Recommendations of the Planning & Services Committee meeting held on

9th November 2026

- **DC/26/1412 – Windmill Cottage, Old Mill Place, Pulborough, West Sussex**

  Erection of detached two storey three bedrooms dwelling with garage and outdoor swimming pool. Erection of a garage at the host dwelling.
  PPC Comments: Members voted to **Object** and this application.
  The Parish Council objects to this application on the grounds that the proposed development fails to respond appropriately to the site's characteristics and is contrary to the design objectives set out in Section 12 of the National Planning Policy Framework (NPPF), in particular Paragraph 135, which requires development to be sympathetic to local character and to create a strong sense of place.
  The Parish Council also notes the concerns raised by Southern Water regarding the absence of detailed drainage information. In particular, Southern Water has advised that satisfactory arrangements for surface water, foul water and swimming pool drainage have not yet been demonstrated. Whilst the site lies within Flood Zone 1, Members consider that comprehensive drainage details remain essential to ensure the development can be adequately serviced and to avoid any adverse impacts. Should planning permission be granted, these details should be secured through appropriate planning conditions.
  Furthermore, the Parish Council requests that any approval includes conditions requiring biodiversity enhancements in accordance with Section 15 of the NPPF, particularly Paragraph 187. The Council also considers that the potential noise impacts arising from any plant, machinery or associated equipment should be fully assessed and, where necessary, mitigated in line with Paragraph 187 of the NPPF, to safeguard the amenity and quality of life of existing and future occupants.