

The Chief Planning Officer
Horsham District Council
Parkside, Chart Way
Horsham
West Sussex
RH12 1RL

26th November 2025

Dear Sir/Madam,

RE: Application for Permission in Principle for 1-2 Dwellings on Land to the South of Windmill Cottage, Old Mill Place, Pulborough

We enclose an application for Permission in Principle (PiP) for residential development comprising 1-2 dwellings on garden land located to the south of Windmill Cottage, Old Mill Place, Pulborough. This letter should be read alongside the submitted application forms and location plan.

Application Site and Context

The site forms part of the existing residential curtilage of Windmill Cottage, a detached chalet bungalow style house with large garden to the south and mature trees and hedges to the boundaries.



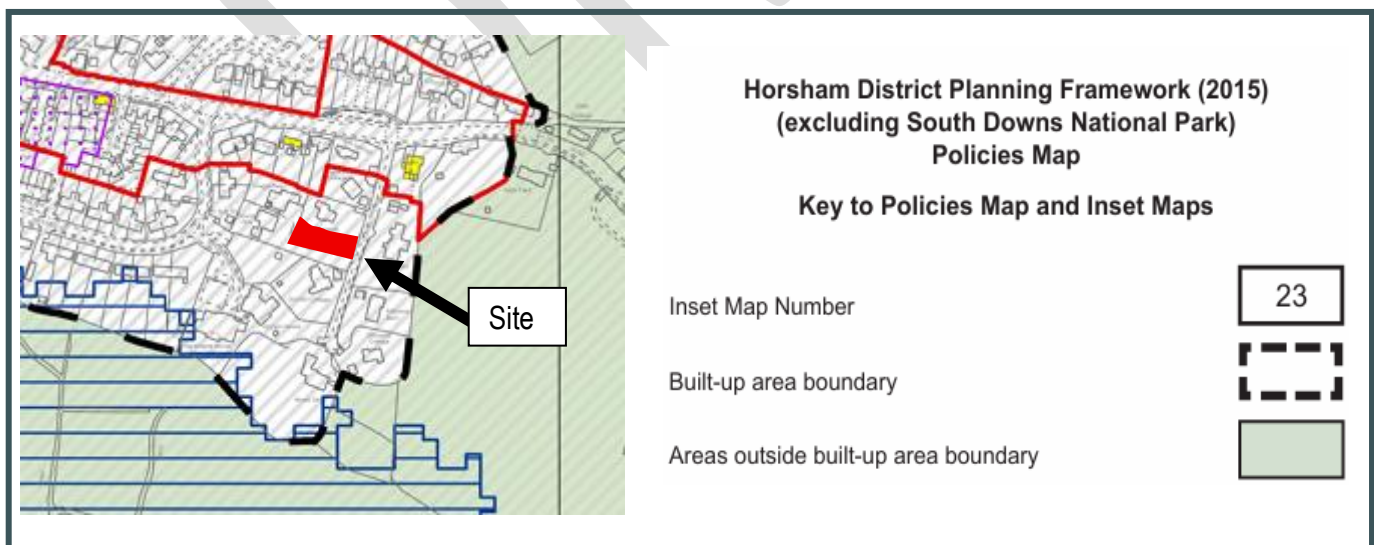
Above: Approximate site location edged red



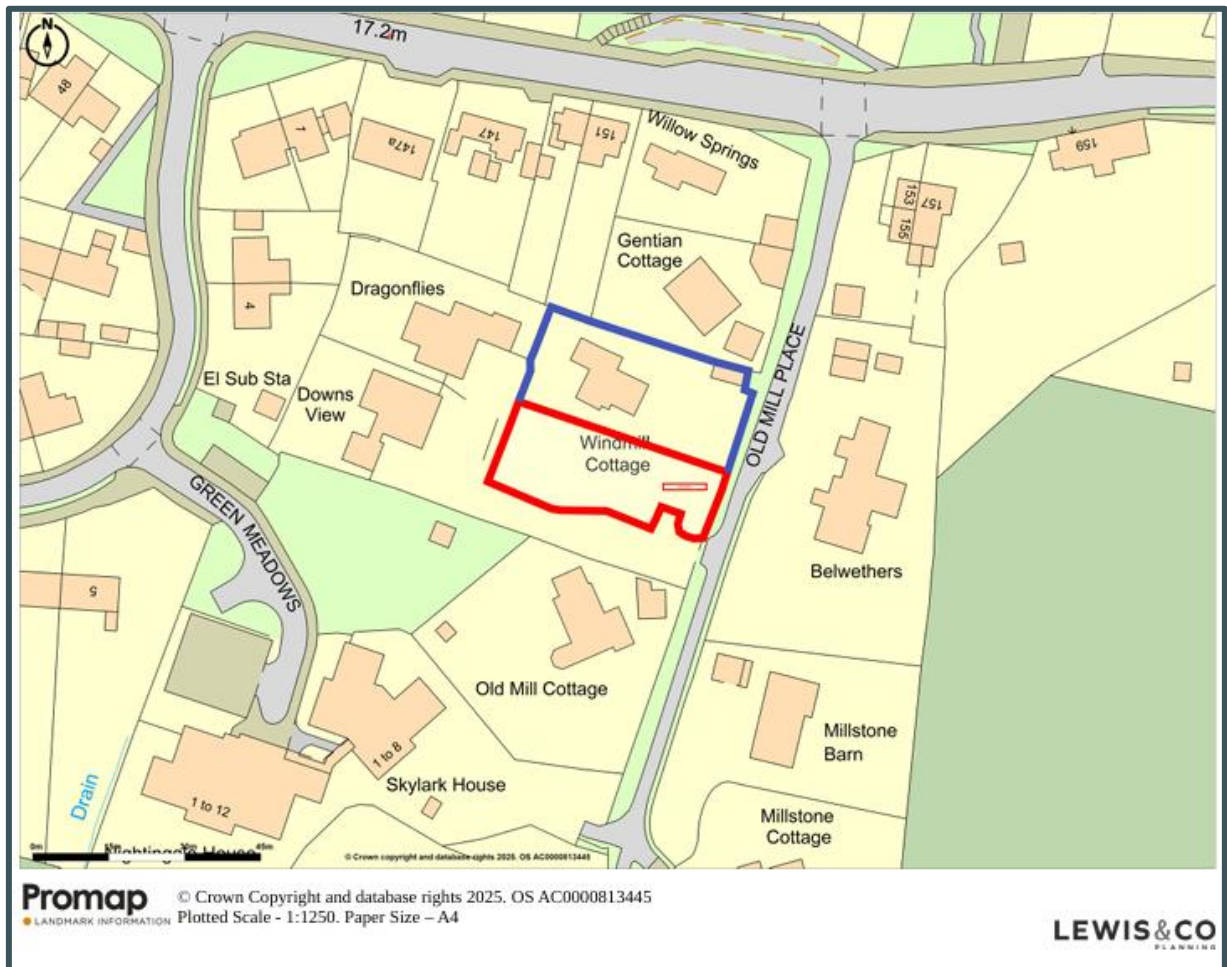
Above: The site looking west with south boundary on left of photograph

Old Mill Place is a small private cul-de-sac on the south east corner of Pulborough. The surrounding area is predominantly residential, with detached and semi-detached dwellings arranged along Old Mill Place and adjacent streets.

Importantly, the site is situated within the defined Built-up Area Boundary (BUAB) of Pulborough.



Above: Extract from Local Plan policy map confirming site's location within BUAB



Above: Site Location Plan

The site is well-contained by existing hedgerows and fencing, providing clear defensible boundaries. Access is available via the established driveway serving Windmill Cottage, which connects directly to Old Mill Place.

Policy Context and Principle of Development

The proposal has been assessed against the National Planning Policy Framework (NPPF) and the Horsham District Planning Framework (HDPF, 2015).

Development within Built-up Area Boundaries (BUABs) is supported in principle under the Horsham District Planning Framework, provided proposals

comply with other relevant policies. The proposed use of garden land for residential development represents a logical and sustainable infill opportunity that aligns with the established pattern of development in the locality.

The amount of development sought—1-2 dwellings—is proportionate to the size and context of the site and would maintain the character and appearance of the surrounding area.

Land Use

The application site is currently C3 amenity space for the existing dwellinghouse at Windmill Cottage.

Given its established residential surroundings, accessibility, and its ability to deliver a modest contribution to housing supply without adverse impact on the countryside, the proposed C3 residential use is considered entirely appropriate, sustainable and acceptable.

Amount of Development

The site plot is approximately 680sqm (0.068Ha), which is sufficient for a single dwelling or pair of dwellings as proposed by this application. Having regard to the adjacent and surrounding dwelling sizes and their associated plots, this amount of development would be entirely appropriate.

Policy 16 of the adopted Local Plan (HDPF2015) CP2 supports new residential development that meets local need, and requires an appropriate density of development to meet the established character of the area. This is echoed by NPPF paragraph 129 with regard to achieving appropriate densities whilst maintaining the prevailing character and setting of the local area.

The surrounding area is characterised by semi-detached and detached properties set in large plots, mainly 3 and 4 bedrooms, with a density in some cases as low as 5dph, but also more dense development up to around 30dph for smaller houses and in newer developments in Pulborough.

The proposal would yield a density of 14.7 dph for a single dwelling or 29.4dph for two dwellings. It is considered that the proposed density is broadly compliant with policy, given the local character and housing mix in the east part of Pulborough.

Housing Land Supply

Horsham District Council cannot currently demonstrate a five-year housing land supply. The latest Authority Monitoring Report (30 April 2025) indicates the supply remains below the required threshold at approximately 2.9 years

As a result, Paragraph 11(d) of the NPPF applies, meaning the presumption in favour of sustainable development is engaged. This proposal would make a modest but meaningful contribution to housing supply in a sustainable location, which adds significant weight in favour of granting Permission in Principle.

Sustainability and Access

The site is located within walking distance of a range of services and facilities in Pulborough, including shops, schools, and healthcare provision. Public transport options are readily available, with Pulborough railway station providing connections to regional destinations.

The development would be contained within existing defensible boundaries, avoiding any encroachment into open countryside. Future occupiers would benefit from sustainable transport choices and good accessibility, consistent with Policies 40 and 41 of the HDPF.

Environmental Considerations

The site is not subject to any landscape or ecological designations and does not form part of a protected habitat. The development would not significantly harm biodiversity, and technical matters such as drainage, design, and biodiversity net gain can be addressed at the Technical Details stage.

Conclusion

The site is suitable for the proposed development in principle. It is located within the Pulborough BUAB, represents a sustainable infill opportunity, and would contribute to meeting local housing needs.

Given the Council's housing land supply shortfall and the presumption in favour of sustainable development, we respectfully request that the principle of 1-2 dwellings on this site is supported.

If you have any questions regarding this application, please contact **Luke Carter** or **Toby Deacon** at Lewis & Co Planning.

Yours faithfully,



Luke Carter MRTPI

Director – Lewis & Co Planning