



Horsham  
District  
Council

## HORSHAM DISTRICT COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council – Planning Dept
<b>LOCATION:</b>	<b>Thakeham Tiles Ltd Rock Road Storrington West Sussex</b>
<b>DESCRIPTION:</b>	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.
<b>REFERENCE:</b>	DC/25/2087
<b>RECOMMENDATION:</b>	Advise / Objection (Block Paving)
<b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b> <b>Bin collection points (Refuse Strategy)</b> <b>Block Paving/Private Drives</b>	
<b>MAIN COMMENTS:</b> <b>Bin collection points:</b> Section 46 of the Environmental Protection Act 1990 sets out council requirements regarding waste and recycling collections. The enforcement enables councils to determine when and where householders present their bins for collection. Bin collection points are selected to maximise efficiency and minimise the manoeuvring of refuse vehicles and the impact of their carbon footprint. The related documents do not contain a refuse strategy plan. Attached is a refuse strategy plan to meet HDC requirements. The bin collection points have been selected to match and conform with similar developments within the Horsham District. The blue dots represent the bin collection points, and the orange lines represent the properties affected (wheeled bin drag distance). The highlighted properties will need to wheel their bins to these collection points on collection day, retrieve within 24hrs of emptying, and store their bin within the boundary of their dwelling.  <b>Block Paving/Private Drives:</b> Noted from the related documents, that block paving will be used in various areas within the development. Continued.....	

The block paving will cover 4 private drives, and part of the Primary & Secondary route (Please see attached) I would strongly object to using block paving in the roads highlighted with a purple line. Refuse vehicles are not watertight and spillages and seepage from the trucks is to be expected. Liquid from refuse & recycling bins can seep through the truck's hopper, and in wet rainy conditions, this is exaggerated. Similar seepage can also come from our garden waste collections, with wet grass cuttings and mulch creating liquid. On normal road surfaces these spillages and seepages will wash away with rainwater and leave minimal staining....if any... however, the proposed block paving will stain.

We have experienced numerous complaints in similar developments throughout the district regarding block paving staining. Material liquid seepage onto block paving has led to multiple complaints, however the cleaning to staining of this nature will not be actioned by HDC. This of course has led to disgruntled residents.

If our trucks were to experience an oil/mechanical leak, hydraulic or other, then HDC would intervene and aid with the clear up/washing.....but staining will ultimately still occur on block paving. Chemical jet washing will not draw out oil from block paving.

It's for these reasons; I strongly recommend that the block paving is limited to the 4 private drives. (highlighted in a red line) The bin collection points in these 4 areas are located on access roads, thus meaning our trucks will not have to cross onto them.

**ANY RECOMMENDED CONDITIONS:**

<b>NAME:</b>	Josh Ives
<b>DEPARTMENT:</b>	Waste & Recycling
<b>DATE:</b>	22/01/2026

