

12 December 2025

Emma Parkes
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

SLR Project No.: 433.000123.00001

RE: Thakeham Tiles, Rock Road, Storrington (PP-14560000)

On behalf of our client Thakeham Concrete Products Ltd, we hereby enclose an Outline Planning Application for the following:

'Outline application with all matters reserved except for access from Rock Road 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), together with associated infrastructure including vehicular, cycle and pedestrian access, parking, landscaping, open space and play provision, and sustainable drainage'.

This application seeks to renew the Outline permission previous granted on this site in 2020 for 90 dwellings (DC/18/2095) but given the extension to the site boundary since that time, the number of units is proposed to increase to up to 108. As you will know, the Thakeham Tiles site has long been earmarked for residential development and is an allocation for housing in the Thakeham Neighbourhood Plan. The revised proposal for 108 units makes the most effective use of the land available whilst creating a beautifully designed place for new residents to live and improving the general amenity for existing neighbouring residents. The proposal will also allow the business to achieve aspirations to relocate to a more suitable site in the Horsham District in order to retain its staff and to retain competitiveness in the market.

Please refer to the submitted supporting plans and reports that together comprise this application submission, made via the Planning Portal Ref PP-14560000.



The following documentation is submitted alongside this application:

- Application Form / Certificates
- CIL Form
- Planning Statement - *including a Statement of Community Involvement, EIA Screening, Mineral Resource Assessment, Energy Statement and s106 Heads of Terms* (by SLR Consulting)
- Affordable Housing Viability Assessment (by Rose Hill Advisors) – **CONFIDENTIAL**
- Design and Access Statement (by Thrive)
- Air Quality Assessment (by Stantec)
- Arboricultural Impact/Method Statement - *including Tree Survey* (by CBA Trees)
- Biodiversity Net Gain Report and HMMP (by EcoSupport)
- Biodiversity Net Gain Metric (by EcoSupport)
- Ecological Impact Appraisal and Surveys (by The Ecology Co-Op)
- Flood Risk Assessment (By Stantec)
- Drainage Strategy (by Stantec)
- Ground Investigation Assessment (by Stantec)
- MEP Report (by Stantec)
- Heritage Statement (by Thakeham Tiles Ltd)
- Landscape Visual Assessment (by Lizard)
- Landscape Design Strategy Report (by Lizard)
- Noise Assessment (by Ian Sharland)
- Transport Assessment – *including access plans* (by Calibro)
- Travel Plan (by Calibro)
- Utilities Assessment (by Utility Results)
- Water Neutrality Statement (by H20Geo)

The following plans are also submitted alongside this application:

- Location Plan [THAK230417_SLP-01]



- Constraints and Opportunities Plan [THAK230417_CP-01 A]
- Illustrative Masterplan [THAK230417_IMP-04 A]
- Land Use Parameter Plan [THAK230417_LUPP-01]
- Access and Movement Parameter Plan [THAK230417_AMPP-01]
- Density Parameter Plan [THAK230417_DPP-01]
- Storey Heights Parameter Plan [THAK230417_SHPP-01]
- Indicative Site Sections [THAK230417_ISS-01]
- Topographical Plans [32301 – Sheet 1 and 2]
- Illustrative Landscape Masterplan [LLD3475-LAN-DWG-010 Rev 02]
- Drainage Strategy Plan [37212-STN-XX-XX-DR-C-2200 Rev P01]
- Tree Retention and Removal Plan [CBA.10637.02 TRR and TPP]

The requisite fee will be paid directly via the planning portal. I look forward to receiving confirmation that the application is valid and registered at your earliest convenience to enable a decision to be made as soon as possible. Should you have any questions or wish to discuss, please do not hesitate to contact me.

Yours sincerely,

Yours faithfully,



Angela Moore MRTPI
Associate Planner – Environment & Social Impact Assessment

SLR Consulting Limited

