**Recommendations of the Planning & Services Committee meeting held on**

**1st June 2026**

**DC/24/1676 – New Place Nurseries, London Road, Pulborough**
**PPC Comments:**
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.
**PPC Comments:** Members **OBJECT** to this application.

Members previously objected to this application at the meeting of 17 February 2025 and continue to maintain that objection.
In addition to the concerns previously raised, we note that representations submitted by statutory consultees and members of the public identify further significant issues, including concerns relating to Great Crested Newts.

Whilst the principle of development has been established through the outline consent, the purpose of the Reserved Matters process is to determine whether the detailed proposals for appearance, landscaping, layout and scale achieve the quality of development envisaged at outline stage and comply with adopted planning policy. It is considered that they do not.

- At outline stage, considerable emphasis was placed on delivering a landscape-led development, incorporating strong green buffers, ecological corridors, a sensitive settlement edge and an attractive relationship with the existing Public Right of Way.
- The submitted Reserved Matters proposals appear to significantly dilute those commitments. In particular:
- Landscape buffers along site boundaries and adjacent to the Public Right of Way have been reduced or weakened.
- Built development is brought closer to sensitive site edges than was reasonably anticipated from the outline parameter plans and supporting documentation.
- The green infrastructure framework that formed a key component of the planning balance supporting the outline approval is no longer sufficiently evident within the detailed layout.
- The Reserved Matters submission therefore fails to adequately deliver the landscape structure and mitigation measures that were fundamental to the original approval.

The proposed layout places excessive emphasis on vehicle movement and parking rather than creating a well-connected and walkable neighbourhood.
Concerns include:

- Extensive frontage parking and parking courts.
- Cul-de-sac arrangements that limit permeability.
- Insufficient direct and attractive pedestrian and cycle connections.
- A street hierarchy that prioritises vehicles over people.

This approach conflicts with the objectives of Horsham District Planning Framework Policies 32, 33 and 40, which seek high-quality place-making, sustainable movement patterns and reduced reliance on private vehicles.
The scheme risks creating an inward-looking housing estate rather than a well-integrated extension to Pulborough.

The detailed layout raises concerns regarding the relationship between new dwellings, existing neighbouring properties and the Public Right of Way.
In particular:

- The positioning and orientation of dwellings may result in overlooking and loss of privacy.
- Two-storey development close to existing boundaries risks creating overbearing impacts.
- Parking courts, turning heads and associated vehicle movements near boundaries may generate increased noise, disturbance and headlight glare.

The Public Right of Way was presented at outline stage as an important landscaped corridor and community asset. However, sections now appear bordered by rear garden fences, parking areas and development frontage that diminish its character, attractiveness and perceived safety.
The proposal therefore fails to adequately protect residential amenity and the quality of the Public Right of Way, contrary to Policy 33.

The submitted scheme relies heavily on standardised house types and repetitive architectural forms.
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.
The proposal therefore fails to satisfy the requirements of Policy 32, which seeks high-quality, locally distinctive design.

The outline approval placed considerable importance on:

- Retention and enhancement of existing hedgerows and vegetation.
- Strong structural landscaping.
- Delivery of a robust green infrastructure network.
- Biodiversity enhancement and ecological connectivity.

The Reserved Matters proposals do not adequately deliver these objectives.
Concerns include:

- Narrowing and fragmentation of landscape corridors.
- Insufficient structural planting to soften development and parking areas.
- Potential loss or weakening of important hedgerows and vegetation.
- Reduced ecological connectivity compared with that indicated at outline stage.

These shortcomings conflict with Policies 25 and 31, which require protection and enhancement of landscape character, biodiversity and green infrastructure.

Although the site lies outside the National Park boundary, the setting of the South Downs National Park remains a material planning consideration.
The South Downs National Park Design Guide emphasises:

- Context-led design.
- Strong green infrastructure.
- Sensitive settlement edges.
- Development that responds positively to landscape character and views.

The submitted Reserved Matters scheme does not demonstrate a sufficiently landscape-led approach and fails to provide an appropriate transition between the

built environment and the wider countryside. As a result, the proposals risk harming the setting of the National Park and important views towards the Downs.
Whilst infrastructure matters were considered at outline stage, the detailed layout has implications for how future residents access services and facilities.
The scheme does not provide sufficiently direct and attractive walking and cycling connections to:

- Public transport facilities.
- Village services.
- Healthcare facilities.
- Community infrastructure.

This is likely to reinforce car dependency and exacerbate pressure on already constrained local services, including the Medical Practice, which has confirmed capacity concerns.

The issue before the Local Planning Authority is not whether development should take place on this site, but whether the Reserved Matters proposals deliver the quality of development required by the outline consent and adopted planning policy. It is considered that the application fails to do so for the following reasons:
Failure to deliver the landscape buffers and green infrastructure framework anticipated at outline stage.

- A car-dominated layout with poor permeability and limited support for sustainable travel.
- Harm to neighbouring amenity and the quality of the Public Right of Way.
- Insufficient design quality and lack of local distinctiveness.
- Inadequate landscaping and biodiversity provision.
- Failure to adequately protect the setting of the South Downs National Park.
- Increased pressure on local infrastructure without sufficient mitigation.

Members recommend that planning permission for the Reserved Matters submission be refused unless substantial revisions are made to address the concerns identified above.

**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 condition16 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.

**DC/26/0680 – 2, 87 Chene Colline Chase, Lower Street, Pulborough, West Sussex**

Installation of an Air Source Heat Pump.
**PPC Comments:** Members **RESOLVED** to support this application

**DC/26/0605 – Star Farm Gay Street Lane North Heath West Sussex**

Application to confirm the lawful implementation of planning permission DC/23/1951 (Lawful Development Certificate - Existing).
**PPC Comments:** Members **RESOLVED** to support this application

**DC/26/0617 – Peacocks Paddock, Stall House Lane, North Heath, West Sussex**

Removal of Condition 4 of previously approved application DC/25/0150 (Change of Use of land to a traveller's caravan site consisting of 1no. mobile home, 1no. touring caravan and 1no. utility dayroom and associated development) relating to water neutrality.
**PPC Comments:** Members **RESOLVED** to support this application