

**Recommendations of the Planning & Services Committee meeting held on
27th July 2026**

- **CA/26/0071-Development Site 504613 118654 Church Hill Pulborough West Sussex.** Surgery to 2x Oak and Felling to 1x Goat Willow (Works to Trees in a Conservation Area).

PPC Comments: Members will not comment on this application.

- **DC/26/0826 - Toat Cafe, Stane Street, North Heath, West Sussex.**
Outline Planning Application for up to 100 residential dwellings (including 35% affordable), pharmacy, shop/cafe and open space, all matters reserved except access.

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

The proposed development would create a substantial, predominantly greenfield residential enclave outside the defined built-up area boundary, contrary to the spatial strategy and Policies 1, 8 and 15 of the made Pulborough Neighbourhood Plan and Policies 2, 3, 4, 25 and 26 of the Horsham District Planning Framework.

The development would significantly alter the established settlement pattern, urbanise countryside possessing a strong rural character and result in a car-dependent form of development insufficiently integrated with Pulborough and Codmore Hill. These concerns are supported by Horsham District Council's June 2026 assessment of site SA677, undertaken in the context of the acknowledged housing shortfall, which rejected the site for housing because of very negative landscape impacts, settlement-pattern harm and inadequate sustainable accessibility.

The benefits of market and affordable housing are acknowledged. However, when considered alongside the strong and recently made Neighbourhood Plan, the Council considers that the identified adverse impacts significantly and demonstrably outweigh those benefits.

- **DC/26/0942 – The Granary Nutbourne Lane Nutbourne West Sussex**
Variation of condition 1 of previously approved application reference DC/25/0755 (Erection of a single storey outbuilding) to relocate the outbuilding from approved location.

PPC Comments: Members **RESOLVED** to support this application.

- **DC/26/0992 - The Granary Nutbourne Lane Nutbourne West Sussex**
Erection of 2no. Two bay garages.

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

- **DC/26/0975 – Broomers Hill Park Broomers Hill Lane Codmore Hill West Sussex**
Variation of conditions 19, 20, 22, 23, 24, 30, 31, 36, 38, 39, 40, 42 and 43 of previously approved application reference DC/13/1048 (Proposed development of 10 No. B1/B8 units with 55 parking spaces, 2 disabled

spaces & 10 LGV parking spaces and outline consent for a further B1/B8 unit with 10 car parking spaces) to combine the two approved buildings into one single building.

PPC Comments: Members **RESOLVED** to support this application.

- **DC/26/1029 – Fern Lodge, Stane Street, Codmore Hill, West Sussex**

Erection of a single storey side extension to dwelling. Erection of a raised roof with

dormer, installation of new windows, doors, garage door, and solar PV panels to outbuilding, with reconfiguration of internal layout.

PPC Comments: Members **RESOLVED** to support this application.

- **DC/26/1038 - Half Hidden, London Road, Pulborough, West Sussex**

Removal of hedgerow and erection of a feather board fencing with concrete posts.

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

Members would ask that alternative to felling the hedgerow, a more permeable option should be considered to protect the wildlife.

- **DC/26/1065 - Mead House Tudor Close Pulborough West Sussex**

Replacement of roof structure to rear projection, replacement of rear doors and installation of first floor rear Juliet balcony.

PPC Comments: Members **RESOLVED** to support this application.