

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 25 January 2026 18:08:49 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 25/01/2026 6:08 PM.

Application Summary

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.

Case Officer: Matthew Porter

[Click for further information](#)

Customer Details

Address: Steeton Rock Road Storrington

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Loss of General Amenity
- Overdevelopment
- Trees and Landscaping

Comments: We believe that the proposed development will increase the risk of road safety as Rock Road is already prone to speeding &

increased volumes of traffic on what amounts to a country lane. This will be made far worse throughout the development with a huge number of large vehicles accessing the proposed site on a daily basis.

We have significant concerns that the proposed development is not supported by any proposed increases to the infrastructure of the surrounding area. This includes schools, healthcare, parking, the road system & utilities.

The proposed development will also impact on the habitats of a variety of species such as nesting birds including owls, deer, foxes, amphibians & bats. This will result in the loss of feeding and nesting areas, disturbances due to noise and light in breeding seasons, dragoon habitat corridors, risk of environmental impact due to water run off & removal of established vegetation.

The development will also remove a great number of long standing trees, some of which are already under TPO's & remove further elements of dwindling green and woodland space.

The national planning policy framework should protect & enhance biodiversity & demonstrate a measurable net gain. I do not see that this application meets these requirements.

I request a full and up to date ecological survey is carried out at the correct times of year for accurate data collection and stronger biodiversity protections & mitigation measures are included before the application is considered further.

I have concerns that the proposed development will significantly increase air pollution in the area which is already recorded at very high levels in the Storrington area. Increased emissions from traffic will affect local residents, schools and wildlife. The national planning policy framework requires avoiding unacceptable impact and developments do not worsen air quality. The application does not demonstrate compliance. A full traffic noise and air quality assessment is carried out and appropriate mitigation such as acoustic fencing & reduced housing is identified before this application is considered further.

In addition, the drainage along and down Rock Road is already in need of improvement & the poor drainage specific to the proposed site is already causing unacceptable run off in to neighbouring properties & the highway. The development will worsen the drainage in the locality, increase risk of localised flooding. The site already gets waterlogged in prolonged rainfall, the land is on a slope, existing drains regularly overflow as they cannot handle the existing run off that development of this site can only add to. The proposed development will replace rural space with hard surfaces will reduce natural water absorption further compounding a draining system that is already overwhelmed. The application

does not highlight how this risks will be mitigated. The NPPF requires developments not to worsen drainage & flood risk & appropriate sustainable drainage is incorporated. The application does not demonstrate this. I request that a full drainage and flood risk assessment be undertaken including evidence of how run off will be controlled on site prior to this application being progressed.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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