Recommendations of the Planning & Services Committee meeting held on

9th November 2026

- **DC/26/1656 – Land Parcel Northeast of Drovers Lane, Pulborough, West Sussex.**
  Variation of condition 23 of previously approved application **DC/21/2321** (Outline Planning Permission (with all matters reserved except for means of access from Glebelands) for the demolition of existing structures and the re-development of the site with a residential development scheme of up to 170 dwellings, a countryside park, associated earthworks and infrastructure) relating to the development and land budget plan.
  PPC Comments: Members voted to **Object** this application.

  Pulborough Parish Council objects to the proposed variation of Condition 23 attached to outline planning permission DC/21/2321.

Condition 23 is a critical component of the outline consent as it secures compliance with the approved Development Framework and Land Budget Plan which formed the basis of the spatial strategy assessed and approved by the Local Planning Authority. The condition ensures that future Reserved Matters applications accord with the approved parameters relating to land use distribution, housing density, green infrastructure, public open space, and the overall design framework for the site.

The application proposes to replace the approved Development Framework and Land Budget Plan with a revised drawing that increases the residential development area from 5.10ha to 5.30ha, resulting in a corresponding reduction in land allocated to green infrastructure and naturalistic open space.

Whilst the proposed changes may appear relatively modest, the Parish Council considers that insufficient information has been provided to enable a proper assessment of their implications. In particular, the application does not adequately demonstrate:

Whether the increase in residential land is intended to facilitate additional dwellings or higher development densities than those envisaged under the outline permission.

The impact of the revised land budget on the quantity, accessibility, functionality and quality of public open space.

Whether the reduction in green infrastructure would affect ecological mitigation measures, habitat creation, Biodiversity Net Gain delivery, or the site's wider environmental objectives.

Whether the revised framework remains consistent with the landscape, design and placemaking principles that underpinned the original approval. The National Planning Policy Framework places considerable emphasis on securing high-quality, well-designed development and protecting and enhancing green infrastructure. Paragraphs 96 and 103 support the provision of accessible open space and green infrastructure networks, while paragraph 187 seeks to minimise impacts on and secure measurable gains for biodiversity. Paragraph 135 further requires development to create attractive, functional and sustainable places that optimise site potential whilst maintaining a strong sense of place and a high standard of amenity. Concern was raised that the proposed amendment would reduce the extent of green infrastructure and naturalistic open space without sufficient evidence to demonstrate that the objectives of the approved outline permission can still be fully achieved. In the absence of such information, it is not possible to conclude that the development would continue to accord with the principles assessed and accepted through the outline planning process or with the objectives of the NPPF. Accordingly, the Parish Council requests that the Local Planning Authority seek further clarification before determining the application, including:

Confirmation of whether the revised land budget would facilitate an increase in dwelling numbers or residential density.

A clear comparison between the approved and proposed open space provision.

Confirmation that Biodiversity Net Gain calculations, ecological mitigation measures and habitat delivery proposals remain unaffected.

Evidence demonstrating that the amended framework continues to comply with the approved design, landscape, environmental and green infrastructure objectives of the outline permission.

Until such information has been provided and fully assessed, Pulborough Parish Council objects to the application on the grounds that insufficient information has been submitted to demonstrate compliance with the objectives of the approved outline permission and the requirements of the National Planning Policy Framework.