

10 September 2026

Ref: 1726

Mr S Whitehouse
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

By email: sam.whitehouse@horsham.gov.uk

Dear Mr Whitehouse

**Re: Toat Café, Stanes Cottage, Stanes Farm and Whitelands Farm, Pulborough RH20 1DN
Planning Application Reference DC/26/0826**

Dear Sam

I note the Landscape Consultee, Place Services (PS), raised no landscape objection to our proposals, subject recommendations. However, I note the following in response to comments made in their letter of 21 July 2026. For ease of reference, I note PS quotes in bold italics:

“While the existing landscape structure would be retained and enhanced with additional planting, it is largely positioned behind the rear gardens of the proposed development.”

This is simply not the case as seen in the proposed site plan extract below which indicates enhancements to the tree planting across the entire frontage with exception only of the access.



Fig. 1: Extract from Proposed Site Plan drawing 1726/P-01

“Greater consideration should be given to delivering multifunctional green corridors as an integral part of the scheme”

The provision of multifunctional green space, including green corridors, is already an integral part of the scheme as demonstrated in the Landscape Strategy by Kevin Murphy Landscape and Garden Design (KML). The extract below shows the extensive natural and amenity greenspace including green corridors which run throughout the site.

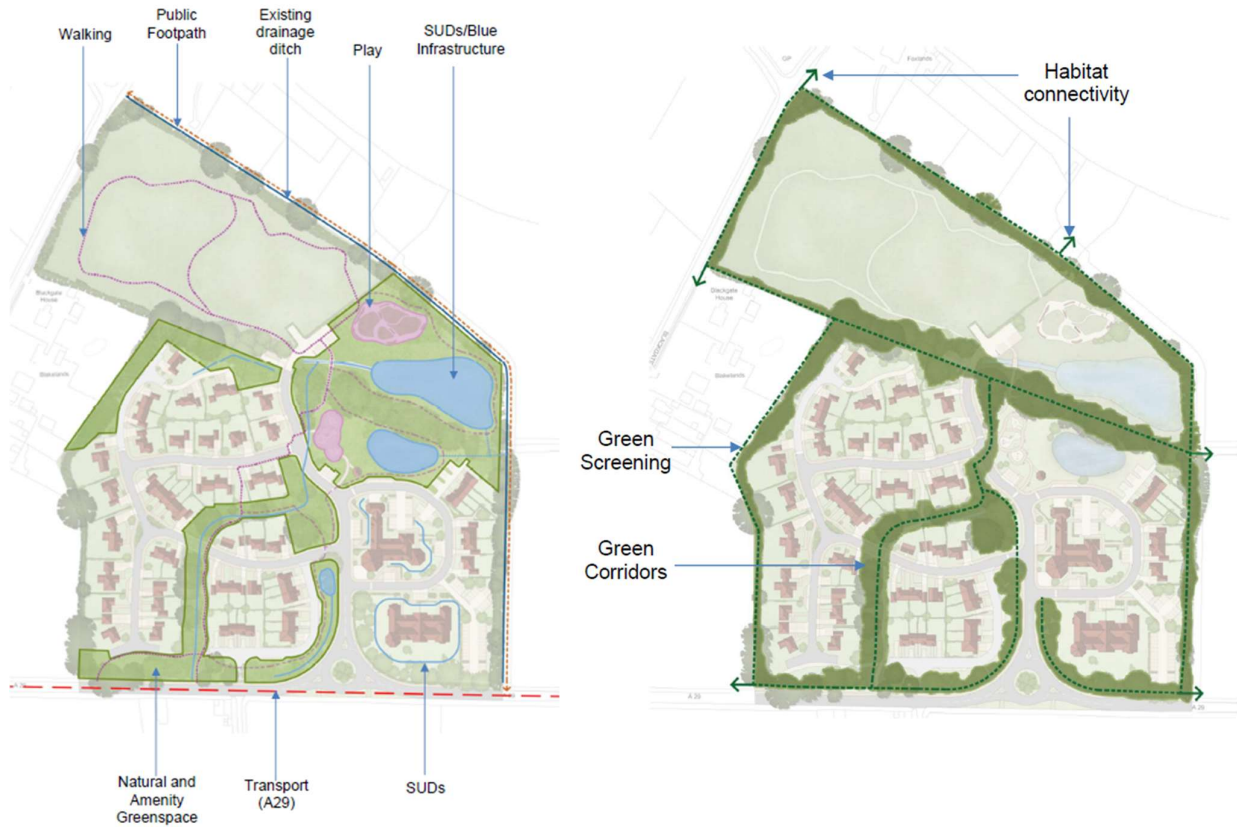


Fig. 2: Extracts from Landscape Strategy by KML.



“Although the proposed pedestrian route alongside the green corridor through the site is welcomed, it is currently positioned behind garden fencing, separated by a narrow buffer strip. This arrangement diminishes the quality and function of the green corridor and could undermine connectivity between the corridor and the area of open space to the north.”

The pedestrian route, shown on the site plan extract opposite, is bordered by hedgerows and natural landscaped areas, all outside residential curtilages. No fences are proposed here. As can be seen from the extract opposite, the green corridor is approximately 18-20m wide and there is enough space between the houses and ditch alone for an 8m wide corridor in line with Horsham's Open Space, Sport and Recreation Review (OSSR) 2021. Therefore, this can easily be refined as part of detailed landscape masterplan that would be submitted with a reserved matters application.

Fig. 3: Extract from Site Plan drawing 1726/P-01

“There is also an opportunity to incorporate the green corridor along the north western boundary within a wider landscape buffer and public open space provision, creating a multifunctional green corridor. This would be better achieved by excluding built development from this area, including proposed Plot 1”

There is already a landscape buffer/green corridor provided here, which meets the width requirements set out in the OSSR. There is also a significant landscape buffer to the north in the form of an offsite meadow bordered by significant tree and hedge planting.

As noted above, there is of course scope to refine this as part of a detailed Reserved Matters application.



Fig. 4: Extract from Landscape Strategy by KML.

“The introduction of a roundabout would add further urbanising features to the site frontage, contributing to a more urban character in combination with the other existing detracting elements in the surrounding area. Consequently, it is difficult to envisage how the semi-urban frontage character...would be retained under the proposed access arrangement”

We contest this on the basis the existing hard standing is significantly larger than the proposed roundabout as demonstrated in the existing site plan extract below. The proposed tree screening will further enhance the setting in this location.

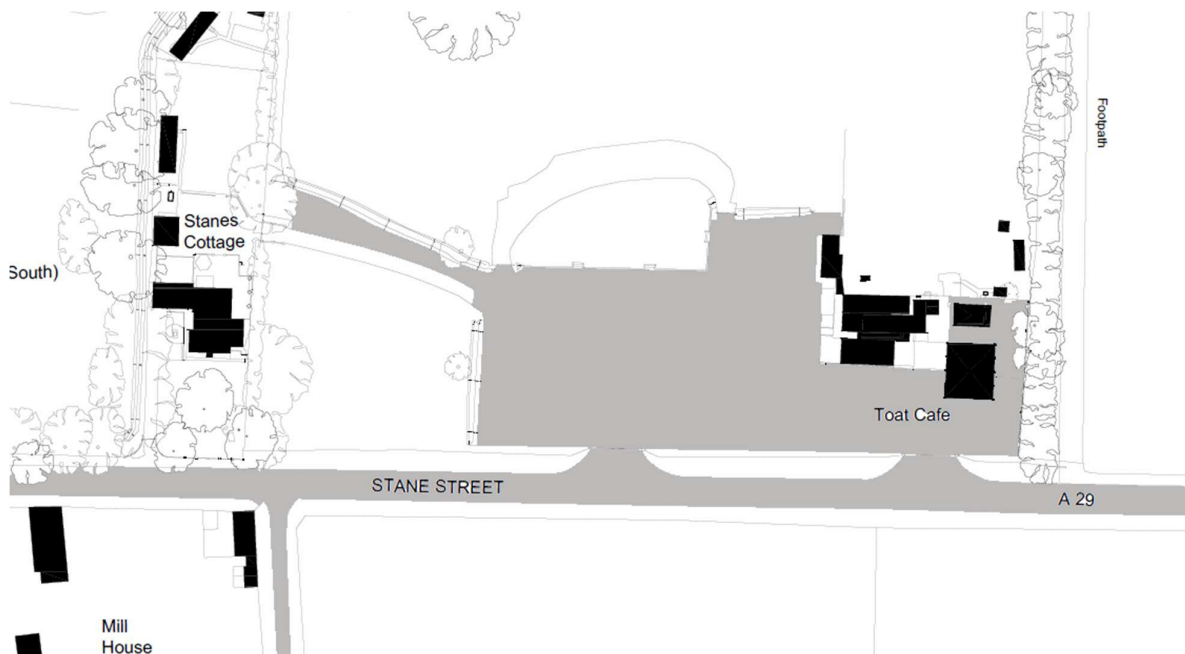


Fig 5. Extract from existing site plan with area of hardstanding and road hatched grey

“To ensure appropriate long-term stewardship, consideration should be given to providing active frontages or introducing wider landscape buffers between development and retained vegetation.”

All existing trees are positioned outside the curtilage of residential properties ensuring their protection and long-term stewardship and this can be enhanced, if required, as part of a detailed Reserved Matters application. This is the same for street trees which can easily be incorporated into detailed proposals including positioning them in the public realm by refining plot boundaries.

“The proposed development represents a departure from the site allocation within the adopted Pulborough Neighbourhood Plan...From a landscape perspective, residential development appears out of character with the site’s existing built form and surrounding context”

The issues surrounding the PNP allocation are dealt with in detail within sections 3 & 7 of the submitted Design and Access Statement (DAS). As described in detail in the submitted DAS, Landscape Strategy and LVIA, the proposed development is well related to the existing settlement of Codmore Hill, would form part of a string of residential development pockets along the A29 corridor, and is adjacent to existing residential development. It is therefore in character with the surrounding context.

“We are generally concern by the approach of locating rear garden boundaries adjacent to existing vegetation, particularly where these features have been identified as valued or important landscape elements. This includes the trees adjacent to proposed Plots 22 and 24-26, Plot 47, the north-eastern boundary vegetation, and the vegetation associated with the existing ditch corridor.”

This was raised at pre-application stage and has been dealt with specifically as part of the development of the design. As noted above, all existing vegetation is outside the residential curtilages of the proposed houses, and this would be maintained and if necessary enhanced as part of any future reserved matters application.

“Opportunities to strengthen pedestrian connectivity between the proposed open space and the nearby public footpath network should be explored and incorporated into the final design.”

This would be developed as part of the detailed planning process and is noted in the submitted Transport Statement.

As noted above, in each case, refinements to the masterplan can deal with all the comments raised by PS as part of a reserved matters application and do not provide a reason for refusal. This is acknowledged by PS in their letter as there is no overall objection to the proposed development.

Kind regards

Yours sincerely

A handwritten signature in black ink, appearing to read 'Andrew Petty'.

ANDREW PETTY BArch RIBA

cc George Macari