

18 June 2026

Sam Whitehouse
Horsham District Council
Planning Department

SLR Project No.: 433.000123.00001

Council Reference No.: DC/25/2087

Dear Sam

RE: DC/25/2087 - Thakeham Tiles, Storrington

Thank you for advising me that you are now the Case Officer dealing with this application, having taken over from Matthew Porter in June 2026.

Further to the original submission documentation dated December 2025, please find enclosed a pack of amended plans and documents that have been prepared to address comments and recommendations received during the consultation period. We have carefully considered the comments received from all consultees and have worked to ensure the changes shown in the enclosed plans fully address the changes that have been requested in order to present a proposed development that is acceptable to the Council and can be approved as soon as possible.

Enclosed in the amendments pack are the following updated plans and documents which are to supersede the plans and documents originally submitted as detailed in the table below:

Amended Plan / New Document	New Reference	Superseded
Illustrative Masterplan	THAK230417 IMP-04 D	THAK230417 IMP-04 A
Indicative Site Sections	THAK230417 ISS-01 B	THAK230417 ISS-01 A
Access and Movement Parameter Plan	THAK230417_AMPP-01_ D	THAK230417_AMPP-01_ A
Density Parameter Plan	THAK230417 DPP-01_ D	THAK230417 DPP-01_ A
Land Use Parameter Plan	THAK230417_LUPP-01_ D	THAK230417_LUPP-01_ A
Storey Heights Parameter Plan	THAK230417_SHPP-01_ D	THAK230417_SHPP-01_ A
Drainage Strategy Addendum <i>(including updated Drainage Strategy Plan – also submitted separately)</i>	None	None
Drainage Strategy Plan	37212-STN-XX-XX-DR-C-2200- P02	37212-STN-XX-XX-DR-C-2200-P01
BNG Updated Assessment and HMMP	dated 11/06/26	dated 06/10/25

Amended Plan / New Document	New Reference	Superseded
BNG Statutory Metric	dated June 2026	Dated October 2025
Ecology - Ground Level Tree Assessment for Bats: Advice Note	P6018, dated 21/05/26	None
Ecology - eDNA Report for GCN	P6018, dated 16/06/26	None
Arboricultural Impact Assessment	10637_2026-05-22 v3B	10637_2025-11-13 v3A
Arboricultural Response Note	10637_2026-05-27 v1A	None
Phase 1 Desk Study Report (<i>parts 1-5</i>)	37212-HYD-XX-XX-RP-GE-1000 P05	37212-HYD-XX-XX-RP-GE-1000 P02
Landscape Public Open Space Calculations	LLD3475-LAN-DWG-001	None
Landscape Masterplan	LLD3475-LAN-DWG-010- 04	LLD3475-LAN-DWG-010-02
Landscape Design Strategy	LLD3475-LAN-REP-010- 04	LLD3475-LAN-REP-010-02
Landscape Response Note	LLD3656-LAN-LET-001 , dated 26/05/26	None
Noise Response Note	M5739-280426-DN1 , dated 28/04/26	None
Highways Response Note (<i>including Site Access plan, and updated Stage 1 RSA</i>)	24-428-20 , dated 29/04/26	None

The above listed plans and documents have been amended to address matters raised to date, as follows:

Updated Masterplan and Parameter Plans

In response to comments made by both the Parks Team, and the Council's Landscape Architect; and in response to discussions with the previous case officer (Matthew Porter); a suite of amended plans has been submitted including an amended Illustrative Masterplan (Rev D), an updated Indicative Site Sections Plan (Rev B), and associated updates to the Parameter Plans.

The revisions seek to include better habitat connectivity throughout the site, particularly along the western boundary, in line with aspirations of the Wilder Horsham District project to enhance connectivity across the district. In addition, following confirmation that the requirement to demonstrate water neutrality has now been rescinded; the borehole and water treatment plant that were previously shown on the Illustrative Masterplan have been removed, and it is now proposed that the development will be connected to the mains water supply.

The updated Site Sections Plan shows (illustratively) how key levels within the site would work; but it should be noted that as this application is proposed in outline form, precise layout and orientation of dwellings and road infrastructure would be determined at detailed design stage, at which point, detailed levels plans and drawings would be made available.



Drainage

In response to the comments received from the LLFA in February 2026, a Drainage Strategy Addendum and updated Drainage Strategy Plan [37212-STN-XX-XX-DR-C-2200-P02] has been submitted. This should be read alongside the originally submitted Drainage Strategy and FRA.

The Drainage Strategy has been amended slightly to address the matters raised by the LLFA including the need to show inward connectivity of the watercourses being used to discharge flows; and the Addendum provides commentary on all matters raised in the consultation response including revised calculations utilising the latest data. The Addendum also confirms that the most recent EA flood maps (May 2026) have also been used to inform the proposals.

BNG and Ecology

In response to the Council's comments on the BNG calculations which sought further amendments to the baseline and the value attributed to the woodland, a revised BNG Assessment and Statutory Metric has been submitted. The BNG calculations have also been revised to account for the amendments to the overall masterplan and landscape masterplan which includes more retained trees than previously shown. Whilst there is an 11.3% on-site gain for habitat units, the calculations show a loss in watercourse units. The BNG Assessment concludes that units will need to be purchased from a habitat bank in order to satisfy the trading rules which the applicant is content to pursue.

A revised HMMP has also been submitted to address the minor points raised by the Council's BNG Officer.

In order to address the holding objection raised by Place Services, a Ground level Tree Assessment (GLTA) for roosting bats has been undertaken, and a note outlining the findings has been submitted for review.

In response to the comments received from Nature Space in February 2026, updated pond testing for Great Crested Newts (GCN) has been carried out in May and June 2026. A Report has been submitted by The Ecology Co-Op which confirm the negative results and clarifies that GCN are highly unlikely to be present, thus a licence is not required to be sought.

Trees

In response to the comments from the Council's Tree Officer, an updated Arboricultural Impact Assessment (v3B) and an Arboricultural Response Note have been submitted. The Response Note provides responses to the comments raised, noting that the loss of trees is only slightly more than previously permitted under DC/18/2095 (6no. in the eastern woodland to accommodate the safer access point). The response also details how a program of woodland management and tree protection can be imposed to ensure the retained trees can be maintained sustainably.

Landscape and POS

In response to comments made by both the Parks Team, and the holding objection raised by the Council's Landscape Architect; a revised Illustrative Landscape Masterplan has been submitted (Rev 04), alongside an updated Landscape Design Strategy (Rev 04), a Landscape Response Note, and a new plan to show the public open space calculations at the site [LLD3475-LAN-DWG-001].



The updated Landscape Design Strategy describes how the mitigation recommended in the LVA will be embedded into the scheme to improve green connectivity and public amenity particularly around the PROW and along the northern edge of the site adjacent to Rock Road.

The Open Space Calculations provide a land budget, which show that the quantities and typologies proposed meet the required standards, with no deficit of open space identified.

It should be noted that the landscape proposals and mitigation measures are not dissimilar to those approved previously in 2020 (DC/18/2095), albeit the submitted updated plans have improved habitat connectivity and have resulted in more tree retention than previously shown.

Noise

To address comments received from the Council's Environmental Health team on noise, a Noise Response Note has been prepared which clarifies how the noise assessment was undertaken and justifies the conclusions reached.

Ground Investigation

In response to the comments made by the Council's Environmental Health team, an updated site walkover has been undertaken to ensure the GI assessment is up to date and reflective of the full extent of the site. The applicant's consultant has been in close liaison with Kevin Beer (HDC EHO) to discuss the methodology to be applied for this work which was agreed prior to the site walkover.

To address the matters raised, an updated GI has been prepared (in parts 1-5). The following commentary explains how the matters raised by the EHO Team have now been addressed:

EHO Comments	Response
1. We note that the site walkover was undertaken on 20 February 2018, which is now eight years old. The extent of the proposed development site has also changed since that time, including additional areas within the north-western and north-eastern sections. It is unclear whether these areas were included in the original walkover; however, regardless of their inclusion, the age of the previous assessment means it is no longer current. An up-to-date site walkover should therefore be undertaken to ensure an accurate understanding of present site conditions.	Updated site walkover now complete; photolog included in Appendix B, and updates made to the text throughout the report as required (but particularly in Section 2.2).
2. We note that a consequence versus probability matrix in accordance with current guidance has been provided in Table 7.2. We appreciate that a risk level for each pollutant linkage has been provided, so it is clear how each risk level has been reached it would be useful however if the consequence and probability score for each pollutant linkage can be provided in the appendices.	This has now been included in Table 7.3.
3. From reviewing the conclusions, we note that further investigation is recommended in deciduous woodland area to the west and east along Rock Road. We appreciate that the site has been subject to a large amount of ground investigation works, which is welcomed, however from reviewing the	Given the application is for Outline stage planning, the amount of investigation completed is considered sufficient. The wording within the conclusions has been



EHO Comments	Response
exploratory hole location plans and taking into consideration the fact that buildings are still present on the site we are not currently convinced that certain parts of the site have not been subject to adequate investigation.	updated to clarify that further, detailed ground investigation will certainly be required in several areas of the site. Given that (based on historical mapping), the woodland areas have not previously been developed, these areas are considered low risk with respect to contaminated land. The wording in the report has also been updated to make clear that some building footprint areas have not been sufficiently investigated, and will need to be completed at the detailed planning stage.
4. We note that section 3.2 of the report states that the maximum stated depth of made ground detected on the site was 5.55mgl, it is however not clear if this was the maximum proven depth. From reviewing the site investigation reports that we are in receipt of we also note that certain boreholes did not prove the made ground and the response zones did not extend the full length of the made ground which is a concern.	A new section 'Investigation coverage' has been added to discuss this and clarify the locations which have penetrated the full depth of Made Ground, to help illustrate that the coverage at this stage of planning is sufficient. A review has also been completed of the monitoring installations, and comment added to this section.
5. We also note the comment in Table 7.3 'based on the monitoring to date, CS1 conditions have been determined for the site where gas protections measures are not required'. Whilst we appreciate that in the monitoring to date the site has been classified as CS1, given the unproven made ground in certain parts of the site and, as detailed above, the presence of buildings on certain parts of site we are of the view the preliminary risk assessment should acknowledge that further investigation is required which may lead to re-classification of the site, or parts of the site, to a higher CS level.	Further comment/clarification has been provided in the updated report in Table 7.3 and Section 8.3.
6. To summarise comments 3, 4 and 5 above – we agree with the recommendations in the report that further ground investigations and generic quantitative risk assessment (GQRA) are required on the site. In our view it will however be necessary for the further ground investigations to extend beyond the areas recommend in the report and we would be grateful if the desk study can acknowledge this.	The wording within the recommendations section has been updated to be more specific. However, it should be noted that specifics regarding the appropriate level of detailed ground investigation will depend on the final masterplan/proposed development layout and it's corresponding proposed land uses (i.e. public open space vs



EHO Comments	Response
	residential), the exact details of which are not available at the time of issue of the updated report. We consider the information gained at this stage to be sufficient for outline planning, and acknowledge that further detailed investigation could be required by means of a condition(s) at a future planning stage.

Highways

In response to comments received from WSCC in January 2026, a Highways Response Note has been submitted which should be read alongside the originally submitted Transport Assessment. The Response Note includes an updated Site Access Plan [20-TR001-01-Rev 03], updated Swept Path Plans [20-SPA001-01-Rev 02], and an updated Stage 1 Road Safety Audit (dated April 2026).

The revised site access plan seeks to address visibility and highways safety matters raised by both WSCC and Thakeham Parish Council, by reverting to the previously approved site access arrangement, which includes the re-introduction of traffic calming measures on Rock Road. This includes extending the 30mph speed zone 100m to the east of the proposed access, and the introduction of a build-out for traffic calming and enhanced visibility. The Response Note also addresses other matters raised by WSCC including comments about the need to cut back vegetation to maintain footway access, and improvements to PROW 2625.

The Note also proposes that financial contributions will be offered amounting to £51,500 for improvements to local bus stops and pedestrian infrastructure. These contributions will be secured in a s106 agreement and will fund Real Time Passenger Information boards at four nearby bus stops, and a new bus shelter for the bus stop on the south side of Thakeham Road. The contribution is also intended to fund tactile paving and dropped kerbs in four locations to improve pedestrian connectivity between the site and Storrington village.

As this is an outline proposal, it is intended that the submitted Framework Travel Plan will be upgraded to a Full Travel Plan at Reserved Matters stage.

Viability and Affordable Housing Offer

I understand that the updated Viability Assessment was submitted to the Council's independent assessors (Bespoke Property Consultants) on 22nd May 2026. This assessment was revised to reflect the slightly amended illustrative housing mix that is being proposed and other necessary developments costs. In a similar way to the previously approved application in 2020 (DC/18/2095), the updated assessment seeks to explain the unique viability constraints associated with this site, and how this has dictated the number of affordable housing units proposed. If you can provide me with an update on BPC's review, I would be grateful.

Employment Land

We note the objection from the Council's Economic Development Team which expresses concerns about the net loss of employment land and business activity that would result. You will be aware that this site is allocated for residential development in the Thakeham



Neighbourhood Plan and there is no policy requirement in the plan for replacement employment provision. In addition, the previously permitted application (DC/18/2095) accepted the principle of residential development on this site and the associated loss of employment land.

Notwithstanding this, as explained in the Planning Statement (with supporting detail in the Viability Assessment), the intention is for the existing business to re-locate to more suitable premises in the district, and the site owners are actively searching to secure a suitable site to ensure the business continues and to retain existing local jobs.

S106 Agreement

I understand that a s106 instruction has been made to the Council's legal team, and that a draft agreement is underway. I would be grateful for an update on this, and I would be happy to discuss any matters as necessary. Our understanding of the Heads of Terms are as follows:

- Off-site traffic calming measures on Rock Road
- Public Rights of Way improvement works to ROW 2627
- Financial contributions for bus stop improvements (RTPI and bus shelter), tactile paving and dropped kerbs. Totalling £51,500.
- Air Quality Damage Cost Mitigation of £14,075
- Travel Plan monitoring fee
- BNG Monitoring fee
- Affordable Housing

Thank you for allowing us time to make the enclosed amendments, and I trust that you will be able to re-consult as necessary. I would be happy to arrange a follow-up call with you when the time is right to run through remaining matters ahead of fixing a date for this item to be presented to Planning Committee.

Kind regards,



Angela Moore MRTPI
Associate Planner

SLR Consulting Limited

Email: amoore@slrconsulting.com

