

# Public Consultation Event - Thakeham Tiles Limited, Rock Road

## Background

Thakeham Tiles are a well-established local company that have owned, occupied and operated from the site since 1933. The site is located within the current built-up area and is surrounded by established housing. The site has a lawful use for the manufacture, storage and distribution of concrete products. However, the site is not suitable for the modern manufacturing processes for this business. Thakeham Tiles intend to remain in the local area and wish to relocate near to the A24 and are looking for a new site that will allow modern buildings and machinery to enable the businesses future growth and success.

## The Proposal

The site was identified by Horsham District Council as a potential housing site in their Strategic Housing and Economic Land Availability Assessment (SHELAA), 2016 (Ref: SA012). The site was then allocated at Policy 'Thakeham 2: Thakeham Tiles' in the Thakeham Neighbourhood Plan, January 2017 for housing development, provided:

- i. The development scheme comprises an appropriate number and type / size of dwellings which reflects the character and housing density of the local residential area;*
- ii. The scheme layout takes account of the existing footpath on the site; and*
- iii. The landscape scheme provides for the retention of as much of the woodland around the edges of the site as possible in order to provide an effective buffer to the adjoining residential area, to provide an amenity for the scheme and to retain local biodiversity value.*

Thakeham Tiles proposes to submit an outline planning application, comprising:

- The demolition of all existing buildings and remediation of the site
- Approximately 100 houses and apartments to provide a mix of types and sizes of new housing
- The provision of an improved vehicular access onto Rock Road
- The retention and enhancement of the existing footpath across the site
- The retention of a woodland buffer around the edges of the site although there will be tree removals, but with the opportunity for new tree planting with native species
- The provision of land for new public open space and a childrens' play area

Following the grant of planning permission, the site would be marketed and then sold to a developer. The receipt from the sale of the land would enable Thakeham Tiles to acquire a suitable site elsewhere and to build and construct new buildings and purchase modern machinery. Development of the site would occur after successful relocation of the business.

## Consultation Event

Thakeham Tiles and their representatives will be hosting a public exhibition to provide you with the opportunity to view and comment on the emerging proposals.

**Where: Thakeham Village Hall, Storrington Road, Thakeham, RH20 3EF**

**When: Wednesday 18 April 2018**

**What Time: 2.15pm to 7.30pm**

If you are unable to attend the exhibition, the information will be made available by Thakeham Parish Council in hard copy and on their website and social media sites.

If you have any immediate queries please email [southamptonplanning@savills.com](mailto:southamptonplanning@savills.com) or write to Stuart Garnett, Savills, 2 Charlotte Place, Southampton, SO14 0TB, otherwise we look forward to seeing you at the exhibition.