

From: Alison Meeus <alison.meeus@westsussex.gov.uk>
Sent: 13 November 2025 15:16:01 UTC+00:00
To: "Nicola.Pettifer" <Nicola.Pettifer@horsham.gov.uk>
Subject: RE: New Place Farm, Pulborough (DC/24/1676)

Dear Nicola,

Thank you for your e-mail, I have attached comments in blue below:

From: Nicola.Pettifer <Nicola.Pettifer@horsham.gov.uk>
Sent: 12 November 2025 16:19
To: Alison Meeus <alison.meeus@westsussex.gov.uk>
Subject: FW: New Place Farm, Pulborough (DC/24/1676)

****EXTERNAL****

Dear Alison

I'm just responding to your comments dated 6th October 2025, trying to move the planning assessment forward and collating any necessary amendments which I will then liaise with the planning agents for.

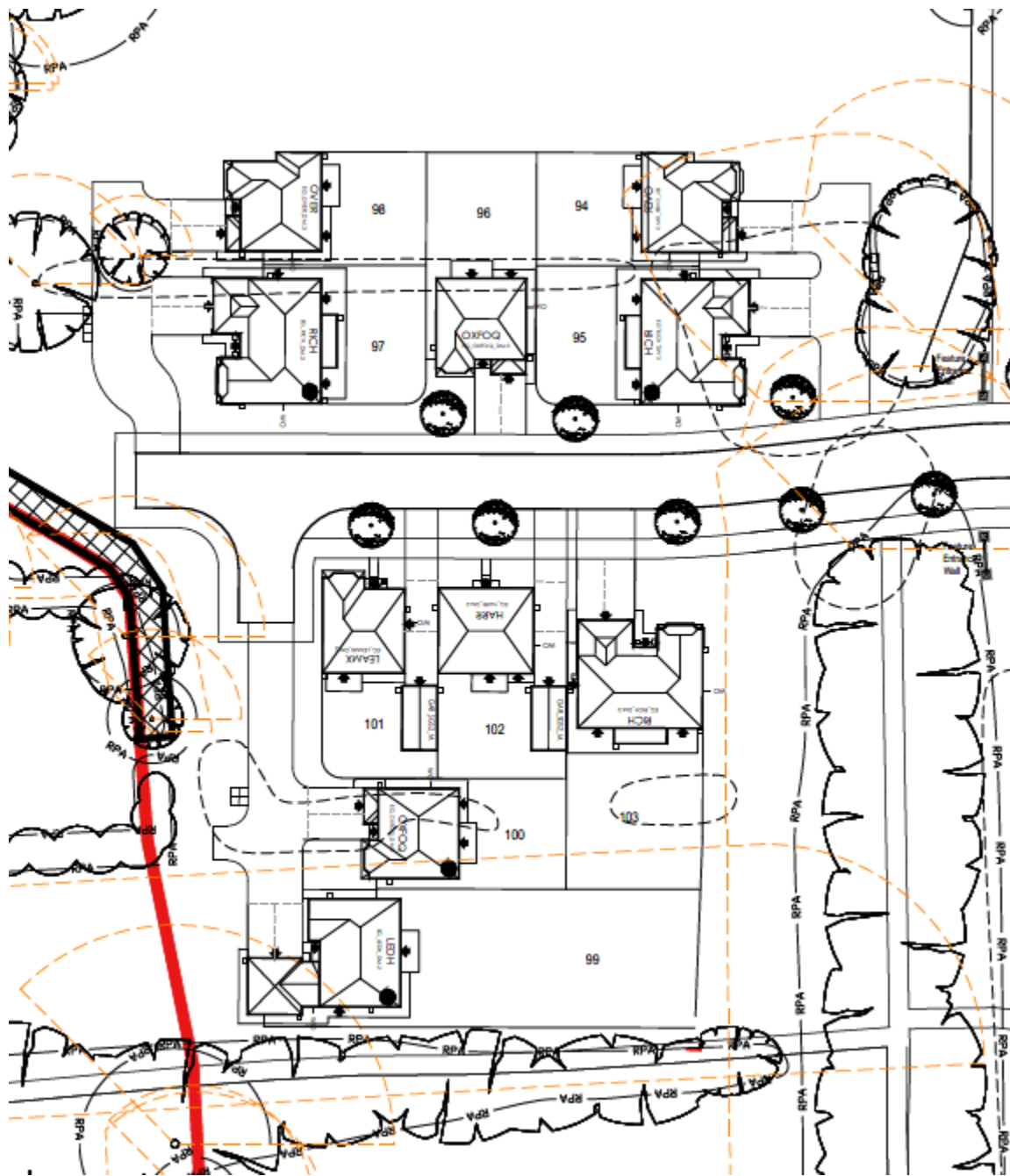
- Can you confirm if your comments would change given that none of the estate roads are to be adopted within the site, and all are to remain under private management of the estate? (materials / trees / shared access drives)

If all the roads are not going to be adopted then my comments would change and the issues raised would not be a highway matter.

- Also, CEMP has been approved for the site / development under DISC/25/0001 (May 2025), which should address your comments on the access arrangements – following the outline consent granted under DC/21/2321

Yes thank you this does address my concerns over access.

- We also have a commitment in the s106 to install a new footbridge to the railway crossing (PRoW_2330) – as part of the outline scheme granted under DC/21/2321. **Noted**
- Some of the desire lines can be resolved by way of the levels and retaining walls within the estate, which become clear when details on the levels and landscape plans are referenced – I do take note of a couple of points, and a disconnect between the line of the bridleway_2332 where it crosses the spine road. **Noted.**
- Missing turning head at the western end of the estate: the developers anticipate a 3 year build out of Phase 1 (for 160 dwellings), with an anticipated future reserved matters application coming forward on the western parcel (for up to 10 homes) within that period. At the moment, the last stage for the 10 houses requires more work, so final plans are not resolved (early sketch below):



However, there is a temporary turning head shown within the CEMP details (attached), which Might address your concerns during the construction phase.

Provided there is a turning area during construction, as the roads will not be put up for adoption , the requirement to have an adoptable turning head is not needed.

Please let me know if you have any comments on the above, and whether the information addresses your earlier concerns raised in your response.

Kind regards
Nic

Nicola Pettifer

Senior Planning
officer

Telephone: 01403 215238

Email: Nicola.Pettifer@horsham.gov.uk



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