from the site, to adhere to the NPPF and /or SuDS requirements that developments are not to worsen drainage and flood risk.

Kind regards

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Kind regards

**Telephone:**

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



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