

[REDACTED]

Sent: 05 February 2026 17:59
To: Matthew.Porter
Cc: Planning
Subject: DC/25/2057 Thakeham Tiles Objection
Attachments: DC 25 2087 Thakeham Tiles Objection Feb 2026.pdf

Dear Matthew,

Attached is my objection to the Thakeham Tiles planning application.

I appreciate that the application is for access is for 108 homes, but my objection is that the site is not suitable for that many homes for a variety of reasons, this would change what access is required, impact on local traffic etc. Also to point out what appear to me to be inaccurate assumptions in the traffic impact statements and elsewhere which again impact the application.

I am happy to discuss any of the points if they are not clear.

I have registered a 'shell' objection on the HDC website as I could not attach a file to it.

Many thanks and kind regards,

Liz

[REDACTED]
Little Downs, Sandgate Lane, Storrington
[REDACTED]

DC/25/2087

Objection.

Grounds:

- Overdevelopment – infrastructure not in place
- Traffic
- Loss of Trees/natural habitat
- Suitability of the site for 108 houses.

I am objecting to the application on the above grounds. The site is not suitable for 108 houses, especially the ones planned for the southern area of the site that will directly face a steep bank, and result in the loss of a natural habitat for a number of species and significant number of trees covered by a TPO.

The traffic assessments have significant errors/omissions potentially underestimating the traffic impact of the development which will put additional strain on junctions already at/very near capacity today.

There is no assessment of the impact the to the high pollution levels in Storrington.

While 90 houses were approved previously, other developments have been approved for the Storrington and Thakeham areas since then without the traffic, pollution issues, lack of infrastructure such as doctors' surgeries being addressed so even more houses will just exacerbate the current issues.

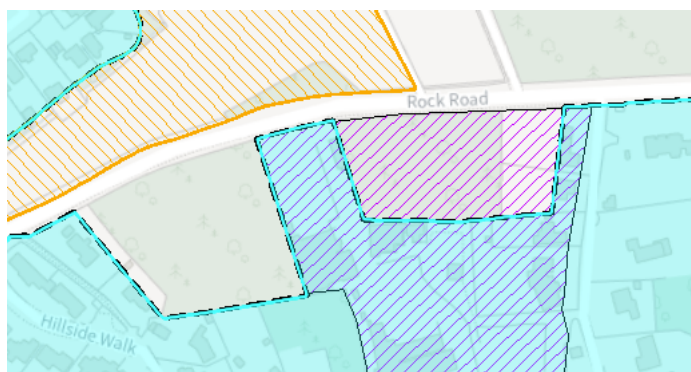
There are traffic and access issues related to this development so reducing the number of houses will reduce these impacts. I do appreciate that there will be houses on this site at some point but the current application is too many with too much impact to the site, surrounding areas, safety of access and traffic on the surrounding area.

Specific Topics.

Built Up Area Boundary

It is not clear from the application, but it appears some of the proposed homes could be outside the BUAB on the north end of the site. It should be clear whether they are or not. Even though this application is for access only this is important and I request the council make it clear that building outside the BUAB will not be permitted as making an exception and allowing homes outside the BUAB will set a precedent for the odd house here and there, then further which will continually erode the BUAB.

Dashed line is the BUAB in the first picture. The following picture is the planned development



Traffic

Summary

The supporting information contains inaccuracies, errors and omissions which, if this is used as the basis for the traffic calculations, would result in the calculated traffic impact at the entrance and on the surrounding roads being understated.

Also stated is that no data was provided on the likely trip generation of the development which further weakens and conclusions made related to access and traffic impact. In another section it is assumed that journeys based on a suburban/edge of town location are used. Given the inaccuracies already mentioned it should be validated that this is correct for the location and not underestimating car journeys.

There is no assessment about the impact to the already high pollution levels in Storrington.

There is no assessment of the impact the Water Lane/A283 Junction which already backs up at rush hours and would be a main route for traffic travelling east towards Steyning or south on the A24. There are accidents detailed on these stretches in the report despite the report showing a number of accidents on these roads.

While it is stated that many of the junctions nearby are already at capacity, it needs to be confirmed that all approved housing developments have been included in this study. Any addition to any junction currently at capacity is an issue.

Details

Framework travel plan 4.2.1 states there are “local amenities including a pharmacy, doctors’ surgery and local area Tesco within a 10-15 minute walk from the south side of the site which would be used by future residents of the proposed development on daily basis.”

This is not true. South of the site is solely residential.

Using Google Maps, The Glebe surgery is a 31-minute walk (1.4 miles/2.3 km) from the entrance to the site. Which would mean more car journeys.

Boots pharmacy is approx. 25 min walk and Waitrose a 23 min walk (again with Google maps), so far less likely to be taken on foot, especially as walking back is up hill with shopping! Timing estimated from the entrance to the proposed development.

The suggested 10 – 15 minute walk (1200m) in the document, takes you from the entrance to the development to approximately Trinity Methodist Church on Thakeham Road.

For train transport, Pulborough is the recommended station but so people will travel through Storrington, but people from that area also use Billingshurst station for a variety of reasons. This would add traffic going through Thakeham.

The Transport Assessment Document states parts of Storrington are accessible within a 25-minute walk. From the entrance to the site, to the A283/School Hill mini roundabout when calculated by Google Maps is a 25-minute walk. This means for all but a couple of the proposed homes the walk will be longer, likely an additional 5 or more minutes for many.

Trees.

Summary

Mentioned here in support of fewer houses on this site, thereby reducing traffic and access impact/issues.

The Design and Access Statement refers to the “wooded character” and similar, however the majority of the trees on the site are to be removed, including those in the southern section covered by a TPO which is not addressed in the Agricultural Impact Statement. TPO/0820 (referred to as TPO/1995) covering the north entrance area of the site is referred to but TPO/1298 covering a much larger area at the southern part of the site is omitted.

The southern part of the site consists currently of a spoil heap in the centre (with assorted buried rubbish) that has grown over many years to be higher than some of the surrounding land. This is not clear from the cross sections nor from the topography drawings available as the topography drawings at time of writing do not cover the southern part of the site.

The southern area is where part of a hill was dug out for sand so is a disused sand pit. At the southern end there is a 45-50' near vertical bank (not covered by the cross sections). This has trees on it for the most part. In some areas the sand is bare and washes down and there is erosion at the top under cutting the surface layer. The trees on this bank are supported at the bottom by the trees that are highlighted to be removed by this development and replaced by a road and houses facing the bank. The flood assessment shows this area is prone to flooding which, with roads, houses and no trees would need special treatment, also the bank would need to be secured to protect the properties that have a boundary with the bank and the houses being built facing the bank.

The southern TPO in question is shown on the screen shot below next to the proposed location of new houses. Following is an screen shot from the Flood Risk Assessment report which shows the contour lines of the steep bank which will face houses.

