

**From:** Alison Meeus <alison.meeus@westsussex.gov.uk>  
**Sent:** 13 November 2025 15:16:01 UTC+00:00  
**To:** "Nicola.Pettifer" <Nicola.Pettifer@horsham.gov.uk>  
**Subject:** RE: New Place Farm, Pulborough (DC/24/1676)

Dear Nicola,

Thank you for your e-mail, I have attached comments in blue below:

---

**From:** Nicola.Pettifer <Nicola.Pettifer@horsham.gov.uk>  
**Sent:** 12 November 2025 16:19  
**To:** Alison Meeus <alison.meeus@westsussex.gov.uk>  
**Subject:** FW: New Place Farm, Pulborough (DC/24/1676)

**\*\*EXTERNAL\*\***

Dear Alison

I'm just responding to your comments dated 6<sup>th</sup> October 2025, trying to move the planning assessment forward and collating any necessary amendments which I will then liaise with the planning agents for.

- Can you confirm if your comments would change given that none of the estate roads are to be adopted within the site, and all are to remain under private management of the estate? (materials / trees / shared access drives)

If all the roads are not going to be adopted then my comments would change and the issues raised would not be a highway matter.

- Also, CEMP has been approved for the site / development under DISC/25/0001 (May 2025), which should address your comments on the access arrangements – following the outline consent granted under DC/21/2321

Yes thank you this does address my concerns over access.

- We also have a commitment in the s106 to install a new footbridge to the railway crossing (PRoW\_2330) – as part of the outline scheme granted under DC/21/2321. **Noted**
- Some of the desire lines can be resolved by way of the levels and retaining walls within the estate, which become clear when details on the levels and landscape plans are referenced – I do take note of a couple of points, and a disconnect between the line of the bridleway\_2332 where it crosses the spine road. **Noted.**
- Missing turning head at the western end of the estate: the developers anticipate a 3 year build out of Phase 1 (for 160 dwellings), with an anticipated future reserved matters application coming forward on the western parcel (for up to 10 homes) within that period. At the moment, the last stage for the 10 houses requires more work, so final plans are not resolved (early sketch below):



Kind regards  
Nic

**Nicola Pettifer**

Senior Planning  
officer

**Telephone:** 01403 215238

**Email:** [Nicola.Pettifer@horsham.gov.uk](mailto:Nicola.Pettifer@horsham.gov.uk)



---

**Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB**

Telephone: 01403 215100 (calls may be recorded) [www.horsham.gov.uk](http://www.horsham.gov.uk) Chief Executive: Jane Eaton

Horsham District Council will only accept service of documents by email if they are sent to [legal@horsham.gov.uk](mailto:legal@horsham.gov.uk). Any documents sent to individual email addresses will not be accepted under any circumstances.

Communications received after 5pm will be regarded as being served on the next working day.  
Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

## Disclaimer

IMPORTANT NOTICE This e-mail might contain privileged and/or confidential information. If you have received this e-mail in error, please notify the sender and delete the e-mail immediately; you may not use or pass it to anyone else. Whilst every care has been taken to check this outgoing e-mail for viruses, it is your responsibility to carry out checks upon receipt. Horsham District Council does not accept liability for any damage caused. E-mail transmission cannot guarantee to be secure or error free. This e-mail does not create any legal relations, contractual or otherwise. Any views or opinions expressed are personal to the author and do not necessarily represent those of Horsham District Council. This Council does not accept liability for any unauthorised/unlawful statement made by an employee. Information in this e mail may be subject to public disclosure in accordance with the law. Horsham District Council cannot guarantee that it will not provide this e mail to a third party. The Council reserves the right to monitor e-mails in accordance with the law. If this e-mail message or any attachments are incomplete or unreadable, please telephone 01403 215100 or e-mail [customer.services@horsham.gov.uk](mailto:customer.services@horsham.gov.uk). Any reference to "e-mail" in this disclaimer includes any attachments.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd.**

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

---

## LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to

anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

---