



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0267

New Place Nurseries, London Road, Pulborough, West Sussex,

DESCRIPTION:

Approval of details reserved by conditions 8 (external materials) and 9 (ASHP details) to approved application DC/24/1676

RELEVANT PLANNING HISTORY:

DC/24/1676	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.	Application Permitted on 13.07.2026
------------	---	-------------------------------------

PLANNING ASSESSMENT

Planning Application DC/24/1676 was granted consent on 13/07/2026. This permission was for the following:

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.

Consent is sought to discharge the details reserved by conditions 8 and 9.

Condition 8:

Pre-Commencement (Slab Level) Condition: Notwithstanding the indicative details shown on approved Materials Plan [H9376-GPA-XX-XX-DR-UD-203006-C04], no development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for, but not limited to: external walls, windows, roof-lights, doors and roofs of the approved buildings, have been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy 15 of the Pulborough Neighbourhood Plan (2025).

The submitted materials schedule details the following:

Walls:

- Brunswick Buff brick
- Brunswick Farmhouse Mixture brick
- Leicester Red stock brick
- Weberpral Monocouche render in 'chalk'

Roofs:

- Sandtoft 20/20 in 'Flanders' - with matching hanging tiles
- Sandtoft 20/20 in 'Tuscan' - with matching hanging tiles

The proposed materials appear to show a resulting combination of 'soft', and lightly textured materials, keeping to the natural earthen / reddish colour palette with the Leicester Red stock brick being used for the feature work (eg. headers, cills, string courses). The use of chalk render is limited to feature corners of to provide some relief between longer blocks of terraces with the two types of bricks providing for continuity throughout Phase 1 of the site.

The associated materials plan reveals the materials split across the site. Although there are instances of white render being used, this is limited to 'feature corners', projecting bays, and 4 of the terraced groups, which is considered an acceptable and limited use of white render. Locally, there is a mixture of red and brown bricks, with instances of the pale buff bricks, broken up by and horizontal white weather-boarding, brown hanging tiles and pale cream / white render.

The requirements of the condition have been satisfied.

Condition 9:

Pre-Commencement (Slab Level) Condition: No development above ground floor slab level of any part of the development hereby permitted shall commence until details and specifications of the Air Source Heat Pumps (ASHP) have been submitted and in writing by the Local Planning Authority. Details shall include mounting locations, and size specifications suited to dwelling sized, and, if appropriate, any acoustic covers.

The development shall thereafter be carried out in accordance with the approved details. Reason: As this matter is fundamental to control the development in detail in the interests of amenity and health impact and in accordance with Policies 24, 33 and 37 of the Horsham District Planning Framework (2015).

The submitted documents specify the Vaillant 'aroTHERM plus' ASHP model, which is a ground-mounted unit available in various outputs, and stated to be the 'quietest air-to-water heat pump' within the Vaillant range, with a 'low' noise level of 44dB(A). The units are between 0.8m and 1.5m in height, depending on the output, and require a clearance area to the front and sides of 1m. The plans indicate the ASHP would be located within the rear gardens of all properties, apart from the 'Bromsgrove' dwellings (plots 126 - 136), and the maisonette dwellings (Plots 105/106, 113/114, 115/116, 121/122, 145/146). These specified dwellings would be provided with an 'aroSTOR' 200lr unit, which is an internally located domestic hot water heat pump.

Further clarification has been provided to address proximity-related queries raised in the Council's Environmental Health Officer's review.

Following review of the additional information, no adverse impacts are anticipated, and the requirements of the condition have been satisfied.

Recommendation: Application Permitted

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/26/0267

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents approved:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Materials schedule RM (1)		01.09.2026
Plans	Material Plan	H9376-GPA-XX-XX-DR-UD-203006-C04	01.09.2026
Plans	Air Source Heat Pump Plan	H9376-GPA-XX-XX-DR-UD-203018-C05	14.08.2026

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 08.10.2026

Authorising Officer sign/initial J Hawkes Date: 09.10.2026