

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 10 March 2025 14:57:44 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/24/1676
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10/03/2025 2:57 PM.

Application Summary

Address:	New Place Nurseries London Road Pulborough West Sussex RH20 1AT
Proposal:	Reserved Matters application pursuant to Outline Planning Consent DC/21/2321, as varied by application DC/24/1204. The Reserved Matters comprise details of 160 no dwellings, associated internal access roads, parking and landscaping for areas east of the right of way. Details of appearance, landscaping, layout and scale to be considered.
Case Officer:	Stephanie Bryant

[Click for further information](#)

Customer Details

Address:	Milton, Church Place Pulborough
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	- Other
Comments:	<p>This site is the major site proposed in the Pulborough Neighbourhood Plan, and is vital for the village for the following reasons:-</p> <p>1) It gives safe access for pupils going to St Marys School without the need for pupils to have to cross the A29 once or twice. The</p>

site also provides the opportunity in the future to create a pedestrian bridge over the railway line, allowing further pupils living on the E side of this road North of Pigeon Gate Bridge to also have safe access.

2) The site is central in Pulborough, and will give residents easy access to both the local supermarket and Pulborough Medical centre. This is lacking in most other available sites, and is important in particular to the over 65's who are the fastest growing demographic in our population.

3) The majority of the site is on the site of an old nursery, which although classified as a green field site was in fact a site of no environmental merit at all, and resembled a light industrial site. The Southern Part of this site, just N of Drovers Lane, has also already been shown to be eminently developable, as Drovers Land itself which was developed ~ 15 years ago was a green field site adjacent to the Pulborough Built Up area, the development of which has set a valuable precedent for this site.

It is important to note that this site provides nearly 80% of the housing required in the Pulborough Neighbourhood Plan, and developments of this size can only be made on Green field sites (see the examiners comments on the Pulborough Neighbourhood Plan). In my view, this is the best site available for significant development in Pulborough.

I have 3 concerns regarding the proposed development. The first is that no consideration has been given (as stipulated in the Pulborough Neighbourhood Plan) to providing another road access to the site onto the A29. This issue needs further consideration.

The second is that the original outline permission was given for a development dominantly of 2 or 3 bedroom dwellings. This plan is largely for 3 or 4 bedroom dwellings, which are more likely to have a greater number of cars. Although I am confident that local roads can support traffic from the original outline permission for 2 to 3 bedroom houses, I think that traffic flows from a similar number of larger houses needs to be re-examined.

My final point is that local need shows that there is a much greater need for smaller more affordable houses than for larger ones, and I note that previous recent developments in the area have had some difficulty in selling all the available larger units.

In summary, I support the development of this site which is a key part of the Pulborough Neighbourhood Plan, note that development of a derelict nursery site has far less impact on the environment than developing a new green field site which would otherwise be necessitated. I only ask that the developers give consideration to reverting as much as possible to the original outline planning permission with a majority of 2 or 3 bedroom houses, and that more consideration is given to using another traffic outlet to the West of the site directly onto the A29.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



PLEASE NOTE: We have moved, please see the new Council address below.

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E aton