

Nicola Pettifer and Adrian Smith
Horsham District Council
Albery House
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Horsham
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6th May 2025

To Nicola and Adrian,

Submission of updated information pursuant to Reserved Matters application (Ref. DC/24/1676) on Land at New Place Farm, Pulborough, West Sussex.

Five principal comments/concerns were raised (see email from Nicola Pettifer dated 1st April 2026) regarding the Reserved Matters application. This application seeks to address these alongside comments previously raised regarding landscaping and affordable housing. It is of our view that this updated information addresses all outstanding comments and the application can now proceed towards a positive resolution.

For completeness, and for ease, please find below the comments received (dated 1st April 2026) and our responses to them (responses in [Blue](#) below):

1. I can confirm the use of the Tobermore walling is the preferred choice for all public areas / retaining walls. Please specify finish / colour as part of the application details to work with landscape features and building materials across the site and locality.

Tobermore is now used across the Site on all retaining walls as requested. The colour has been reviewed by our chartered Landscape Architects and Architects who have concluded that the 'Dune' colour is most appropriate to fit in with the landscape features and building materials within the site and locally. This aligns closely with the material finish of New Place Manor. The use of Tobermore Dune is detailed on the submitted Materials Plan (Ref. H9376-GPA-XX-XX-DR-UD-203006-C04-Material Plan).

Dune



2. We have no set standard or format for the 'permeability / accessibility strategy', but rather that they should respond to the site context / constraints and be proportionate to the scale and nature of the proposal. In the New Place Farm site, we'd suggest that the accessibility/permeability strategy includes a response to the levels across the site, which helps to assess whether residents have excessive distances to walk before certain areas / paths can be accessed due to what might be prohibitive changes in site levels, or where the links to / from PRow are, stepped parts of the paths etc.

Your plan provided is a good starting point, but for a sloping site such as New Place Farm, it would be helpful to understand the levels and restrictions where onward travel might be precluded for cycles / wheelchairs etc. I note your comment that the architects and engineers are working to tie in the paths as much as possible.

I've attached a much more comprehensive document for a larger strategic site, so something in the middle would be more proportionate for this site. There is some guidance here:

<https://www.essexdesignguide.co.uk/design-details/layout-details/permeability-and-legibility-of-the-layout/>

A detailed accessibility plan (Drawing Ref. H9376-GPA-XX-XX-DR-UD-203018-C01- Accessible Movement Plan) has now been produced. This has been overlaid with the levels and identifies where 'Accessible Footpaths' are located (i.e. can be accessed via wheelchair users) and 'Non-Accessible Routes' (i.e. includes steps that are not accessible via wheelchair users). As the plan depicts, the majority of routes within the Site are accessible with greater linkages now provided between roads to ensure that as many areas are connected as possible.

3. Many thanks for the Bromsgrove layout and elevations. The principle of a ground and first-floor maisonette to the mid-units would be supportable in principle, and would provide these units with a dual aspect. For units with a side elevation, I would encourage flank windows as and where possible (eg bathrooms and kitchens). This would improve internal residential amenity and create side elevations which have visual interest. Is there any way that the WC's could also be provided with a small window to help with natural daylight and ventilation?

Maisonettes have been provided within the Bromsgrove block (Pages 26-28 of Housetype Brochure, Drawing Ref. H9376-GPA-XX-XX-DR-UD-203-C03- HOUSE TYPE BROCHURE) ensuring that all properties are dual aspect. Flank windows have been added to living and kitchen areas to provide improved dual aspect properties.

As these are to be AH units, it is always helpful to understand that the RP is happy with the dwelling typology and floorplans, as this can avoid later changes to the layout.

We do not yet have a Registered Provider on this project as we do not have a fixed layout to tender. The dwelling type, however, is a standard Redrow housetype and has been used throughout the country with no concerns raised by Registered Providers on its use.

The question over amenity areas to these units was to understand if there would be additional fencing or screening provided, or if the residents are close enough to the public open space so that there is no private amenity areas to these units? Again, it would help to understand if the RP is happy to accept units with no private outside space / balconies. Private / management demise is helpful to understand for these sites, and I'd suggest this is in the LMMP.

The properties front the largest areas of open space and have the easiest access to them. We have, however, also now provided small amenity areas for each dwelling out the front of their property secured by estate railing with gates providing individual access to these areas (Drawing Ref. H9376-GPA-XX-XX-DR-UD-203003-C04-Boundary Treatments Plan). This is identified in the Boundary Treatments Plan and we are happy to incorporate as part of the LEMP to discharge the relevant condition.



4. I note your comments about the planting, play space and view cone, so we look forward to seeing those details within the amended submission pack. We can work through the bin stores with the waste team to ensure these are sited in the best locations for the operatives according to drag distances. I have attached a plan annotated by our waste team as part of the previous plan layout for this site. It might help as a starting point.

The landscaping has been significantly re-designed through the centre view cone with a new 'journey' provided through with different seating areas, accessible routes and a wider view cone through the loss of 1.no Bromsgrove dwelling.

Bin storage locations have also been reviewed and reduced wherever possible whilst still ensuring we align with Building Regulations requirements.

5. In terms of a plan that shows co-ordination of landscape, earthworks, services, drainage and PRA, I do understand the complexities of such a plan. These are helpful to us to

ensure that landscape and utilities are co-ordinated in terms of new planting, particularly trees, and to incorporate drainage runs and in this case, retaining walls, indication of banked areas, and would accept that the plan will need to be split across several sections. From a drafting point of view, I'd suggest the plan include building road levels, existing / proposed topography spots, and that the above drainage, planting and service runs are overlaid so we can review these elements cohesively and that there is no missed information between specialist information packs.

Please see [Drawing Ref. 890815-RSK-ZZ-XX-DR-C-8030-P01-Design Overlay Layout](#) which overlaps the following plans:

- [Planning Layout](#)
- [Levels \(Earthworks\) Plan](#)
- [Drainage and Utilities Design \(note all other utilities with exception of drainage are located within footways\)](#)
- [Retaining Features](#)
- [Landscaping](#)
- [RPAs](#)

Following the above, Barratt Redrow are pleased to enclose the below listed details pursuant to Reserved Matters application Ref. DC/24/1676:

Architectural

H9376-GPA-XX-XX-DR-UD-201001-C01-Site Location Plan

H9376-GPA-XX-XX-DR-UD-203001-C08-Planning Layout Sheet 1 B&W

H9376-GPA-XX-XX-DR-UD-203002-C04-Tenure Layout

H9376-GPA-XX-XX-DR-UD-203003-C04-Boundary Treatments Plan

H9376-GPA-XX-XX-DR-UD-203004-C04-Occupancy Plan

H9376-GPA-XX-XX-DR-UD-203005-C04-Massing Plan

H9376-GPA-XX-XX-DR-UD-203006-C04-Material Plan

H9376-GPA-XX-XX-DR-UD-203007-C04-Refuse Strategy Plan

H9376-GPA-XX-XX-DR-UD-203008-C08-Planning Layout Sheet 2 B&W

H9376-GPA-XX-XX-DR-UD-203009-C08-Planning Layout Sheet 2 Coloured (Low Resolution)

H9376-GPA-XX-XX-DR-UD-203010-C04-Parking Plan

H9376-GPA-XX-XX-DR-UD-203011-C04-EV Plan

H9376-GPA-XX-XX-DR-UD-203012-C04- House Distribution Plan

H9376-GPA-XX-XX-DR-UD-203013-C04- Hard Surfacing Plan

H9376-GPA-XX-XX-DR-UD-203014-C04- Cycle Store Plan

H9376-GPA-XX-XX-DR-UD-203015-C03- Sales Area Plan

H9376-GPA-XX-XX-DR-UD-203016-C04- Land Use Plan

H9376-GPA-XX-XX-DR-UD-203017-C04- Street Hierarchy Plan

H9376-GPA-XX-XX-DR-UD-203018-C01- Accessible Movement Plan

H9376-GPA-XX-XX-DR-UD-203018-C04- Air Source Heat Pump Plan

H9376-GPA-XX-XX-DR-UD-203051-C04-Street Scenes A-A, B-B, C-C, D-D & E-E (Low Resolution)

H9376-GPA-XX-XX-DR-UD-204001-C03- Design Compliance Statement (Low Resolution)

H9376-GPA-XX-XX-DR-UD-203-C03- HOUSE TYPE BROCHURE (Low Resolution)

Landscaping

H9376-FIN-XX-XX-DR-LA-215000_C04

H9376-FIN-XX-XX-DR-LA-215001_C07

H9376-FIN-XX-XX-DR-LA-215002_C07

H9376-FIN-XX-XX-DR-LA-215003_C07

H9376-FIN-XX-XX-DR-LA-215004_C07

H9376-FIN-XX-XX-DR-LA-215005_C07

H9376-FIN-XX-XX-DR-LA-215006_C07

H9376-FIN-XX-XX-DR-LA-215007_C07

H9376-FIN-XX-XX-DR-LA-215008_C07

H9376-FIN-XX-XX-DR-LA-215009_C04

H9376-FIN-XX-XX-DR-LA-215010_C07

Engineering

890815-RSK-ZZ-XX-DR-C-8200 P03 Sitewide Levels

890815-RSK-ZZ-XX-DR-C-8201 Rev P06 Site Levels West

890815-RSK-ZZ-XX-DR-C-8202 Rev P06 Site Levels East

890815-RSK-ZZ-XX-DR-C-8300 P03 Sitewide Drainage

890815-RSK-ZZ-XX-DR-C-8301 Rev P07 Site Drainage West

890815-RSK-ZZ-XX-DR-C-8302 Rev P07 Site Drainage East

890815-RSK-ZZ-XX-DR-C-8303-P01-Culvert Section

890815-RSK-ZZ-XX-DR-C-8305 Rev P05 Catchment Plan

890815-RSK-ZZ-XX-DR-C-8308 P05 Overland Flow Route Plan

890815-RSK-ZZ-XX-DR-C-8410 Rev P04 Site Sections

Pulborough Sitewide SW Drainage Calculations - Rev B

890815-R1(02) - SUDS Management Schedule

I trust the submission is clear. Should you require any further information then please do not hesitate to contact me on 01483 547419 or at sean.havis@barratthomes.co.uk.

Yours sincerely



Seán Havis

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