

26.05.2026
LLD3656 / Thakeham Tiles



LIZARD

Landscape Design and Ecology

Top Floor - Caravelle House, 17-19 Goring Road, Worthing, BN12 4AP
01903 216033 office@lizardlandscape.co.uk lizardlandscapeecology.com

Subject: Response to Planning Officers' comments for Thakeham Tiles, Storrington

To
Horsham District Council
Planning Department

Thank you for your detailed comments on Thakeham Tiles landscape design. We have reviewed the comments and provided responses on the points raised by HDC (highlighted in 'Black' followed by Lizard comments in Blue).

Comments from HDC Parks and Countryside Department

Anna Chapman's comments

12.02.2026

'The whole site proximity to Sandgate Country Park (Local Wildlife Site) and Sullington Warren (SSSI)

The site plays an integral role in being a strategic route, allowing transit of animals and fauna from the Sullington Warren / Sandgate Park area northwards. The site as a whole was included in the Nature Recovery Network map, which forms part of the wider green corridor running through the heart of the Horsham District.'

Please refer to the map below which confirms that Wilder Horsham District's Nature Recovery Network's extent, and that the area of 'High Habitat Potential' only covers the southern section of the Site. This fact has been confirmed by the Case Officer who stated that the map extracted below corresponds with the Council's internal GIS System. As suggested by the Case Officer on the 16th March 2026: 'As there is loss of high potential site (southern end) a mix of on-site mitigation and off-site compensation (...) would suffice. Landscape improvements are needed outside of the natural recovery network matter.'

The site plan has been revised to include more soft landscape and potential for tree planting, specifically along the western site boundary.

Landscape Architecture

Ecology

Landscape Planning

Lizard Landscape Design Limited,
Top Floor - Caravelle House
17-19 Goring Road
Worthing
BN12 4AP

Value Added Tax Registration
No. 780 807119
Company Registration
No. 5213718



‘LEAP (Local Area for Play)’

It is unclear if the buffer to the north of the LEAP has been measured to the edge of the house or the edge of the garden. This may need to be adjusted slightly. If the dwelling to the south has a car park to the north of it, then it is accepted that this can be included within the buffer to the south.’

The site plan has been amended to show the 20 m buffer from the boundary of the dwelling, in accordance with local guidelines (Horsham's Open Space, Sports and Recreational Review Report).

‘Quantity of Open Space Provided’

The applicant needs to provide a land budget plan which shows quantity of space provided against the minimum recommended quantity standards laid out in the Open Space Sport and Recreation Review 2021.’

Please find the Public Open Space Provision Plan attached to the revised documentation.

Comments from Specialists Team - Strategic Planning

Ines Watson’s comments

13.02.2026

‘Site Description and Context’

Points 1-8

Noted

‘Landscape Character Guidance’

Points 9-13

Noted

Landscape Architecture

Lizard Landscape Design Limited,
Top Floor - Caravelle House
17–19 Goring Road
Worthing
BN12 4AP

Ecology

Landscape Planning

Value Added Tax Registration
No. 780 807119
Company Registration
No. 5213718

‘Landscape and Visual Appraisal

14. *The conclusions and rankings submitted within the LVA (...), for landscape character are disputed. (...)*

15. *We agree with the mitigation measures and opportunities measures identified within the appraisal, these have not been embedded within the illustrative layout.’*

14. The EcIA states that:

*Given that the majority of the woodland and tree lines will be retained on site, as well as additional parcels of this habitat in the wider landscape, in the absence of mitigation the impacts of the proposed developments are not expected to be significant beyond a **local level**.*

The LVIA therefore concludes at 6.10 *The existing on-site woodland blocks and their contribution to the wider Green Infrastructure and ecological connectivity within the surrounding landscape is considered with Medium sensitivity. Proposed vegetation removals are considered with Low magnitude of change within the wider woodland network, with an overall **Minor adverse effect**.*

Following site visits, it was noted there is rhododendron present within the woodland, the removal of which would allow extensive enhancement of the woodland floor (flora and fauna) through eradication of non-native species (such as Rhododendron) and new native planting, managed native regeneration. We accept that whilst the development proposals have potential to improve Green Infrastructure, this is currently limited in relation to the southern Scots Pine Woodland, and a **Minor adverse effect** at a local level remains.

Similarly at 6:11 *The vegetated Site boundaries and their contribution to the historic field and settlement pattern, the rural character and undeveloped nature of the countryside are considered with Medium sensitivity. Proposed boundary vegetation removals are considered with Low magnitude, with an overall **Minor adverse effect** anticipated on the short term.*

Whilst the development proposals have potential to improve Green Infrastructure, this is currently limited in relation to the southern Scots Pine Woodland, with potential for substantial enhancements through eradication of non-native species (such as Rhododendron) and new native planting, managed native regeneration.

We would uphold that there is limited effect upon historic settlement/field pattern and the wider rural character and would note that the site interior has been often transient in nature with regard to the woodland habitat itself, with reference to historic mapping. And that an **overall neutral effect** may be subsequent in the longer term.

6.13 *The Public Rights of Way and their setting across and near the Site are considered with Medium sensitivity towards the development, and anticipated with Low magnitude of change. Overall, the construction of the development is considered to have a **Moderate beneficial effect** on the footpaths' setting due to the softened edges and more open views into the Site replacing the strong boundaries and sunken nature.*

Landscape Architecture**Ecology****Landscape Planning**

Lizard Landscape Design Limited,
Top Floor - Caravelle House
17–19 Goring Road
Worthing
BN12 4AP

Value Added Tax Registration
No. 780 807119
Company Registration
No. 5213718

The existing PRoW is an especially degraded right of way experientially; hard edged, enclosed and over-bearing, in the midst of an active quarry with overhead conveyors audibly and unpleasantly disruptive, exacerbated by housing structures and with plant machinery mobile about the site. Barriers and warning signs further compound the lack of amenity and intrusive feeling of ‘trespass’ within the site. The proposals would therefore **only improve** the current situation and the Moderate Beneficial effect above that currently experienced.

‘Character and Green Infrastructure

16. *The carving of existing woodland to the extent proposed highly undermines the existing green infrastructure, without a clear strategy to mitigate for this loss within the indicative layout.*

17. *Along the western boundary, the connectivity of the green infrastructure is lost as result of proposed development parcels and serious concerns are raised if the retention of the fragmented section proposed is viable when interrogated alongside the site levels.*

18. *Overall, there is a lack of information providing certainty that what remains to be retained of the green infrastructure is suitably protected (...).*

The layout has been amended in the aid of ecological connection along the western boundary. The provision of street tree planting, proposed trees within areas of open space, and to the development boundaries contributes to the mitigation for loss. As suggested by the Case Officer on the 16th March 2026: *‘As there is loss of high potential site (southern end) a mix of on-site mitigation and off-site compensation (...) would suffice.’*

All existing retained vegetation remains outside of private curtilage and predominantly edged with planted landscape buffers, subject to the provision of a long term Landscape Management Plan (identifying management responsibilities), the protection and enhancement could be secured by condition.

‘Levels and Existing Vegetation

19. *An indicative levels plan is needed to provide a broad understanding of the proposed topography changes.’*

Please refer to the Architectural sections prepared as additional information and to illustrate the level changes on site.

‘20. *Public right of way treatment is limited to an ordinary footpath with no integration or continuity to the more suburban experience along Hillside walk, or enhancement based on the key landscape character guidance.’*

The views from PRoW to the south are proposed to be opened up, and the proposed walls along the footpath would be softened with native hedgerow planting and climbers. This would replace the overbearing boundaries (retaining wall and building walls) on either side and the sunken nature of the footpath. It is considered that the proposal is an enhancement to the current experience of footpath users.

‘21. *The information submitted is insufficient to understand the impact of the earthworks on the RPA’s of the existing retained trees, especially with regards the southern parcel as these have been identified as a group, W1B. (...) This plan is very vague in that all the trees surrounding this parcel are indicative and not surveyed, and the encroachment into the RPA’s as result of the works is unknown.’*

We don't believe that a more detailed survey can be carried out due to the density of trees and existing topography, but a more detailed review of proposed levels would be carried out at later stage, in coordination with the Architects and the Arboricultural Consultants.

Landscape Architecture

Ecology

Landscape Planning

Lizard Landscape Design Limited,
Top Floor - Caravelle House
17–19 Goring Road
Worthing
BN12 4AP

Value Added Tax Registration
No. 780 807119
Company Registration
No. 5213718

'22. I have serious concerns with the excavation and removal of vegetation required for the areas highlighted in yellow, to facilitate the delivery of plots. In addition, this area also coincides with the area denoted as Priority Habitat Deciduous Woodland and protected by an area TPO. This is an important landscape feature highly representative of the wooded character of the area and its loss will have a negative adverse effect to the character of the area. (...)

Tree retention to be reviewed by Arboriculturist, please refer to Arboricultural response. Site level details will be submitted in support of a future Reserved Matters application to demonstrate that the proposed development results in no adverse effects on retained trees.



'23. Concern is also raised with the positioning of the existing trees within the back gardens and their relationship with the proposed development. The thinning of this boundary vegetation will have a negative impact on the character of Rock Road.'

Please refer to the revised site plan with the plot boundaries now excluding some of the higher quality trees along Rock Road to ensure their long-term retention. Enhancement Planting is also proposed along this boundary.

'24. I would also like clarification on the proposed relationship and the viability of retaining the clump of trees highlighted with the proposed properties to the west, given the variation in ground levels.'



Site level details will be submitted in support of a future Reserved Matters application to demonstrate that the proposed development results in no adverse effects on retained trees.

Landscape Architecture

Ecology

Landscape Planning

Lizard Landscape Design Limited,
Top Floor - Caravelle House
17-19 Goring Road
Worthing
BN12 4AP

Value Added Tax Registration
No. 780 807119
Company Registration
No. 5213718

‘25. The landscape strategy states: ‘The main built-up area of the Site is proposed to be slightly set back from the site boundaries to provide buffer and separation between the proposed and existing residential areas.’ This is clearly not the case along the western section of the scheme.’

The Site plan has been revised to include a vegetation buffer along the western boundary to continue the habitat connectivity across the site. This would also help in compensation of the loss of woodland removal to the southern site section.

‘26. Even though the permission is applied in outline, given the challenging topography of the site and significant tree cover proposed for removal, it is crucial that an understanding of the proposed level strategy is submitted to demonstrate that the proposed earthworks will not have a negative impact on the retained landscape features.’

Please refer to the Architectural sections prepared as additional information and to illustrate the level changes on site. A more detailed review of proposed levels would be carried out at later stage, in coordination with the Architects and the Arboricultural Consultants.

‘Open Space Requirements and Drainage Strategy

27. (...) open space calculations based on the OSSR, for 108 dwellings.’

Please find the Public Open Space Provision Plan attached to the revised documentation.

‘28. The layout indicates provision of a LEAP (0.04ha) within the centre of the site and an adjacent area shown as a space for picnicking, which would ordinarily fall under the amenity greenspace typology.’

Please find the Public Open Space Provision Plan attached to the revised documentation.

‘29. The drainage strategy includes a storage tank being located underneath the LEAP. The installation of play equipment will include some deep underground footings, and I was under the impression that these should not be positioned underneath a play area. Please can the applicant provide information to demonstrate these two uses can coexist and please also seek advice and acceptability from the LLFA on this point.’

The drainage engineer confirmed that *‘Regarding the location of the storage crates beneath the landscape, if they have adequate cover (greater than 2 m) and are structurally robust (e.g., Stormbloc® SX or similar), the installation of play equipment will be acceptable, provided that the overburden is compacted to the required strength to support the equipment footings, and none of the equipment foundation are placed directly on the crates. Should future maintenance of the crates be required i.e. replacement then it is likely the play area would need to be temporarily removed and reinstated following completion of the works to the crates’*. Reviewing the above statement, we understand that the storage tank can be suitably detailed to enable its proposed location under the play area.

‘30. Given this central space is the only practical amenity space within the site, we seek demonstration through indicative levels and cross sections, that the area identified as picnic/amenity area can be achieved and delivered with suitable ground contours that don’t render the area unusable. Further the area must deliver the required 0.15ha generated on site and have a minimum dimension in length or breadth of 20m.’

Please refer to the Architectural sections prepared as additional information and to illustrate the level changes on site. The minimum 20 m can be achieved - please refer to the Public Open Space Provision Plan attached to the revised documentation.

Landscape Architecture

Ecology

Landscape Planning

Lizard Landscape Design Limited,
Top Floor - Caravelle House
17–19 Goring Road
Worthing
BN12 4AP

Value Added Tax Registration
No. 780 807119
Company Registration
No. 5213718

'31. It is clear that any other on site provision could only fall into the Natural and Semi-natural greenspace typology. Storrington appears to have a deficit on this subcategory (OSSR 2021) and therefore provided the children and amenity open space is secured (subject to the clarifications above), the overprovision of this category over other types of multifunctional greenspace requirement generated by the development is considered acceptable.'

[Please find attached the Public Open Space Provision Plan.](#)

We trust the above response, together with the amended and additional information provided for the Application is helpful.

Please contact me should you wish to discuss or review these with me.
We look forward to hearing from you.

Yours sincerely,

Suzie Lieber

Landscape Architect CMLI

Associate Landscape Architect

Landscape Architecture**Ecology****Landscape Planning**

Lizard Landscape Design Limited,
Top Floor - Caravelle House
17–19 Goring Road
Worthing
BN12 4AP

Value Added Tax Registration
No. 780 807119
Company Registration
No. 5213718