

COMMITTEE APPLICATIONS  
POST COMMITTEE

APPLICATION NO. / ADDRESS

DC/24/1676 – New Place Nurseries, London Road, Pulborough, West Sussex, RH20 1AT

**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.**

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RESOLVED:

At its meeting on the 7<sup>th</sup> July 2026, the Planning Committee Members resolved to approve the application in line with the officer recommendation.

Upon reflection, officers have re-worded the following conditions which better reflect the outline consent and avoid duplication. Officers do not consider that these alter type and nature of the conditions and their requirements from those presented to members at the committee and as reported in the committee papers.

Cond 2 amended to:

2 ***Pre-Commencement Condition:*** Pursuant to Condition 9 of outline planning permission DC/21/2321, and notwithstanding the details shown on the Site Levels plan West and East [890815-RSK-ZZ-XX-DR-C-8201 Rev P07 and 890815-RSK-ZZ-XX-DR-C-8202 Rev P07] no site levelling works, earthworks or soil movement shall take place until a detailed levels scheme has been submitted to and approved in writing by the Local Planning Authority The scheme shall include:

- o a topographical survey of existing site levels;
- o proposed finished floor levels;
- o proposed ground levels;
- o cross-sections illustrating cut and fill operations;
- o details of retaining structures where required;
- o finished levels for roads, footways and landscaped areas;
- o details of proposed level changes within or adjacent to the Root Protection Areas of retained trees and hedgerows, including an Arboricultural Method Statement and details of protective measures.

*The development shall be completed in accordance with the approved details.*

*Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact, to ensure the development responds appropriately to the existing topography, to protect retained trees and hedgerows in accordance with BS5837:2012, and in accordance with Policies 25, 31 and 33 of the Horsham District Planning Framework (2015) and Policy 2 of the Pulborough Neighbourhood Plan (2025).*

From:

2 **Pre-Commencement Condition:** Notwithstanding the details shown on the Site Levels plan West and East [890815-RSK-ZZ-XX-DR-C-8201 Rev P07 and 890815-RSK-ZZ-XX-DR-C-8202 Rev P07] no development shall commence until, including earthworks or soil movement, precise a detailed scheme of proposed and existing levels of the development in relation to nearby datum points adjoining the application

site have been submitted to and approved by the Local Planning Authority in writing. The details shall include:

- a) A topographical survey of existing ground levels across the site;
- b) Proposed finished floor levels and proposed ground levels shown in relation to a fixed datum;
- c) Cross-sections through the site at appropriate intervals to illustrate cut and fill operations;
- d) Details of all earthworks, including areas of cut and fill, soil mounding, and retaining structures where required;
- e) Details of how level changes are to be accommodated within the site and at site boundaries;
- f) Specific details of proposed ground level changes within and adjacent to Root Protection Areas (RPAs) of retained trees and hedgerows, including: - an arboricultural method statement; - demonstration of compliance with BS5837:2012; - any proposed use of no-dig construction or protective measures;
- g) Finished external levels for all roads, paths, and landscaped areas. The development shall thereafter be carried out in full accordance with the approved details.

The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact, to ensure the development responds appropriately to the existing topography, to protect retained trees and hedgerows in accordance with BS5837:2012, and in accordance with Policies 25, 31 and 33 of the Horsham District Planning Framework (2015) and Policy 2 of the Pulborough Neighbourhood Plan (2025).

Cond 4 amended to:

4

**Pre-Commencement Condition:** *Notwithstanding the drawings hereby approved, no development within the eastern part of the site comprising the roadways and associated infrastructure adjacent to Plots 20-26 shall commence until revised details of the roadway alignment and construction have been submitted and approved to and approved by the Local Planning Authority in writing. The submitted details shall demonstrate that the roadway is located outside of the identified RPA insofar as practicable. The development of this part of the site shall thereafter be carried out in accordance with the approved details.*

*Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the long-term retention of existing trees and hedgerows in the interests of visual amenity in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015), and Policy 2 of the Pulborough Neighbourhood Plan (2025).*

From:

4

**Pre-Commencement Condition:** Notwithstanding the drawings hereby approved, no development shall commence until revised details of the roadways alongside the eastern boundary (adjacent to Plots 20-26) have been submitted and approved to and approved by the Local Planning Authority in writing. The submitted details shall show the roadway being located outside of the identified RPA insofar as possible. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policies 31 and 33 of the Horsham District

Planning Framework (2015), and Policy 2 of the Pulborough Neighbourhood Plan (2025)

Cond 5 amended to:

**5 Pre-Commencement Condition:** *In accordance with Condition 5 of outline planning permission DC/21/2321, and notwithstanding the previously approved tree protection details, no development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:*

*- All trees on the site shown for retention on approved Tree Strategy Plan [Aspect Arboriculture Ltd - Tree Protection Plans 12072 TPP 01 Rev C - plans 1 - 5] as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).*

*- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.*

*- Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.*

*Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.*

*Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policies 25, 31 and 33 of the Horsham District Planning Framework (2015), and Policy 2 of the Pulborough Neighbourhood Plan (2025).*

From:

**5 Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- All trees on the site shown for retention on approved Tree Strategy Plan [Aspect Arboriculture Ltd - Tree Protection Plans 12072 TPP 01 Rev C - plans 1 - 5] as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policies 25, 31 and 33 of the Horsham District Planning Framework (2015), and Policy 2 of the Pulborough Neighbourhood Plan (2025).

The Decision can therefore be issued in accordance with the reasons for refusal as presented to Members.

Case Officer sign      Nic Pettifer      Date: 10.07.2026

Authorising Officer sign      Adrian Smith      Date: 13/07/2026