



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0263

New Place Nurseries, London Road, Pulborough, West Sussex, RH20 1AT

DESCRIPTION:

Approval of details reserved by condition(s) 6 (Drainage Strategy) and 9 (Finished Floor Levels) to approved application DC/21/2321 (whole site).

RELEVANT PLANNING HISTORY:

DC/21/2321	Outline planning permission (with all matters reserved except for means of access from Glebelands) for the demotion of existing structures and the redevelopment of the site with a residential development scheme of up to 170 dwellings, a countryside park, associated earthworks and infrastructure	Application Permitted on 07.07.2023
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PLANNING ASSESSMENT

Planning Application DC/21/2321 was granted consent on 07/07/2023. This permission was for the following:

Outline planning permission (with all matters reserved except for means of access from Glebelands) for the demotion of existing structures and the redevelopment of the site with a residential development scheme of up to 170 dwellings, a countryside park, associated earthworks and infrastructure

Consent is sought to discharge the details reserved by conditions 6 and 9.

Condition 6:

Pre-Commencement Condition: No development shall commence until a Drainage Strategy detailing the proposed means of foul water disposal and a detailed surface water drainage scheme (including finalised surface water drainage designs and calculations) has been submitted to and approved in writing by the Local Planning Authority. The submitted details should include a Surface Water Drainage Statement (based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development). The drainage designs shall show full coordination with a detailed landscape scheme and should demonstrate that the surface water runoff generated up to and including the 100 year, plus climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event. The drainage scheme shall subsequently be implemented prior to first occupation in accordance with the approved details and thereafter retained as such.

Reason: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

Following the approval of the reserved matters application under DC/24/1676, the details have been extended to cover the whole of the Phase 1 site (as of 22nd July 2026), rather than the area of the access into the site off Glebelands only. A further set of amendments to the drainage layout has been received on 10th August 2026.

The extended details have been reviewed by the LLFA, who raise no concerns with the amended details pack submitted, having addressed previously raised comments.

The Council's Landscape Team have raised a number of conflicts presented by the drainage scheme and proposed planting, with concerns that this would impact on the delivery of the landscape scheme and its long-term ability to establish. The Council's Landscape Team therefore recommend that opportunities to rationalise below-ground infrastructure and minimise conflicts with proposed trees are explored, which may include, for example, adjustments to the sewers layout or consideration of shared service corridors, in order to maximise available rooting volume and support the successful establishment and long-term retention of trees. Examples extrapolated from the submitted drainage plans show proposed new tree planting in close proximity to drainage runs.

Furthermore, an instance is noted where the proposed drainage runs would lead to an incursion into the RPA of a retained tree along the south-eastern boundary. Whilst this is noted to be within the limits of BS:5837:2012, it appears to be a scenario which could be avoided.

Officers note that the submitted AMS (Rev D) notes that any drainage runs through retained tree lines within the site will be carried out under supervision (G18 - southern side). Two inspection chambers in the PRA of the retained hedge / tree corridor along the PRoW are to be 'sensitively excavated' (G28 - centre). In all other respects, the proposed drainage scheme accords with the associated AMS (Rev C) which was assessed under DC/24/1676.

Whilst the concerns of the Council's Landscape team are noted, and material to the site and its location, officers consider that the topography and sloping context of the site in this instance take priority in establishing the critical drainage infrastructure first and foremost. Landscape and planting details, along with retaining walls and engineering features, will be considered under subsequent conditions discharge applications, at which point, the siting and any necessary relocations of tree planting can be properly considered in relation to the overall landscape framework of the site.

The requirements of the condition have therefore now been satisfied.

Condition 9:

Pre-Commencement Condition: No site levelling works shall take place until full details of the existing and final land levels and finished floor levels (in relation to nearby datum points) have been submitted to and approved by the Local Planning Authority in writing. The details shall include the proposed grading of land areas including the levels and contours to be formed, showing the relationship of proposed land levels to existing vegetation and surrounding landform. The site levelling works shall be completed in accordance with the approved details prior to the commencement of development of any building within the site.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Following the approval of the reserved matters application under DC/24/1676, the details have been extended to cover the whole of the Phase 1 site (as of 22nd July 2026), rather than the area of the new access road and adjacent land off Glebelands, with a further set of amendments to the site levels received on 10th August 2026.

Officers note that separate pre-commencement conditions 2 and 4 were imposed on the Reserved Matters Approval under DC/24/1676 to capture more detailed levels information across the site, arising from the necessary earthworks, cut and fill operations and changes required in proximity to RPAs of retained trees, as well as levels for paths and roadways which may not be caught under the finished floor levels submitted under Condition 9 on the outline consent.

Officers have reviewed the submitted details and find that the submitted plans broadly address the requirements of the condition, as the details identify existing and proposed ground levels, contours, finished floor levels, garage levels in relation to AOD datum points.

However, whilst officers note that there are no sections provided through the site and adjacent landform, nor the proposed gradings, the submitted drawings do illustrate where the engineering

solutions, grading and building platforms are to be located, where the steep banks are and what the associated land levels are to be in those locations. The levels are broadly in accordance with the details considered under the reserved matters application DC/24/1676.

Further details relating to the mechanism of how those gradients will be dealt with and delivered by means of landscaping, planting of engineering solutions, will be assessed by way of Conditions 2 and 4 of DC/24/1676, which are noted to require more detailed levels information across the site.

It is important to note that the Council's Landscape Team have reviewed the submitted details and find that there are some areas of information which appear to be absent, such as the land levels around the Bromsgrove Type plots. Further comments relate to a number of site-specific issues and concerns, which are more relevant to the considerations of Conditions 2 and 4 under DC/24/1676 (as submitted under DISC/26/0266)

Subject to a caveat that more detailed matters in relation to gradients and levels are to be considered under Conditions 2 and 4 of DC/24/1676, officers find that the submitted details address the broad requirements of condition 9 of the outline consent under DC/21/2321. The requirements of the condition have therefore been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

The applicant is advised that in relation to the drainage scheme, considerations should be given to the subsequent rooting space, locations of and species choices of any new tree planting (which is required under 10 at pre-commencement (slab) level of DC/24/1676), so as not to lead to a diminishment of the expected landscape scheme for this site.

NOTE TO APPLICANT

The applicant is advised that more detailed levels information, relating to earthworks, cut-and-fill operations, retaining and supporting engineering features, engineering works near root protection areas and at boundaries, along with detailed information relating to the eastern boundary of the site (adjacent to plots 20-26), will be expected to be addressed, submitted and assessed under pre-commencement conditions 2 and 4 of DC/24/1676. Approval of the broader strategic levels information under condition 9 will therefore not prejudice future assessment of these subsequent matters.

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/25/0263

(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
Plans	Site Drainage Sheet 4	H9376_RSK_ZZ_XX_DR_CE_300113 P01	10.08.2026
Plans	Site Drainage Sheet 5	H9376_RSK_ZZ_XX_DR_CE_3001104 P01	10.08.2026
Plans	Site Drainage Sheet 6	H9376_RSK_ZZ_XX_DR_CE_300115 P01	10.08.2026

