



TO: Planning Committee

BY: Head of Development and Building Control

DATE: 7th July 2026

DEVELOPMENT: 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.

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

WARD: Pulborough, Coldwaltham and Amberley

APPLICATION: DC/24/1676

APPLICANT: **Name:** Miss Kristy King **Address:** Compton House, The Guildway, Old Portsmouth Road, Guildford, Surrey, GU3 1LR

REASON FOR INCLUSION ON THE AGENDA: More than eight persons in different households or bodies have made written representations within the consultation period raising material planning considerations that are inconsistent with the recommendation of the Head of Development and Building Control.

RECOMMENDATION: To approve reserved matters consent subject to appropriate conditions.

1. THE PURPOSE OF THIS REPORT

1.1 To consider the application for approval of reserved matters.

DESCRIPTION OF THE APPLICATION

1.2 The application has been submitted to approve the matters reserved under the outline planning permission DC/21/2321 relating to appearance, landscaping, layout and scale, for a development of up to 170 residential dwellings on land at New Place Farm. This reserved matters application relates to the larger part of the site, up to 160 dwellings, and does not cover a small parcel of land to the west (which sits adjacent to the listed buildings at New Place Manor) which is to come forward at a later date for up to 10 dwellings.

1.3 Amendments have been received and consulted upon in response to officer and consultee comments over the accordance of the proposals with the approved parameter plan and in relation to the site levels, potential impact on retained trees and ability to deliver the

envisaged development as per the approved outline permission, as well as technical details relating to surface water drainage.

- 1.4 The current submission, as amended, details the provision of 160 dwellings on the main part of the site. All dwellings are shown to be 2-storeys in height with garages or car-ports being 1-storey.

- 1.5 The following housing mix is proposed:

Open Market (100 units):

- 0 x 1-bed houses
- 15 x 2-bed houses
- 49 x 3-bed houses
- 34 x 4-bed houses
- 7 x 5-bed houses

Affordable Housing (60 units).

- 10 x 1-bed units
- 27 x 2-bed units
- 18 x 3-bed units
- 5 x 4-bed units

This results in a total of 100 dwellings with 60 as affordable housing units, which works out as a 37.5% affordable housing provision. The affordable housing provision comprises a 70/30 split, resulting in 42 affordable rented and 18 shared ownership units.

- 1.6 A mixture of materials of proposed across the site including:

- Walls - Mix of red and buff bricks – with feature detailing of white render, vertical red / brown tile hanging and red brick, and 'Waney edge' boarding, and Mock-Tudor boarding to gable-ends
- Roofs mainly hipped - Mix of red and dark grey roof tiles
- Architectural features to include porches, chimneys

- 1.7 Parking arrangements across the site comprise generally of 2 x tandem spaces per dwelling and a detached garage, or 2 x tandem spaces with no garages. Dwellings with integrated garages benefit from 2 side-by-side spaces as these properties generally have a wider frontage. Terraced house types have frontage parking, in groups on no more than 4 spaces, separated by paths and / or landscape bays. Overall, the following parking provisions are proposed across the site:

- 302 allocated / private parking spaces
- 37 detached garages (applying 0.5 ratio = 18.5 spaces)
- 53 integrated garages (applying 0.5 ratio – 26.5)
- 16 visitor spaces
- 12 spaces for the Pump Track
- 8 temporary sales parking spaces

- 1.8 Full hard and soft Landscaping details are provided within the submitted documents, including details relating to the external and ground finished floor levels of the plots. Retaining walls and other features are shown to support the changes in levels between plots.

- 1.8m high rear and side boundary walls of brick (where they face a street or landscape buffer areas) and / or timber (between gardens). Brick walls are curved where they face onto the public realm / streets
- 0.75m high timber bollards at turning heads, footpath crossing points and in other landscape areas
- Brick entrance features to the western side
- Post and rail (Sussex-style) fencing 0.9m in height to the PRow by plots 41-49

- Black 'estate' railings 1.2m in height to the fronts of plots 123-136
 - Retaining walls in 'Tobermore' stone (Dune) – terracing north of the attenuation pond by plots 102-118, in part within the attenuation pond contouring, to the front of plots 3 and 4, and along the north side by plots 41–49.
- 1.9 The vehicular access into the site has been agreed under the outline planning consent DC/21/2321, which is to be derived from the residential cul-de-sac Drovers Lane, which in itself leads off Glebelands, with upgrading works to the junction from Drovers Lane onto Glebelands. This is to form the central 'spine road' through the estate, with secondary roads leading into the cul-de-sacs, and 'private drives' leading off these. A shared cycle / pedestrian route leads alongside the spine road and then up through the central open area to the pump track, with additional new pedestrian paths and retained PRow, with an agreed strategy to integrate the PRow into the site's public open space, which as amended will feature a LEAP adjacent to the pump track. Other play-on-the-way features and benches / seating areas will be integrated into the north-south central view corridor and public open space.
- 1.10 Most of the paths have been designed to be accessible, with amendments confirming the surfacing to the PRow will be to WSCC specifications. A few areas of stepped paths are noted, but alternative step-free routes are available to navigate the sloping site.
- 1.11 In terms of sustainability, the buildings are to utilise a 'fabric first' approach using high levels of insulation to reduce heating demands and energy needs. The use of Air Source Heat Pumps would provide the heating source for the dwellings, along with the use of solar PV panels.
- 1.12 Surface water drainage across the site would involve a series of wet ponds, detention basins, swales, cellular storage areas and the existing ditch network.
- 1.13 The application has been subject to multiple rounds of amendments to resolve officer and consultee comments, with the latest set of revised plans received on 8th May, 2026.

DESCRIPTION OF THE SITE

- 1.14 Outline permission was approved in July 2023 for the erection of up to 170 dwelling on land formerly comprising the New Place Farm nurseries, which occupies a tract of land south the Arun Valley railway line and north of existing housing development, including St Mary's Church of England Primary School, on the northern eastern side of Pulborough.
- 1.15 All matters were reserved except for access, which is to be formed off Glebelands by way of a new bell-mouth junction. Indicative layout plans and parameter plans showed the residential blocks located immediately alongside a new central estate road with multi-functional green space focussed along the north side of the site featuring a pump track and country park. Surface water attenuation areas were shown to be located alongside the southern boundary, with large areas and corridors of naturalistic open space between the residential blocks creating play areas and orchard planting, retaining many of the existing hedgerow corridors.
- 1.16 The indicative layout at outline stage showed the retention of an existing pedestrian route along and through the southern side of the site, bridleways and public rights of way, along with a new network of pedestrian routes through the site. The setting of the adjacent Grade II* listed New Place Manor, and the Grade II listed archway and garden wall on the western side of the site was to be respected with development set away from its boundary. The gardens and amenities of existing properties at West Winds, Conifers, and The Bungalow, would also be respected and retained.

- 1.17 The development site has been allocated for the development of up to 170 dwellings under policy 2 of the 'Made' Pulborough Neighbourhood Plan (2025). It is now expected that the Pulborough BUAB will be extended to include this allocated application site.
- 1.18 In September 2024 a Non-Material Amendment application was permitted to amend the wording of conditions 2 and 20 of DC/21/2321. This amendment facilitates the phasing of the development to enable the small land parcel to the west of the site (within the heritage setting) to come forward separately from the main development of the site.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 41 - Community Facilities, Leisure and Recreation

Pulborough Neighbourhood Plan (2025):

Policy 1: A Spatial Plan for the Parish
Policy 2: Land at New Place farm, Pulborough
Policy 15: Design

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality

Strategic Policy 13: The Natural Environment and Landscape Character
 Strategic Policy 14: Countryside Protection
 Strategic Policy 16: Protected Landscapes
 Strategic Policy 17: Green Infrastructure and Biodiversity
 Strategic Policy 19: Development Quality
 Strategic Policy 20: Development Principles
 Policy 21: Heritage Assets and Managing Change within the Historic Environment
 Strategic Policy 23: Infrastructure Provision
 Strategic Policy 24: Sustainable Transport
 Strategic Policy 27: Inclusive Communities, Health and Wellbeing
 Policy 28: Community Facilities, Leisure and Recreation
 Strategic Policy 38: Meeting Local Housing Needs
 Policy 39: Affordable Housing
 Policy 40: Improving Housing Standards in the District

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)
 Community Infrastructure Levy (CIL) Charging Schedule (2017)

Parish Design Statement (May 2013)

Planning Advice Notes:

Shaping Development in Horsham
 Biodiversity and Green Infrastructure

PLANNING HISTORY AND RELEVANT APPLICATIONS

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	Permitted 07/07/2023
DC/24/1204	Non Material Amendment to previously approved application 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) to amend the wording of Conditions 2 and 20.	Permitted 05/09/2024
DISC/25/0001	Approval of details reserved by conditions 3 and 7(i) to approved application DC/21/2321 (CEMP)	Permitted 15/05/2025

3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

INTERNAL CONSULTATIONS

3.2 **HDC Arboricultural Officer:** Comment

[Summary – 15th May 2026] No apparent revised AIA / AMS from the last comments (Jan 2026).

[Summary – 14th Jan 2026] Revised arb. document – Rev C dated Jan 26 – no clear changes made.

Principal concerns were protection of trees of merit (which subject to an AMS condition being applied and getting appropriate supervisory arb. involvement should be reasonably achieved) and getting robust landscape planting to replace the poor quality trees (particularly the poplar shelterbelts). This is a comment is for Landscape to comment on, but, the current proposed approach of re-pollarding and patchy replacement will not give the longer term impact that a robust scheme of replacement using good quality nursery stock at this phase of planning process would procure. However as discussed, it is appreciated that the landscape impact of the tree loss and, if utilising a 30 year management plan, the phased replacement could presumably be managed/subject of compliance as necessary, providing that the LPA are prepared to carry on monitoring the site in this respect in perpetuity.

[Summary – 14th Jan 2026] Re-design now clarifies previously identified conflicts with the recommended RPAs around retained trees of merit.

Recommend that plans in respect of drainage requirements, levels and earthworks are double checked with the applicant to ensure that they are all in accordance with/do not conflict with the revised Tree Protection Plans in this respect.

Specialist arboriculturist supervision of all tree protection measures and methods of working close to trees will be required as outlined in the AMS, with an appropriate and enforceable scheme of supervisory reporting in this respect to be sought by condition.

The pruning and latter phased removal of some of the hybrid poplar tree belts post build out is contrary to my recommendation at the outline stage of development planning. In accordance with the recommendations of the landscape team, I recommend a robust scheme of landscape mitigation and replacement of trees of future stature is garnered at this stage of the planning process for both bounding tree belts and street tree plantings

[Summary – 5th Feb 2025] The layout conflicts with the minimum recommendations of the relevant design standard in respect of appropriately conserving all of the relatively few key remaining mature landscape features that bound the site. There is no overriding justification for this failure of the design.

Please request a revised layout that conforms with the minimum recommendations of BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. Whereby, the retained trees and soil structure take priority in the design process and there is sufficient working space between minimum plotted root protection areas of trees and desired excavations or changes in levels.

Phased removal of additional trees post build out, as proposed, also requires further clarification and detailing of replacements.

3.3 **HDC Waste Collections:** Objection / Recommendation / Advice

[Summary] Revised resident collection points and drag distances suggested to maximise operational factors and efficiency of the refuse / recycling operatives

3.4 **HDC Environmental Health:** Comment

[Summary] Lack of details to Air Source Heat Pumps particularly for smaller plots

3.5 **HDC Housing:** Support

[Summary – 10th Jan 2026] Updated tenure mix provided which increases the provision of larger homes, reflecting the local demand. There is encouragement for the delivery of additional 3- and 4-bed houses for affordable rent, where feasible, as there is clear evidence of significant demand. The applicant is strongly encouraged to engage with a registered provider to confirm tenure split and secure funding, and ensure the layout meets the provider's requirements.

[Summary – 12th Dec 2025] Tenure mix and split now provided. The Housing Register for Pulborough currently includes 166 households awaiting accommodation, broken down as follows:

- 62 households (37%) requiring a 1-bedroom property
- 30 households (18%) requiring a 2-bedroom property
- 56 households (34%) requiring a 3-bedroom property
- 18 households (11%) requiring a 4-bedroom or larger property

Households requiring 3- or 4-bedroom accommodation face the longest waiting times, on average waiting three times longer than those requiring 1- or 2-bedroom properties. Housing Officers therefore require the affordable housing mix to reflect local demand in order to support this proposal.

3.6 **HDC Landscape Architect:** Objection / Modification

[Summary – June 2026] The positive changes to the scheme are welcomed, particularly in relation to the central viewing corridor / open space, retaining walls and levels treatment adjacent to the western basin. The encroachment into the central and eastern tree belts remain of key concern. While it is accepted that the loss of the central tree belt could potentially be mitigated and compensated through the submission of a robust methodology for replacement and compensatory measures, the eastern boundary does not benefit from the same level of flexibility. Its retention and enhancement, particularly given its position and function as a buffer between the proposed built form and the countryside, are critical to mitigating the adverse effects identified within the LVIA at outline stage.

This proposed relationship is not considered to be acceptable and cannot be supported on landscape and visual amenity grounds.

[Summary – 12th Feb 2026] Fundamental concerns remain:

- Reduction in viewing corridor
- Significant changes to topography and levels plan not indicating proposed contours
- Built form pulled too close to the eastern boundary

A number of other matters must be resolved prior to determination:

- Play area buffer
- Lack of drainage information and thus coordination with the landscape strategy
- Lack of clarity on replacing the poplar treeline
- Fencing off the 'countryside park' area

[Summary – 18th Dec 2025] Despite updated plans, majority of previously raised concerns remain. The following is of key importance and must be resolved prior to determination:

- Reduction in viewing corridor
- Significant changes to topography and levels plan not indicating proposed contours
- Combined hard and soft landscape plans do not show the entirety of the proposals
- Built form pulled too close to the eastern boundary

Further consideration is recommended to be given to the site layout and overarching landscape framework to ensure that landscape and visual effects are appropriately mitigated. In particular, we seek assurance that the rural and verdant qualities experienced on site and its surroundings are retained, and that the scheme is sensitively and successfully integrated into the receiving landscape.

[Summary – 24th Feb 2025] A number of concerns are raised with the significant change between the framework plan and the current proposals. This is undermining the landscape strategy and must be reviewed. The current scheme is not sensitive to its setting and considered to give rise to significant effects on the landscape character and amenity of the area. Further information is requested as well as consistency between plans in order to make an informed assessment.

Please note HDC's Arboriculturist in regard to seeking justification for the layout conflicting with the minimum recommendations of root protection area (RPA) encroachment of trees, as the chief landscape concern is with the safeguarding of existing, mature landscape features in order to conserve the landscape character.

3.7 **HDC Parks and Countryside:** Comment

[Summary – 29th Jan 2026] Use of Fields in Trust Guidance does not overrule HDCs OSSR (which took the FiT guidance into account and applied local 'in practice experience') – proximity of Play area to housing ends up causing a nuisance to residents who are close to it.

Fencing of BNG area is odd as it isolates the BNG area from the adjacent graduated hedge boundary, likely to create a circular god walking area – likely to impact quantity provision.

[Summary – 3rd April 2025] Further information is needed regarding the quantities and types of open space provided, against what is required. Other comments relate to ensuring the:

- open space is protected against unauthorised vehicular access,
- trees are properly established,
- meadow is properly established,
- pump track is well designed,
- LEAP has enough space and includes for shade

Land Budget - Please provide a land budget table and map which shows how much open space land is provided in comparison to how much is required for the size of the development.

Open Space - Provision needs to be made to control vehicular access to the open space, including:

- Bund to prevent unauthorised vehicular access to the open space.
- Access for vehicles to maintain the land – preferably through use of retractable lift-assist bollards with internal locks (to prevent tampering).
- Dog waste bins need to be included on the site.

Tree watering – details need to be specific

Meadow - A large wildflower meadow is proposed and supported. However, there is little detail about how this is to be established. Evidence of soil surveys and identification of the most appropriate species to encourage should be provided. More information is needed regarding how the meadow will be established. This will ensure that the meadow can be maintained as such for the long term.

Pump Track - Further information is required on the size and design of the pump track, to include surface materials, drainage and profile. Evidence should show that the pump track has been designed by experts in the field and it meets safety guidelines. This will help to ensure that the facility is well used. Signage needs to be included.

LEAP - There is a lack of detail regarding the play area.

- The size of the activity area needs to be at least 400 sqm.
- There should be at least a 20m buffer zone from the edge of the activity area to the boundary of the nearest dwelling.
- The layout of the play area doesn't look like it would pass safety standards. Swings and roundabouts are usually set to the side of play areas to discourage young children from walking into the path of moving objects and people. Please show that the design has been reviewed to meet the latest safety standards. The type of equipment can be secured by condition, but it's important to get the space allocation correct.
- Include for a couple of trees in the design so that there is shade in the play area. These would need to be placed such that roots wouldn't lift the safety surface.

OUTSIDE AGENCIES

3.8 **Archaeology Consultant:** No Objection

3.9 **Ecology Consultant:** Comment

[Summary] We have reviewed the Decision Notice for application DC/24/1204 which varies outline application DC/21/2321 and the Decision Notice for application DC/21/2321. We are satisfied that the ecology conditions secured at outline stage are deliverable and therefore have no objection to approval of reserved matters application.

3.10 **Historic England:** Comment

[Summary] Consideration should be given to the comments from the Council's specialist Archaeologist and Heritage Officers, or refer to the standing advice

3.11 **Police:** Comment

[Summary] Reference to Secured By Design should be had. Parking should be within views of active rooms. Advice provided on post boxes, EV charge specifications, Cycle racks, lighting and construction compound security. The applicant is advised to make contact with the Neighbourhood Police Team.

3.12 **Southern Water:** Comment

[Summary] Adequate capacity in local sewerage network to accommodate the foul flow of 1.45 l/s for the proposed development. No surface water can be accommodated within the existing foul sewerage network unless agreed by the LLFA in consultation with Southern Water after the hierarchy Part H3 of the Building Regulations has been complied with

3.13 **West Sussex Fire and Rescue:** Comment

[Summary] Fire hydrant / supply condition

3.14 **NHS Sussex:** Comment

[Summary] Contribution of £261,219 required towards supporting increased capacity at Billingshurst / Pulborough GP practice

3.15 **NatureSpace:** Comment

[Summary] Recent information has been reviewed, but the last survey is noted to be 5 years old and therefore beyond the guidance for this type of survey (NE and CIEEM). There is a pond within 125m which could present direct connectivity to the site through woodland and therefore the standard approach would be to include a survey of this pond.

However, it is fair to note the stated condition of the onsite habitat, and, as GCN were not encountered during the reptile surveys, a Precautionary Working Method Statement may be a suitable option, written by a suitably qualified ecologist and submitted prior to determination or secured as a pre-commencement condition.

3.16 WSCC Highways: Comments

[Summary] There are still a few locations that need to consider how a visual or mobility impaired person would navigate the transition from footway into shared use surface as marked on plans. There is one secondary road which still shows pavements on each side of the road which does not fit in with the proposed street hierarchy. Otherwise, the proposed street hierarchy and surfacing strategy is acceptable.

Parking for the whole site in 'Parking Plan' A1192 shows the provision of 307 private parking spaces, 16 visitor spaces evenly distributed, 52 integrated garages, 8 temporary sales parking, 12 pump track parking and 1 sub station parking space.

This has been checked against the WSCC car parking guidance for new developments and the 'House Distribution Plan' A1192. Where the site falls into Parking Behaviour Zone 1 and based on the mix of dwellings proposed WSCC would expect to see the following:

12 x 1 bed dwellings (1.5) = 18

29 x 2 bed dwellings (1.7) = 49.3

64 x 3 bed dwellings (2.2) = 140.8

38 x 4 bed dwellings (2.7) = 102.6

7 x 5 bed dwellings (2.7) = 18.9

Total = 330

As per WSCC car parking guidance: *'To meet with current and emerging guidance on the promotion of sustainable travel modes and choices, consideration could also be given to reducing the expected level of parking demand by 10%.'*

Additionally, in the WSCC guidance it states, *'it may be appropriate to allow for additional demand for Visitor parking of 0.2/spaces per dwelling'* (DCLG, 2007, Residential Car Parking Research). **0.2 x 160 = 32 visitor spaces**

Comparing the standards against the parking plan WSCC are comfortable with the proposed parking strategy.

WSCC has checked the **Accessible Movement Plan**, and we the internal footpaths are accessible to all throughout the development, with just a few exception areas however there are alternative options available.

3.17 WSCC Lead Local Flood Authority: No Objection

[Summary] The applicant is advised that culverting and altering watercourses and ordinary watercourses fall under the Land Drainage act and will / may require consent from WSCC

3.18 WSCC Rights of Way: No Objection

[Summary] Updated Hard Surfacing Plan (H9376-GPA-XX-XX-DR-UD-203013-C05- Hard Surfacing Plan) now shows the Public Rights of Way to be surfaced according to the Section 106 agreement.

PUBLIC CONSULTATIONS

3.19 Pulborough Parish Council:

[Summary] – Objections reiterated from 17th February 2025. In addition, the following matters are raised:

- Significant dilution of landscape-led development expected at outline stage
- Reduced and weakened landscape boundaries along PRoW and site boundaries
- Built development brought closer to sensitive site edges than was reasonably anticipated from the outline parameter plan and supporting documentation
- Green infrastructure framework no longer sufficiently evident – lack of planting to soften development and parking areas
- Failure to adequately deliver the landscape structure and mitigation measures that were fundamental to the original approval – narrowing and fragmentation of landscape corridors, loss of and weakening of hedgerows

- Harm to setting of the National Park and views to the South Downs
- Excessive emphasis on vehicular movement and parking – street-hierarchy that prioritises vehicles over people
- Extensive forecourt / frontage parking
- Cul-de-sacs which limit permeability, well-connected and walkable neighbourhoods
- Insufficient direct and attractive pedestrian and cycle connections – lack of direct and attractive walking and cycling connections
- Creating an inward-looking housing estate rather than a well-integrated extension to Pulborough
- Relationships between PRoW, existing and proposed dwellings – overlooking and loss of privacy, overbearing impact from two-storey development close to existing boundaries, noise and disturbance and headlight glare from turning heads
- PRoW corridors now appear to be bordered by garden fences, parking areas and development frontages that diminish the character, attractiveness and perceived safety
- Use of standardised house types and repetitive architectural forms – lack of local distinctiveness and insufficient design quality
- Key frontages, particularly along London Road and adjacent to the Public Right of Way, lack the architectural quality and sense of place expected of a strategic development of this scale
- Reduced ecological connectiveness

Substantial revision required

[Summary – 24th Oct 2025] – Objections reiterated from 17th February 2025.

Also concerns noted in relation to GCN, Archaeology and NHS in relation to capacity of Pulborough medical practice

[Summary - 17th Feb 2025] – Objections on the following grounds

Safety / transport:

- No mention of how the railway track, directly connected to the site, can be made safer for residents. Include cycleway access to the pump track and country park.
- One entrance will not be sufficient for this number of houses - An independent survey of traffic in the surrounding area should be undertaken
- How will construction traffic access the site? How will resident safety be managed – Developer to confirm that all Rights of Way will be maintained, including the route to Broomer's Hill which must not become a connecting road.
- The traffic management plan needs to demonstrate how Drovers Lane, a private road, will not be used for construction or future travel use to the proposed site.

Archaeology:

- Site lies within Archaeological Notification Area, with potential for below-ground remains from the later prehistoric or Roman periods. Members need confirmation that a full archaeology survey will be undertaken prior to any development.

Green Infrastructure:

- Hedges rather than close board fencing and brick walls –site must be permeable for nature
- Members agree with Andy Clout, assistant arboriculture officer at HDC, that conserving existing trees, which harbor thousands of birds during the nesting season, is not sufficient.
- Members need more information on the Country Park and the Pump Track
- Clarification is required to understand who will be responsible for maintenance of the public open spaces.

Blue Infrastructure:

- The Flood Risk Assessment (FRA) states that soak aways will not be used due to head deposits, this is surprising as Riverside, Oddstones and Brookfields, all have soak aways. The geology shows there are no superficial deposits and only greensand as the bedrock. There is one soak away onsite which is toward the south near Glebelands. The soak away issue needs to be addressed and should be accepted as a suitable approach or otherwise clearly evidenced as to why not.
- The FRA states 170 properties; the planning application is 160!
- The FRA states that there will be roadside swales; there are none shown on any of the layout plans.
- The FRA indicates that there is a ditch to the west of the site along the railway which joins the pond, this is the watercourse which runs through the village (behind Hardwoods Garage & under Tesco etc.) there is the possibility that the railway track drainage also discharges into the pond and this should be clarified. The pond overtopped this winter and flowed across the lane to the Allotments, this was an exceedance event affecting infrastructure, whilst it is accepted that there is no part of the development on this side, the developers are responsible it is proposed that the development provide a proposal to deliver some Natural Flood Management in this location and provide a designed exceedance pathway across the lane.
- The FRA assumes that Southern Water will adopt some elements of the surface water drainage as set out in the SSG. This is not a done deal; detailed discussions need to be had with Southern Water to ensure they will adopt and maintain elements of the Surface Water Drainage as there is no legal requirement for them to adopt and maintain.
- The FRA/drainage documents show a high-level maintenance schedule which is essentially a cut and paste from CIRIA guidance it shows little thought about how the development will actually function and whether there are any nuances which need to be understood and included within the maintenance schedule.
- The suggested approach of who will maintain the surface water features is not acceptable and too vague, there should be more detail on who will manage and maintain the features i.e. a commitment. This should also clearly identify the boundaries of the features and the extents of the maintained area, any features such as rubbish screens or other hard engineered elements of the features. This is to ensure there is no ambiguity over the features and who has responsibilities to manage and maintain. This will ensure the Surface water system will function as designed for the lifetime of the development.
- The FRA indicates that the southern swales along the boundary will discharge into an existing culvert – there should be a requirement that the developer needs to make sure the culvert is clear and flowing free without hinderance.
- There should be a phased construction plan for the SuDS and surface water
- There should be a phased construction plan for the SuDS and surface water management in how it will be constructed alongside the development and how these elements support the overall surface water management of the development and what mitigation will be put in place to ensure construction of the development does not materially affect the performance of the system i.e. silt loadings being washed into the SuDS. with this in mind it could be considered reasonable to ensure the developer only hands over the system once all properties have been completed and occupied and the system checked and demonstrated that it will work as designed for the lifetime of the development.
- The FRA shows an exceeding route plan, it is extremely simplistic and does not really show whether any properties on the development would potentially be at risk. There is grave concern re; the exceedance flow route when it gets to Drovers Lane and Glebelands. The potential volume and flow of water will naturally flow along both Glebelands south, west and then flow down The Spinney. This has the potential to affect the bungalows and other properties in Glebelands. Members need to see measures to mitigate this risk, raingardens on the grass verges for example.

- There is a document within the drainage suite of documents with its cover sheet showing a 2021 date, but the next page shows approval in October 2024! It is a minor point but if the document has gone through a QMS approach that should not really be missed.
- The drainage channel on the site boundary opposite Drovers Lane has a history of overflowing leaving muddy sludge across the road. It was agreed that the developers be requested to include flood alleviation measures to ensure future flooding can be avoided.

Sustainability:

- Members welcomed the goal of ensuring the development will be fossil fuel-free, but the developer should confirm that every home will have solar panels and heat pumps as well as whole house ventilation systems.
- Members questioned why there are no green roofs?

Design:

- The wrong homes were chosen as exemplars for the Character Study, no mention is made of the 2013 Pulborough Design Statement which should be reviewed and considered prior to providing house designs, Members do not want the mistakes made in recent years to be repeated.
- The proposed streetscapes are bland and uninspiring and have no relation to Pulborough village design, these appear to be standard developer style house types.
- The Parish Council, by way of the 'Neighbourhood Plan, seeks a commitment to build affordable housing for the community. The current design does not meet this commitment.

3.20 To date, 9 letters of Objection have been received from 7 different addresses, objecting to the application on the following grounds:

- Site clearance resulted in the loss of mature trees and hedges (and small orchard)
- Single access point is ill-conceived and will lead to congestion, pollution and damage to feeder roads – existing tailbacks at junction with A29
- Second access is required to the site
- Construction damage to Drovers Lane – who will be responsible?
- Increased surface water run-off
- No independent traffic survey undertaken to assess impact from 200+ extra cars
- Volume of traffic increased in feeder roads since landslide – demonstrating that these are unsuited to likely increased traffic
- Overdevelopment - no local infrastructure improvements
- Un-needed development as empty houses in all local new developments
- Light and noise pollution – impact on local wildlife, flora and fauna
- Ongoing responsibility for the clearance of drainage ditch
- Impact on quality of life for local residents
- Impact on views of South Downs = change to landscape for those who have purchased rural homes
- No reference to water neutrality made in application
- Stepped footbridge over railway is not fit for purpose – should be changed to a ramped bridge
- No details on future management of common areas and pump track and country park
- Any plans to plant along the boundary with Drovers Lane?
- Clarity over retention of existing trees (Poplar Tree belt)
- No Cycle paths shown, only footpaths – how will users of Pump track assess it?
- Proposal was for pre-dominantly 2/ 3-bed dwellings, but proposal is now largely for 3 / 4-bed dwellings which will bring higher car ownership

3.21 To date, one letter of Support has been received:

- Major site proposed in the Pulborough Neighbourhood Plan and vital for the village
- Provides safe access to pupils going to St Marys School and opportunity to create pedestrian bridge over the railway line (avoid crossing the A29 once or twice)
- Central to Pulborough giving easy access for residents to get to local services
- Most of the site is on old nursery site of no environmental merit, resembling light industrial site
- Provides nearly 80% of housing required in the Pulborough Neighbourhood Plan – which can only be provided on a greenfield site

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

4.1 The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

4.2 The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

Background

6.1 Outline planning permission was granted in July 2023 for the demolition of the existing nursery structures and the redevelopment of the site for a residential development scheme of up to 170 dwellings, including the provision of a countryside park with pump track, associated earthworks and infrastructure. All matters were reserved except for means of access from Glebelands and Drovers Lane, which was assessed by the Local Highways Authority as being sufficient to accommodate the future residential traffic for the development as well as the construction traffic.

6.2 The associated s106 legal agreement committed to the provision of the following:

- 35% of the dwellings to be affordable, split into 70% as affordable rented units and 30% shared ownership units
- A commuted sum of £914,041.60 to be payable to the Parish Council towards the management and maintenance of the pump track (min 1,400sq.m), the countryside park (approx. 5.46ha) and LEAP (min activity zone of 400sq.m), and transfer to the parish council
- Details and specifications of the above community assets along with a management plan for the long-term maintenance and management securing access to the general public
- Retained access to Drovers Lane and retained access potential as specified along the eastern and southern-eastern boundary to 'retained land'
- Provision of the SuDS features

- Delivery of a new stepped footbridge across the railway line (operational and available to members of the public) on or before the occupation of the 51st dwelling
 - The payment of £80,000 towards offsite PRow improvements – payable to WSCC
 - Improvements to the PRow network within the site as specified
 - The stopping up of the existing borehole on site (previously used for the nursery business) and revocation of the abstraction licence
- 6.3 A non-material amendment application (DC/24/1204) was subsequently permitted in September 2024 which amended conditions 2 and 20 of DC/21/2321 to allow a phased approach to the reserved matters to distinguish between the specific design approach in the northwest of the site (Phase 2 for 10 units) and the rest of the site's development (Phase 1 for 160 units).
- 6.4 This application relates to the reserved matters for Phase 1, i.e. the majority of the site, excluding the small parcel of phase 2 land to the northwest of the site (retained for some 10 dwellings). The material considerations relevant to this application for Reserved Matters consent are therefore limited to the appearance, landscaping, layout and scale and of the proposals, and the acceptability of the final housing mix being proposed for Phase 1 of the development (for 160 dwellings).
- 6.5 Planning conditions were also attached to the outline decision notice with regards to Construction and Environment Management Plan, contamination risks, biodiversity and ecological protection and enhancement works, an archaeological investigation program, surface water drainage strategy, and foul sewerage disposal. These matters are therefore not material planning considerations for this application as they have already been considered and addressed by way of conditions under the outline permission.
- 6.6 Officers note the concerns raised by residents on this application and that many of these relate to issues which have already been considered as part of the outline application. This includes concerns raised in respect of the location of the site generally, traffic generation and lack of community service provision. However, relevant concerns are addressed in the sections to follow.
- 6.7 The outline consent also secured pedestrian access to the site as set out in the associated Legal Agreement, whereby a 'rights of way scheme' is to be submitted with the first Reserved Matters application. This is to include details, timings of delivery and specification (including drainage) of the onsite PRow works. A brief summary of the agreed onsite PRow works secured by way of the legal agreement is as follows:
- **FP2330** - Cleared / widened to 2m, steps and handrail replaced, resurfaced to specification Upgraded to Bridleway (in part), gate removed at north end, widened to 3m, top-dressed to specification
 - **Bridleway2332** - Widened to 3m, resurfaced to specification, upgraded to Bridleway
- 6.8 The approved plans associated with the Outline consent also required broad accordance with the following layout / parameters plans:
- Density and Building Heights Parameter Plans (reference:edp3037_d051a, and edp3037_d052a)
 - Development Framework and Land Budget plan (reference: edp3037_d043e)
 - Arboricultural Impact Assessment (dp3037_r012)
 - Proposed Site Access (numbered 17334-01 Revision B)

Policy Framework

NPPF

- 6.9 Paragraph 135 of the NPPF makes reference to decisions ensuring developments are, *inter alia*, visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Furthermore, paragraph 139 directs Local Planning Authorities to refuse developments which fail to reflect local design policies and government design guidance, taking account of local design guidance and supplementary planning documents. Paragraph 193 of the NPPF requires local planning authorities to refuse development when determining planning applications which would result in the loss of deterioration of replacement habitats, including ancient woodland and ancient or veteran trees.

HDPF and Pulborough Neighbourhood Plan

- 6.10 The development plan in respect of this application comprises the HDPF and Pulborough Parish Neighbourhood Plan (PPNP). Policy 32 of the HDPF requires high quality and inclusive design for all development, including providing an attractive, functional, accessible, safe and adaptable environment which contributes to a sense of place in a way that integrates with the surroundings and historic landscape. Policy 33 of the HDPF requires the scale, massing and appearance of the development to be of a high standard of design and layout, which sympathetically relates with and respects the built surroundings and landscape. Policy 33 also seeks use of high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate. Policy 33 further presumes in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development.
- 6.11 Policy 35 of the HDPF is clear that development should adapt to climate change by using site layout to make use of opportunities for natural ventilation and solar gain. Policy 40 of the HDPF encourages and supports the provision of safe and suitable access for all road users. Policy 16(2) of the HDPF states that the appropriate mix of different housing types and sizes for each site will depend upon the established character and density of the neighbourhood and the viability of the scheme.
- 6.12 Within the Pulborough Parish Neighbourhood Plan, Policy 2 relates specifically to the application site (Land at New Place Farm), and sets a series of 19 principles for proposals to accord with, whilst Policy 15 (Design) states that all proposals for new development are expected to reflect the architectural and historic character and scale of the surrounding buildings and landscape as set out in the Pulborough Parish Design Statement.
- 6.13 The Pulborough Design Guidance (SDP) characterises the existing development to the south of the site as being 'Character Area 3' (1960's, 70's & 80's), an area of the village where the development pattern is generally one of large verges, wide roads, staggered properties and plots and a feeling of space.

Horsham District Local Plan

- 6.14 At the current time, the draft Regulation 19 Horsham District Local Plan 2023-2040 remains a 'post-submission' document, with 'emerging' status, following a revised program of hearings scheduled to conclude towards the end of 2026. The policies within the emerging Local Plan (eLP) are therefore deemed to carry some, albeit limited, weight. Strategic Policies 19 and 20 of the eLP seek to deliver 'beautiful and sustainable buildings and places', whilst Strategic Policy 13 of the eLP expects development proposals to be landscape-led from the outset so that they clearly inform the design and layout. Strategic Policy 17(1) of the eLP further states that Green Infrastructure should be integral to the design and layout of development, and Strategic Policy 20(4) of the eLP reiterates the importance of a design and layout which is sympathetic with the built surroundings, landscape, open spaces and routes within and adjoining the site. Strategic Policy 24 of the eLP is clear that the layout, design

and location of facilities and infrastructure should prioritise the ability of residents to safely and conveniently walk and cycle to meet their day-to-day work, shopping and leisure needs.

Layout

Layout and land uses

- 6.15 Policy 2(i) of the PPNP expects the site to be delivered with a 'landscape-led Masterplan', which includes consideration for the long-distance views of the South Downs National Park and PRow (2.i.a). Furthermore, retention of existing field boundaries, especially the lines of mature trees, combined with enhanced native planting should ensure an 'appropriate and effective soft-scape / green transition from urban to rural and help minimise the visual impact of the proposal' (2.i.b).
- 6.16 The proposed layout as illustrated within the revised drawing package (dated 8th May 2026) shows broad accordance with the approved parameter land budget plan (edp3037_d043e), density plan (edp3037_d051a) and building height plan (edp3037_d052a) referenced under Condition 23 of the original outline consent DC/21/2321. Officers consider that this reflects the street pattern and building layout within the neighbouring residential areas to the south of the site, which were developed between the 1960's – 1980's. The revised layout now addresses the concerns expressed with regard to the previous iterations on the central view corridor, finding that the proposal is now more closely aligned with the outline scheme and the expectations of what this central view corridor would achieve. The impact of this revised layout will be considered within the landscape section below.
- 6.17 As highlighted in the Parish Council's consultation response, the proposed layout does extend closer to the site's edges and boundaries, particularly in the north-eastern corner. By contrast, there are areas within the centre of the site which now contribute to a wider view corridor along the northern side, illustrating that the proposal includes offsetting measures to address areas of deviations from the parameter plans.
- 6.18 The site retains a large area to the north which accords with the expectations to deliver a publicly accessible Country Park, and includes the anticipated pump track, as per the expectations of DC/21/2321, alongside a relocated LEAP Play Space. Further areas of Multi-Functional Green Space are located broadly in accordance with the approved parameter land budget plan (edp3037_d043e). The following table shows the proposed and expected land areas per typology.

Land use type	<i>Superseded:</i>	<i>Proposed:</i>	Consented at Outline	Deficit / surplus
Residential	5.82ha	5.88ha	5.10ha	+ 0.78ha
Infrastructure	0.49ha	0.48ha	0.46ha	+ 0.02ha
Multi-functional greenspace (strategic)	5.28ha	5.24ha	5.46ha	- 0.22ha
Multi-functional greenspace (neighbourhood)	0.50ha	0.59ha	0.62ha	- 0.03ha
Naturalistic Green Space	3.63ha	3.66ha	3.52ha	+ 0.14ha
Surface water attenuation	0.57ha	0.44ha	1.13ha	- 0.69ha

- 6.19 Surface water attenuation areas remain focussed around the southern area of the site where ground levels are generally the lowest across the site, and which allows these drainage features to align with the pre-existing culverts and drainage connections beyond the site. This also accords with the approved Land Use Plan, with these SuDS now occupying a smaller land take than expected under the outline consent. The LLFA have been involved in multiple discussions and iterations of the proposed drainage strategy across this site, and have no objections to the reduced area of SuDS basins.

- 6.20 The development parcels for the 160 dwellings within the application site accord with the height and density parameter plans (excluding details reserved to the remaining westernmost parcel, which is yet to come forward).
- 6.21 Whilst it is clear that the residential development parcels account for a greater land use than at outline stage, by some 7,800sq.m, this figure represents just under 0.5% of the overall development area. Overall, Officers note that the site presents a complex pre-existing topography of levels, PRow, drainage ditches and vegetation, which have guided the resulting layout. Officers therefore find the proposed layout is in broad accordance with the expectations of the outline consent, and that there are some meaningful 'land swaps' that have taken place within the layout to optimise the proposed development.

Access / Parking

- 6.22 The consented outline scheme was to deliver the residential development with a single vehicular access off Glebelands and Drovers Lane, as per the requirements of PPNP Policy 2(v). No changes to this access are proposed as part of the Reserved Matters application from the details approved under Condition 15 of DC/21/2321 (drawing 17334-01 Revision B). Officers note that this access has been implemented on site.
- 6.23 Furthermore, improvements to, and the retention of, the existing network of PRow through the site is expected under Policy 2(vii) of the Pulborough Parish Neighbourhood Plan, specifically the north-south footpath (2330) and the east-west bridleway (2332), to facilitate non-car travel to and from the site and local amenities, such as shops and the school. The landscape plans show these routes within the site retained and surfaced making them suitable for year-round use.
- 6.24 Amendments to the footpath specifications now meet with the approval of the PRow Officer at WSCC. Officers note the requirements of the PRow upgrades and improvements are set out in the Section 106 Agreement, which will be necessary to discharge and agree with the WSCC PRow team. Therefore, officers are satisfied that this is suitably covered and secured by the Section 106 Agreement attached to the outline planning permission.
- 6.25 In respect of parking, the revised layout shows 12 spaces to be provided adjacent to the pump track to the north for visitors to use. The residential development would include the following:
- 16 x visitor spaces
 - 1 x substation space
 - 307 Allocated / private spaces
 - 52 x integrated garage spaces (count as 26)
 - 36 x detached garage spaces (count as 18)

WSCC Local Highways Authority (LHA) considers that the proposed parking numbers and distribution complies with the current WSCC Parking Standards, acknowledging that each garage/car port counts as 0.5 of a space. Cycle parking would be provided in the gardens, garages or cycle stores across the site. The LHA also notes the WSCC parking guidance calculates that a total of 330 allocated / private spaces would be the minimum anticipated to serve the proposed development. Having reviewed the proposal and the overall parking provision of 380 parking spaces the LHA are satisfied that there would be sufficient spaces to serve the needs of the occupants and their visitors. Officers agree with this position.

- 6.26 The current Building Regulations expects all dwellings to be provided with at least 1 active EV charge point, and sets guidance on the levels of passive spaces which can be upgraded in the future to meet demand. No conditions in respect of EV provision for the houses are therefore deemed necessary.
- 6.27 The application confirms that residential estate roads would not be adoptable and would remain subject to the private management company. Main estate roads and secondary roads

would be tarmac, with private drives (serving no more than 7 dwellings) block paved, a street hierarchy which is acceptable to the LHA.

- 6.28 In reference to the Parish Council's comments on the proposed layout being too car-dominant, officers find the residential parking provision to be well-located in relation to the development layout, with a mix of tandem spaces located to the sides of houses, double-width on-plot forecourt parking where properties feature integrated garages, and limited on-street parking courts, which will be split by planting bays and street-trees to address the visual impact of frontage parking. The site layout presents a good level of decently proportioned front gardens which off-set the parking areas, thus avoiding the overdominance of parking across the wider development.

Parameters plan

- 6.29 As noted above, the revised proposal maintains some deviations from the consented parameter plan (Development Framework and Land Budget plan, reference: edp3037_d043e). Overall, the land budget for Phase 1 of the site is considered acceptable, noting that the parameters remain broadly aligned with the expectations set out at Outline stage. The details to Phase 2 to the west of the site, will come forward separately, covering an area of around 2.3ha.
- 6.30 Where deviations from the outline masterplan exist, officers are satisfied that these are minor when taken across the whole site, representing an increase in only 0.5% of the total development area. These deviations do not undermine amenities of existing neighbouring occupants or impact adversely on RPAs of significant trees or hedgerows to be retained across the site, nor would they undermine the perceptual qualities of the PRoW through the site. Furthermore, these areas are balanced against a cohesively designed and landscaped public realm that runs through the site, which has been extensively revised to address officer and specialist comments, and which now continues to fulfil the central aim of enabling long-distance views of the South Downs to be enjoyed from within the site. Therefore, officers are satisfied that the proposed layout now sufficiently accords with the ambitions of the parameter plan.
- 6.31 In view of the above, Officers consider that the revised proposed layout now represents an acceptable level of accordance with the outline parameter plan and accords with the aims of PPNP policy 2(iii).

Landscaping and Trees

- 6.32 At the time of considering the outline proposal (under DC/21/2321), some adverse impacts on the wider landscape were noted, however as the site was then a draft allocation in the emerging Pulborough Neighbourhood Plan, no overall policy conflict was identified. Elements such as structural landscaping, buffer planting, retention of existing trees and hedgerows were to be subject to consideration under Reserved Matters, noting the following elements were considered essential to come forward under subsequent reserved matters applications or conditions:
- Pump track details
 - Transition to public open space to the west to include additional landscape features and boundary buffer using native trees, species-rich hedgerows, woodland shaw
 - Well-designed plot landscaping to frontages and sides with a diverse mix of native and non-native (where appropriate) species to positively contribute to the landscape character of the site and to make visual and aesthetic improvements commensurate to the scale of the development
 - Active frontages, particularly along the western and southern sides where the dwellings face onto public space. The use of side-on gardens which would give rise to stretches of garden boundaries, would not be supported – avoid use of close-boarded fencing abutting the public realm

- Built edge pulled off the eastern boundary and stronger edges through mitigatory planting – retention of mature hedgelines, woodland shaws and trees to the site's boundaries with removal only where necessary and justified to facilitate access
- Greater provision of tree-lined boundaries and hedgerows to break up the built form of development
- Minimise urbanising influences to ensure proposals are sympathetic to rural location
- Terraces should be short to enable convenient garden access and provide front / hidden refuse storage
- Usable / private outdoor spaces, communal gardens or balconies to apartments
- Seek pedestrian priority and retention of PRoW, creation of walkable neighbourhood, passive surveillance
- Use of trees to provide cooler spaces – climate change mitigation and planting choices
- Aesthetic and integrated SuDS features – avoid use of standard pre-cast concrete / galvanised railings to inlets and outlets

6.33 It is noted that at the current time, details in relation to the pump track are not available, so these would need to be secured under subsequent planning conditions. Likewise, details of play equipment, picnic tables and benches, and other street-furniture have not been provided as part of this application. Specifications are also required under the associated s106 agreement, so the Council would be provided with these to review and agree under the relevant mechanisms.

6.34 During the course of considering this application, the layout and details have been subject to revisions to address officer and Council consultee comments. Fundamentally, the amendments have sought to address the Council's Landscape Architect's concerns that the layout was no longer sensitive to the site's setting, and undermined the overall landscape strategy that was devised at outline stage. Further details have also been included to provide more clarification and certainty over the levels within the site, and the interaction between retained landscape features, drainage runs, and retaining walls.

6.35 In view of the above, the revised layout has significantly amended the central north-south green corridor which now includes focal spaces with seating, tree and other vegetation planting, SuDS / swales, some natural play features, and a pedestrian dominant footpath. The central green corridor provides a significant and beneficial feature of the development, providing not only visual links through the site, but also a pedestrian-focussed route through the development site which links the existing network of PRoW to the LEAP, Pump Track and Country Park provided within the site for wider community enjoyment. Officers are satisfied that this green corridor now delivers the sympathetic layout and landscape feature within the site that supports a high-quality site layout taking account of the landscape expectations set at outline stage. Conditions are advised to deal with the specifics of the play space and equipment therein, as well as ensuring the 20m buffer between the activity zone and nearest dwelling is secured.

6.36 This site presents a challenge insofar as the existing levels are concerned and how the proposed development will deal with its sloping site context, taking into account elements of retained landscaping and ditches within the site, as well as securing the desired upgrades to the PRoW. Careful review of the revised land levels within the site reveals that there will be some significant changes in levels across the site, with the drawings indicating notable sections of retaining walls and terraces in two key places:

- Along the northern side of the development where the new estate roads are indicated as being around 0.9m - 1.5m lower than the line of the retained PRoW and vegetation; and
- Around the northern side of the western-most attenuation pond, where the ground levels change by around 3.5m.

The retaining walls have been revised to specify 'Tobermore' Secura retaining wall blocks, which come with a few finish / colour options and can be secured by condition.

- 6.37 Other level changes will be accommodated by graded roads, ramped paths, graded gardens, patio levels and the finished floor levels within the houses, and as part of the landscaping within open spaces. Where stepped paths are unavoidable, alternative level routes will be available that are step-free. It is to be noted that any dwellings defined as being M4(2) adaptable and accessible will have level thresholds and ramped access.
- 6.38 The revisions have sought to address previously raised areas of concern insofar as levels, gradients, retaining structures, drainage routes and some unclarified areas. However, the Council's landscape team remain concerned about some slopes and gradients and the impact of the change in levels between the new engineering features (e.g. finished floor levels / gardens / driveways / required engineering operations) and retained vegetation such as the Poplar shelterbelt in the centre of the site and the eastern boundary vegetation.
- 6.39 In response to levels, officers have reviewed the revised plan pack and acknowledge there are some areas of the site where gradients are unavoidable, such as those in the above-mentioned public areas. In many instances, the change in levels is accommodated between residential plots and gardens, which is discussed in more detail within the 'residential amenity' section of the report. Overall, the levels are largely aligned with the pre-existing topography at the site's boundaries where interaction occurs with the existing vegetation and neighbouring properties. The most noticeable changes would be around the SuDS basins and the terraced landscape as this area lies within the public open space, and which is now considered to be visually suited to the site following revisions to the specification of the retaining walls. The second noticeable area of level changes lies alongside the north-eastern section of the PRoW, where a retaining wall is required to ensure the line of the PRoW can be retained, alongside the estate roads which would be at a lower level. Officers consider that the combination of appropriate planting and sensitive areas of embankment and railings / bollards could achieve a sensitive intervention at this rural edge of the site. Furthermore, most slopes and level changes in public spaces appear to be less than 1m in height and occur outside of the RPAs of the tree belt. Some level changes appear exacerbated by way of existing drainage ditches and are localised within the site.
- 6.40 In order to address the Landscape Officer's concerns about ensuring the eastern boundary can be adequately protected and retained, and not unduly eroded owing to the siting and width of the estate roads, officers and the applicants have been in discussion to reduce the width of the paved roadway / cul-de-sacs (plots 22 – 26) which would achieve a greater separation between the roadway and the retained hedgerow along this sensitive site edge of this area of concern, and thus limiting the encroachment into the RPA. Officers are satisfied that this eastern boundary in this location can be secured by way of pre-commencement details (see condition 4).
- 6.41 Whilst the retention of the heavily pollarded Shelterbelts within the former nursery site were seen as an important contribution to the overall landscape setting of the site, their health, condition and longevity were acknowledged by the Council's Tree officer during the outline application stage as being in decline. A more favourable robust scheme of structural planting was therefore seen as a preferred arboricultural solution to the landscape within the site. The landscape scheme presented as part of this current Reserved Matters application seeks to retain the majority of the central Shelterbelt, along with pockets of structural planting (new trees). In recognition of the challenges presented by way of the levels and engineering works across the site, officers acknowledge that the removal of some of the Poplars / shelterbelt would be beneficial and would allow a cohesive scheme of replanting to take place within areas of new embankments. A detailed condition is therefore suggested to enable overlapping matters of levels, embankments and planting to be considered at appropriate stages to ensure the resulting solutions are appropriate.
- 6.42 Accordingly, Officers acknowledge the inherent challenges presented by this sloping site, and the scrutiny of Council consultees in seeking optimum solutions for this site and the

ensuing development, particularly acknowledging the site will be highly visible public interactions. Likewise, adherence to the originally approved outline parameter plan and landscape expectations and mitigations has been sought by officers. The latest revisions (May 2026) have resulted in many improvements over and above the original iteration submitted under DC/24/1676.

- 6.43 Officers also fully acknowledge that the site remains inevitably subject to a sloping topography, with this having now been integrated as far as possible into the development in a sensitive manner. Notwithstanding these amendments referred to in the preceding paragraphs, some areas of concern remain as expressed by the Council's Landscape officer. In reviewing these outstanding matters and areas of concern, officers are satisfied that details can be suitably secured by way of conditions, to ensure it is sufficiently and sympathetically integrated into the wider built surroundings and landscape and therefore accords with Paragraph 135 of the NPPF and Policies 32 and 33(3) of the HDPF, as well as NPPNP policy 2(i.a).

Scale

- 6.44 The consented Building Height Parameter Plan identified two potential areas where 2.5 storeys might be present within the site, with the remainder of the development being limited to 2-storeys in height. Single-storey development has been identified in the western parcel (Phase 2) at outline stage, but this area is not part of the current application. In this regard, the massing and scale of the development being proposed in detail matches the expectations of the Pulborough Design Statement and the consented parameter plans.
- 6.45 As it stands, the proposal does not provide for any 2.5 storey houses, with the Phase 1 development being entirely 2-storey in height, interspersed with single-storey garages. The overall housing mix and design includes focusses on a predominant proportion of hipped roofs which will assist in mitigating the overall scale of the development across the hill-side location. The use of hipped roofs within developments helps to create gaps between the built development and allows for longer views of the landscape context beyond the site's boundary.
- 6.46 The parameter density plan envisaged a mid-density development (33-40dph), with a centrally located core of high-density development (37 – 45dph) and two areas of lower density (30-35dph): the north-eastern corner and the northern part of Phase 2 (which will be forthcoming separately).
- 6.47 The detailed layout now proposed an average density of around 24dph, with a low-density development of larger detached houses in the north-east corner (around 18dph). The areas of higher density are located, as envisaged, in the centre of the site (around 43-48dph). Overall, officers are satisfied that the scale and density of the development now presented appropriately reflects the scale and density parameters set during the outline proposal, and that the layout responds appropriately to the site context and constraints.

Appearance

- 6.48 Pulborough Parish Neighbourhood Plan policy 15 deals specifically with matters of design, setting out an expectation that all development proposal swill be expected to reflect the architectural and historic character and scale of the surrounding buildings and landscape as detailed in the Pulborough Design Statement.
- 6.49 The Pulborough Design Statement (2013) places the wider New Place Nurseries site adjacent to one primary character area: 1960's, 1970s and 1980's (Character Area 3 – to the south-west). The Good Practice Guidelines for Character Area 3 refer to pavements and

pedestrian access being seen as an important part of the area, whilst mandatory guidelines specify that planting is important and any infilling should be respectful of the fact that this area was developed as a standalone development, and accordingly preserved.

- 6.50 Whilst Phase 2 of the site adjoins Character Area 1 and 6: Historical Pulborough and Industrial (New Place Nurseries), these details will be considered separately under a separate application. The details currently under consideration for Phase 1 present a reasonable distance of separation from the field of influence in terms of the listed building to the west.
- 6.51 The submitted Materials Plan sets out the proposed materials and distribution throughout the site, utilising a mix of both red and grey roof tiles, buff and red brick facades, and detailing which includes white render, vertical tile hanging in red and brown, red brick, waney edge timber boarding and mock Tudor boarded gable-ends. The proposed materials and features appropriately reflect a very traditional style of housing that is familiar and well-proportioned, and should achieve a high-quality appearance throughout the estate. Officers have proposed a pre-commencement planning condition to secure a more detailed materials schedule with manufacturers specifications to enable detailed considerations of the material palette. The proposed palette of design features are considered to enhance the quality of the design and character of the site and reflect the local built character, including the use of chimneys to add vertical interest to rows of terraces, and dual-aspect type frontages where houses are set on visually prominent corners within the development, thus avoiding bland side elevations or large expanses of rendered wall.
- 6.52 A review of the development found locally to the application site notes the use of red bricks, white weather-boarding and concrete roof tiles, buff bricks and darker roofs, and the more traditional red 'Weald' bricks and red clay tiled roofs. Instances of pale render can also be found locally, particularly at the more recent development at Drovers Lane. However, given problems of staining often on new-builds, the use of render should be limited to smaller areas such as bay windows or gable-ends, and larger areas of render are to be replaced with a suitable alternative, secured under a detailed condition.
- 6.53 Officers note the comments raised by Pulborough Parish Council regarding '*bland and uninspiring*' streetscapes, bearing '*no relation to Pulborough village design*'. The comments were made in relation to the original submission details, with updated comments from the Parish Council finding the use of '*standardised house types and repetitive architectural forms – lack of local distinctiveness and insufficient design quality*'. Officers have compared the proposal with the streetscapes found locally, and find that Glebelands and The Spinney exhibit typical limited post-war building types reflective of a very frugal and functional design era. The proposals are considered a betterment on this nearby character.
- 6.54 In view of the above, Officers consider that the proposed finishing materials for the buildings would result in a form of development that is familiar to many and which echoes the traditional inter-war design features and proportions, meeting the policy ambitions of HDPF policy 33(3) and Policy 15 of the PNP, alongside the Pulborough Design principles and Guidelines.

Other Matters

Housing Mix and Affordable Housing

- 6.55 Policy 16 of the Horsham District Planning Framework requires a 35% of affordable housing on sites providing 15 or more dwellings. Schedule 2 of the Section 106 Agreement for this development secured the required contribution of 35% of the total dwellings as affordable housing, with 70% affordable rented, and 30% shared ownership units. The Section 106 Agreement also requires the submission and approval of details of the layout, including an Affordable Scheme and Timetable for the affordable housing provision with the first Reserved Matters application.

- 6.56 As outlined in the description of development section at the beginning of this report, this proposal includes a policy compliant 35% affordable housing provision with 60 out of 160 dwellings within this phase being for affordable housing. Of these, 42 are allocated for affordable rent and 18 are allocated for shared ownership in compliance with the 70-30% split provision as required by Policy 16 of the HDPF, the Section 106 Agreement, and thus accords with Policy 2(iv) of the Pulborough Parish Neighbourhood Plan. The more detailed split is provided in the following tables:

Affordable Rented	SHMA 2019 (42 units)	Proposal (42 units)	Over / under supply
1-bed	35% (14.7 dwellings)	10 dwellings	- 5
2-bed	30% (12.6 dwellings)	20 dwellings	+7
3-bed	25% (10.5 dwellings)	9 dwellings	- 1
4+ bed	10% (4.2 dwellings)	3 dwellings	- 1
10 units to be provided as M4(2) – adaptable and accessible dwellings			

Shared Ownership	SHMA 2019 (18 units)	Proposal (18 units)	Over / under supply
1-bed	25% (4.5 dwellings)	0 dwellings	-5
2-bed	40% (7.2 dwellings)	7 dwellings	0
3-bed	25% (4.5 dwellings)	9 dwellings	+4
4+ bed	10% (1.8 dwellings)	2 dwellings	0
All 18 units to be provided as M4(2) – adaptable and accessible dwellings			

- 6.57 HDC Housing have reviewed the proposed provision and supports the proposal, noting that the provision of larger homes on the site has increased over the application period.
- 6.58 Officers note that an affordable housing timetable has not been provided as part of this reserved matters application. However, Officers are satisfied that a timetable is not required in this instance as the delivery of this phase of the development would include the requisite number of affordable housing units across the wider 170 unit development site, to be delivered within the first phase of the overall development.

Open Market	SHMA 2019 (100 units)	Proposal (100 units)	Over / under supply
1-bed	5% (5 dwellings)	0 dwellings	- 5
2-bed	30% (30 dwellings)	12 dwellings	- 18
3-bed	40% (40 dwellings)	48 dwellings	+ 8
4+ bed (of which there are 7 x 5-beds)	25% (25 dwellings)	40 dwellings	+ 15

- 6.59 Officers are satisfied that the requirements of the Policy 16 of the Horsham District Planning Framework and Section 106 Agreement in regard to affordable housing provision have been met, with the split and tenure meeting with the agreement of the Council's Housing team and locally identified need at the time.
- 6.60 Policy 2(ii) of the Pulborough Parish Neighbourhood Plan sets out the expectation that proposals would deliver '*predominantly 2 and 3 bed dwellings to reflect the housing needs of the plan area*'. Of the 160 units to be delivered within Phase 1 of the development, across all tenures, 105 dwellings are to be provided as 2 and 3-bed dwellings, equating to 66% of the units (or 2/3rds of the total). Whilst the development does provide a large number of 4 and 5-bed houses, these amount to a significantly smaller proportion of dwellings across the site (28%). Officers are therefore satisfied that this reflects the Pulborough Neighbourhood

Pan expectations under Policy 2 (ii and iv) that the site deliver 'predominantly' 2 and 3-bed houses.

- 6.61 Furthermore, the provision of M4(2) compliant dwellings (accessible and adaptable) on site have level thresholds, comprising units 7-13, 87-94, 102-104, 107-112.

Heritage

- 6.62 Section 66 of the Town and Country (Listed Buildings and Conservation Areas) Act 1990 provides a statutory requirement for decision makers to have special regard to the desirability of preserving a listed building or its setting. Chapter 16 of the National Planning Policy Framework (NPPF) follows this statutory provision and seeks to positively manage changes to the historic environment to ensure sufficient flexibility whilst conserving the important and irreplaceable nature of the designated asset. Chapter 16 requires decision-makers to consider whether a development proposal would lead to 'substantial' or 'less than substantial' harm to a designated heritage asset, and if so, describes how decisions should be steered in order to preserve the asset whilst allowing some flexibility for change, where appropriate.
- 6.63 The majority of the site is defined as an Archaeological Notification Area (Large Roman Settlement Area) and there are two listed heritage assets to the west of the wider site (grade II* New Place Manor, and grade II archway and garden wall).
- 6.64 The Council's Archaeological Consultant notes that details in relation to Condition 7 (i) (Archaeological Written Scheme of Investigation) has been submitted and discharged under DISC/25/0001. Officers anticipate that details to satisfy part (ii) will shortly be forthcoming.
- 6.65 In assessing the submitted reserved matters application, there are no further matters raised under the criteria of HDPF policy 34 and NPPF para 200 in relation to heritage assets. Policy 2(xiv) of the Pulborough Parish Neighbourhood Plan has therefore also been satisfactorily addressed by way of Condition 7(i) of the outline consent (DC/21/2321), and requires the subsequent completion in the event of finds, under part ii.
- 6.66 The residual parcel for the remaining 10 dwellings to the north-western area of the wider site will be more closely linked to the heritage impact of the adjacent listed buildings at New Place Manor, and this will be assessed under a separate application for reserved matters consent.

Drainage and Flood Risk

- 6.67 The Reserved Matters application includes a comprehensive drainage strategy and Flood Risk Assessment, SuDS Management Plan and overland flow routes, all of which are embedded into the wider levels and contouring strategy across this sloping site. These details have been revised as per the 8th May 2026 drawing pack, and address matters that were previously raised by the LLFA.
- 6.68 Policy 2(xi) of the Pulborough Parish Neighbourhood Plan requires that sustainable urban drainage features are used within the site to address potential water run-off, with Policy 2(xviii) seeking to avoid contamination of local water quality by way of run off during construction works, and Policy 2(xvii) requires access for future upgrading and maintenance of existing water and wastewater infrastructure is included within the proposal.
- 6.69 Officers acknowledged that the outline consent under DC/21/2321 includes Condition No 6 which requires the submission of an overarching drainage strategy detailing the means of disposal of foul and surface water, prior to commencement. These details have yet to come forward for the site, although details have come forward insofar as the site access off Drovers Lane for a partial discharge of this condition (under DISC/25/0263).
- 6.70 Having reviewed the revised plans and details, the LLFA are satisfied with the submitted information, although an advisory is recommended to draw the applicant's attention to the

requirements under the Land Drainage Act in relation to works involving watercourses and culverted watercourses.

Residential Amenity

- 6.71 As mentioned above, some new properties would, on account of the ground levels, be subject to a 1.5m - 1.7m high retaining wall along their garden boundaries, with other examples at a lesser height across the site. These 1.5m – 1.7m walls would then feature a 1.8m close-boarded fence above to provide the expected residential privacy within the garden spaces.
- 6.72 Officers have closely reviewed these level changes and find that these particular retaining wall / fence combinations would be to the northern edge of the gardens and would therefore not place the gardens in undue shading as a result. Intervening garden landscaping, sheds and fences would offer further mitigation from the direct visual impact of the overall boundary heights. Overall back-to-back distances of separation would meet the advised 21m offering reasonable levels of privacy and gardens for the prospective occupants of these plots. Overall, therefore, Officers find that the development would provide for a good level of amenity for future residents, even in the cases where the land levels require retaining walls between plots.

Biodiversity Net Gain (BNG)

- 6.73 The proposal is not required to provide any BNG as the outline permission was submitted and determined prior to the mandatory BNG start date of 12th Feb 2024.

Climate Change:

- 6.74 The Design and Access Statement submitted in January 2025 referred to the use of a fabric-first approach at the outset, with a view of reducing heat loss, and energy needs. This would be supported by the use of Air Source Heat Pumps (ASHP) to provide heating and hot water. Furthermore, the use of solar panels as and where south-facing roof-slopes are present would be included. Officers recognise none of these aspects are reflected on plans, and so it is therefore recommended that details be provided by way of a condition to ensure that the use of ASHP and solar panels are implemented and can be appropriately located, noting the requirement for 24-hour use of the ASHP and their size and siting requirements, and addressing the Council's Environmental Health team's comments on the potential for noise disturbance of the ASHP units.
- 6.75 Subject to the inclusion of these measures, the proposal would accord with the requirements of HDPF Policies 35, 36 and 37, and chapter 14 of the NPPF.

Conclusions and Planning Balance:

- 6.76 Revised plans and details have been received during the course of the consideration of this application to address concerns raised by officers, the public, and the Council's consultees. Officers are now satisfied that this reserved matters proposal sufficiently accords with parameters established within the outline consent, and that the proposed housing mix, layout, landscaping, scale and appearance is of an appropriate high quality design, visually attractive and is sympathetic to and reflects the surrounding built and landscape character in accordance with the development plan policies 16, 32, 33 and 35 of the HDPF and Policy 2 and 15 of the Pulborough Parish Neighbourhood Plan, and paragraphs 135 and 139 of the NPPF, the requirements within the Section 106 Agreement and outline planning permission, subject to the recommended conditions. The application is therefore recommended for approval.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
residential	18,860	0.00	18,680
		Total Gain	18,680
		Total Demolition	0.00

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

7. RECOMMENDATIONS

- 7.1 It is recommended that reserved matters consent is granted subject to appropriate conditions as detailed below.

Conditions:

1. **Approved Plans List**

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).

3. **Pre-Commencement Condition:** No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations for that phase, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement, complete with root barriers if needed. 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).

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).

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).

6. **Pre-Commencement Condition:** No development shall commence (including site clearance, vegetation removal, ground works and any works of demolition) until a Precautionary Working Method Statement (PWMS) for Great Crested Newts has been submitted to and approved in writing by the Local Planning Authority. The PWMS shall be prepared by a suitably qualified and experienced ecologist and shall be based on the

findings of the Extended Phase 1 Habitat Survey (or Preliminary Ecological Appraisal), taking into account that the most recent survey data is over 2 years old. The PWMS shall include, but not be limited to:

- a) An assessment of the suitability of the site for Great Crested Newts and an explanation of the precautionary approach;
- b) A plan showing areas of potential risk and ecological constraints;
- c) Detailed methods for site clearance, including directional clearance and destructive search techniques where appropriate;
- d) Timing of works and any seasonal restrictions;
- e) Toolbox talks for contractors;
- f) Details of ecological supervision (Ecological Clerk of Works) during sensitive operations, where required;
- g) Measures to avoid harm to Great Crested Newts during construction;
- h) Procedures to be followed if Great Crested Newts are encountered, including cessation of works and contact with a licensed ecologist;
- i) Any reasonable avoidance measures such as covering excavations overnight or provision of escape ramps.

The development shall thereafter be carried out in full accordance with the approved PWMS.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

7. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby shall commence until full details of the public open spaces and play areas have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and shall include, but not limited to, location of each area, type of play equipment, surfacing, planting, fencing, seating, bins, dog waste bins, and signage for each area), including the SuDS basins. The details shall ensure that the LEAP activity zone has a min. 20m buffer to the nearest dwelling.
The public open spaces and play areas shall be completed in accordance with details approved by the Local Planning Authority and maintained as such thereafter.

Reason: To ensure that satisfactory provision for outdoor play and recreation is made within the development, in the interests of the amenity of future occupiers of the development, in accordance with Policies 32, 33 and 43 of the Horsham District Planning Framework (2015) and the recommendations of the Open Space and Recreation Study and Policy 2 of the Pulborough Neighbourhood Plan (2025).

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).

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).

10. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall commence until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained (street trees to have a minimum 20-25cm girth, central open space to include feature trees ranging between 20-25cm, and 25-30cm girths)
- Details of all proposed trees and planting, including schedules specifying species, girth, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes, where different from the approved plans
- Headwalls which should be naturalistic in design
- Confirmation of EV charge point locations in communal parking areas

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site (other than those within private gardens) shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and 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).

11. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall commence until the until details of all proposed planting within the easement of the adoptable foul sewer have been submitted to and approved by the Local Planning Authority in writing. The details shall include:

- a) The precise extent and alignment of the sewer easement;
- b) A planting plan at an appropriate scale identifying all species, sizes, densities, and locations of planting within the easement;
- c) Details demonstrating that the proposed planting is compatible with the presence of the sewer, including appropriate species selection to avoid root damage and to maintain access for inspection, maintenance, and repair;
- d) Details of any root management measures, where necessary;
- e) Confirmation of compliance with the requirements of the statutory undertaker/sewerage authority.

No trees or large shrubs shall be planted within the easement unless otherwise agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and 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).

12. **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until the car parking spaces (including garages and car ports where applicable) necessary for that dwelling have been constructed and made available for use in accordance with approved Parking Plan [H9376-GPA-XX-XX-DR-UD-203010-C04]. The car parking spaces, garages and car-ports permitted shall thereafter be retained as such for their designated use and used only as private domestic garages and car ports for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To provide adequate and satisfactory car-parking provisions is made for the parking of vehicles clear of all carriageways in accordance with Policy 41 of the Horsham District Planning Framework (2015).

13. **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until a timetable for the removal of the temporary sales car park, and arrangements and plans for the landscaping have been submitted to and approved by the Local Planning Authority in writing.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and 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).

14. **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the garage or side or rear garden or cycle storage for that dwelling. The cycle parking facilities shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policies 37 and 41 of the Horsham District Planning Framework (2015).

15. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the garage, side or rear garden for that dwelling, or within the dedicated refuse storage areas shown. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policies 33 and 37 of the Horsham District Planning Framework (2015).

16. **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, no gate, fence, wall or other means of enclosure shall be erected or constructed in front of the forward most part of any proposed building which fronts onto a highway without express planning consent from the Local Planning Authority first being obtained.

Reason: In order to safeguard the character and visual amenities of the locality and/or highway safety and in accordance with Policy 33 of the Horsham District Planning Framework (2015), and Policies 2 and 15 of the Pulborough Neighbourhood Plan (2025).

17. **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [Aspect Arboriculture Ltd - Arboricultural Impact Assessment and Arboricultural Method Statement - 12072_AIA.001 Rev B dated December 2025].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015) and Policy 2 of the Pulborough Neighbourhood Plan (2025).

18. **Regulatory Condition:** In accordance with the approved Arboricultural Method Statement by Aspect Arboriculture Ltd (ref: 12072_AIA.001 Rev B, dated December 2025), the appointed Arboriculturist shall undertake the approved supervision and shall submit written inspection reports to the Local Planning Authority within 10 working days of each site visit. Each report shall include:

- The date of the visit;
- Works observed;
- An assessment of compliance with approved tree protection measures;
- Any instances of non-compliance or potential harm to retained trees; and
- Recommended corrective actions and timescales.

All development shall be carried out in full accordance with the approved Arboricultural Supervision and Monitoring Plan and any recommendations or remedial actions identified in the submitted reports, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the protection and long-term retention of trees of amenity value in the interests of visual amenity, biodiversity, and environmental sustainability, in accordance with relevant local Policies 31 and 33 of the Horsham District Planning Framework (2015), Policy 2 of the Pulborough Neighbourhood Plan (2025), and national planning policies.

8. USE OF AI

- 8.1 This report has not been prepared with the support of artificial intelligence tools.