

From: [REDACTED]
Sent: 07 September 2026 14:13
To: Planning
Cc: [REDACTED]
Subject: DC/26/1067 and DC/26/1071 - New Place Nurseries, London Road, Pulborough
RH20 1AT - Representation by the owner of New Place Manor (Grade II*) - FAO
Miss N Pettifer

Categories: Comments Received

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New Place Manor
London Road
Pulborough
West Sussex RH20 1AT

7 September 2026

Miss N Pettifer
Development Management
Horsham District Council
Albery House, Springfield Road
Horsham, West Sussex RH12 2GB

Dear Miss Pettifer

New Place Nurseries, London Road, Pulborough, West Sussex RH20 1AT
DC/26/1067 and DC/26/1071 - Reserved Matters, 10 dwellings
Representation by the owner of New Place Manor

I write as owner and occupier of New Place Manor, the Grade II* listed building immediately adjoining the application site to the west (National Heritage List for England, entry 1027340). I received the Council's notification of 30 July 2026 in respect of DC/26/1067.

I object to DC/26/1067. My representation on DC/26/1071 is set out at section 7 below.

I recognise that the principle of development, the quantum of 170 dwellings and the means of access are settled by DC/21/2321 as varied by DC/24/1204, and I make no comment upon them. This representation is confined to the reserved matters before you - appearance, landscaping, layout and scale - and to the outline conditions which govern them.

1. The application abandons the single-storey limitation on which the outline permission was granted

The Design and Access Statement submitted with DC/21/2321 states, in terms:

"dwellings in close proximity to New Place Manor will be limited to single storey to avoid undue impact on the setting of the listed building";

"the most westerly development parcel will also be of a lower density in response to its proximity to the listed New Place Manor and the requirement to accommodate reduced building heights in this location"; and

"Directly north-east of the three retained cottages (which are excluded from the application) development is proposed some 70m away from the New Place Manor boundary. Again new dwellings are limited to 1 storey to respect the setting of the listed building."

The same document records that the existing band of leylandii forming the development boundary is to be retained with gaps in-filled by native planting, and that "the 6m level change to development to the north-east of the listed building is taken up by a 180m expanse of countryside parkland".

DC/26/1067 proposes two-storey dwellings across the whole of this parcel. Drawing 04 Rev A (Massing Plan) identifies only "2 Storey Units" and "1 Storey element / Garage". The applicant's Statement of Compliance acknowledges the departure, describing the scheme as "2-storey dwellings across Phase 2" as against the outline's mixed two-storey and single-storey approach, and defends it as broad accordance.

Condition 23 of DC/21/2321 requires reserved matters to "broadly accord with the principles set out on the submitted Density and Building Heights Parameter Plans (edp3037_d051a, edp3037_d052a), and Development Framework and Land Budget plan (edp3037_d043e)". The principle established for this parcel was reduced building height and lower density in direct response to the listed building. A uniform two-storey parcel does not broadly accord with that principle; it removes it.

I would ask that drawing edp3037_d052a be placed before the decision-maker, and that the extent of the reduced-height zone, and the number of the ten plots falling within it, be stated expressly in the officer's report.

2. The mitigation on which the finding of 'no harm' was made has been withdrawn

The heritage conclusions at outline stage were reached on the mitigation package described above. EDP's Archaeological and Heritage Assessment (edp3037_r009d) concluded that the proposals would ensure "at least 'no harm' to their significance, if not an enhancement", resting on the removal of the nursery hardstanding and sheds, which it identifies as "the elements of the nursery most readily appreciated in the setting of the manor due to the rising topography and relatively clear lines of sight in this direction". The Council's own Heritage Officer found "a neutral impact within the setting of the listed building *when compared to the existing situation*". Historic England offered no substantive comment.

Two points follow. First, that assessment was expressly comparative: the benchmark was industrial nursery buildings, not open ground. Second, it did not find this part of the site screened from the Manor. It found the opposite - "the area to the north-east of the manor has the biggest interaction, with the site being on a gently rising slope, which allows for clear appreciation of the significance of

the manor" - and identified only the east and south-east as "well screened by existing vegetation and buildings". The Landscape and Visual Appraisal assessed no viewpoint from New Place Manor and did not treat it as a visual receptor.

If the single-storey limitation, the set-back and the retained boundary planting are removed, the evidential basis for the finding of no harm falls away. The impact of two-storey development on rising ground, in the one direction the applicant's own consultants identified as having clear lines of sight to the Manor, has not been assessed by anyone.

3. Condition 20 is not satisfied

Condition 20 of DC/21/2321, as amended by DC/24/1204, provides:

"The Reserved Matters submissions shall be accompanied by details/plans which demonstrate how the original materials and floor plans of the surviving historic farm buildings within the setting of New Place Manor are to be utilised in the design of any new development within the north-west part of the site."

This is a requirement as to the content of the reserved matters submission itself. It is not a matter capable of being deferred to a further condition. The Council's Senior Conservation Officer, reviewing the parallel scheme DC/26/1071 on 21 August 2026, records that a structural survey of the surviving historic structures was submitted but that "there is no confirmation of how the structure may be incorporated into the landscape design". The same deficiency appears on this application. Condition 20 is accordingly not satisfied on either submission.

4. No conservation assessment has been carried out on this application

The file for DC/26/1071 contains a consultation response from the Senior Conservation Officer dated 21 August 2026. There is no equivalent response on the file for DC/26/1067, notwithstanding that it concerns the same parcel, engages the same condition, affects the same listed setting, and is the taller of the two schemes.

I ask that DC/26/1067 be referred to the Conservation Officer and that his response be placed on the public file before the application is determined.

5. The heritage response is applied decoration, not derivation

The Statement of Compliance justifies the treatment of the listed setting by reference to "Diamond lattice windows like the manors traditional windows" and "Red brick quoining features around openings similar to the Manor". These are applied to standard house types carried across from the wider site.

Condition 20 requires the *original materials and floor plans of the surviving historic farm buildings* to be utilised in the design. Applied detailing on catalogue house types does not achieve that, and is, in the Conservation Officer's phrase on the parallel scheme, "too suburban in its conception".

The proposed boundary treatments compound the point: a 900mm high *reconstituted* stone wall and 1.8m close-boarded timber fencing, immediately adjacent to a medieval house of stone rubble construction under a Horsham slab roof. If stone is to be used in this location it should be natural stone, and the retained leylandii belt committed to at outline stage should be secured by condition.

6. Designation

The reason given for condition 20 describes New Place Manor as "Grade 2 listed". It is listed at **Grade II*** (NHLE 1027340, first listed 15 March 1955), together with the separately listed archway and garden wall. Grade II* assets comprise a small minority of the listed stock, and correspondingly greater weight attaches to their conservation under the National Planning Policy Framework, in addition to the duty under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. I ask that the correct designation be reflected in the officer's report.

7. DC/26/1071

I neither support nor object to DC/26/1071, but record the following. The applicant's covering letter presents the two schemes as "two distinct, yet equally viable, design solutions" and states that the alternate scheme "strictly accords" with the approved Density and Building Heights Parameter Plans, whereas the primary scheme requires an interpretation of broad accordance. DC/26/1071 also introduces 1.5-storey units and chalet bungalows along the northern boundary.

On the applicant's own case, therefore, nothing is lost to them if DC/26/1067 is refused or amended. Should the Council be minded to approve DC/26/1071, I ask that it does so only once condition 20 has been properly evidenced, and subject to conditions securing single-storey or reduced ridge heights on the plots nearest the New Place Manor boundary, natural rather than reconstituted stone, retention and reinforcement of the existing boundary tree belt, and the set-back committed to at outline stage.

8. Relief sought

- That DC/26/1067 be refused, or the applicant required to amend it to reinstate the single-storey limitation, the set-back and the retained boundary planting on which outline permission was granted.
- That DC/26/1067 be referred to the Conservation Officer before determination.
- That drawing edp3037_d052a be placed before the decision-maker and the extent of the reduced-height zone stated in the officer's report.
- That condition 20 be demonstrated to be satisfied, on the evidence, before either application is determined.

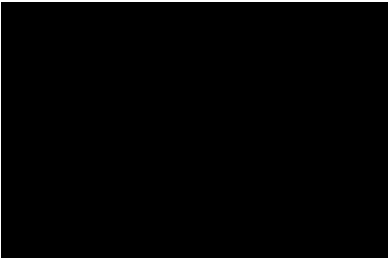
The neighbour consultation period expired on 20 August 2026, but both applications remain undetermined and the determination deadline is 5 October 2026. I should be grateful if you would confirm receipt, confirm that this representation will be reported and taken into account, and notify me of the decision in due course.

I am content to be contacted directly should it assist, and would be glad to give access to New Place Manor if the Conservation Officer wishes to view the site from the Manor's north-eastern aspect.

Yours sincerely


Owner, New Place Manor





The Stables, New Place Manor, London Road, Pulborough, RH20 1AT

