

[REDACTED]

From: Planning
Sent: 31 July 2026 15:41
To: [REDACTED]
Subject: FW: DC/26/0619 - Former Allotment Gardens Stopham Road Pulborough West Sussex

Telephone:
Email: planning@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Beverly Jones [REDACTED]
Sent: 27 July 2026 09:42
To: Alice.Johnson [REDACTED]
Cc: Planning [REDACTED]
Subject: Re: DC/26/0619 - Former Allotment Gardens Stopham Road Pulborough West Sussex

Hi Alice,

[REDACTED]

DC/26/0619 – Former Allotment Gardens, Stopham Road, Pulborough, West Sussex

Removal of Conditions 15 and 16 of previously approved application DC/22/0661 (Variation of Condition 1 of previously approved application DC/16/0728 (as amended by DC/21/1535) (Development of the site to provide 23 dwellings and 6 flats with ancillary parking, garaging, and landscaping, and the construction of a 106-space station car park, all served by new access on to Stopham Road. Construction of private parking bays to serve existing dwellings on Stopham Road served by new access from Stopham Road to amend the housing designs, site fencing, parking layout and unit mix relating to water neutrality and parking.

PPC Comments: Members **RESOLVED** to **OBJECT** to this application

Pulborough Parish Council has reviewed this application and objects to the proposed discharge or variation of Conditions 15 and 16.

The Council considers that the revised plans, engineering details and supporting information introduce material changes to the approved development including amendments relating to drainage, transport, ecology, lighting, landscaping and the step-free access arrangements for the Railway Station. Taken together, these changes appear to result in a scheme that differs significantly from that originally approved.

The Council remains concerned about the sustainability implications of the development, including increased areas of hardstanding, potential impacts on surface water drainage and flood risk, increased light pollution, and the potential for greater reliance on private vehicle use associated with the proposed 106-space car park. The Council considers that the revised evidence should be independently verified and that confirmation should be obtained from Natural England that the amended proposals remain compliant with Habitat Regulations requirements and continue to avoid adverse impacts on the Arun Valley SAC, SPA and Ramsar sites.

The Council also notes that the updated transport and ecological information differ from that previously assessed and may affect the validity of the original conclusions regarding highway impacts, biodiversity and environmental effects. In addition, revisions to lighting, boundary treatments and site layout may result in increased visual intrusion and impacts on neighbouring residential amenity.

Given the extent of the changes proposed, the Council considers that insufficient evidence has been provided to demonstrate that Conditions 15 and 16 can be satisfactorily discharged. Furthermore, the cumulative effect of the amendments raises questions as to whether the revised scheme remains consistent with the development originally granted planning permission.

For these reasons, Pulborough Parish Council objects to the application and requests that Horsham District Council does not discharge condition 16 until the revised proposals have been fully reassessed, all necessary consultations have been undertaken, and compliance with relevant planning, environmental and habitat protection requirements has been clearly demonstrated.

Kind regards

Beverly

Beverly Jones

Deputy Clerk to Pulborough Parish Council

Pulborough Village Hall, Swan View, Lower Street, Pulborough, West Sussex RH20 2BF

Tel: 01798 873532

Parish Council Office opening hours are Monday-Friday 9am-12.30pm.

My hours are 8am-4pm Mon-Thurs, 8am-3.30pm Fri.

Email deputy@pulboroughparishcouncil.gov.uk
