



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	New Place Nurseries London Road Pulborough West Sussex
DESCRIPTION:	Reserved Matters application for the erection of 10 dwellings following approval of outline application DC/21/2321, as varied by DC/24/1204, relating to appearance, landscaping, layout and scale.
REFERENCE:	DC/26/1067
RECOMMENDATION:	Advice / Objection / Modification
SUMMARY OF COMMENTS & RECOMMENDATION:	
As advised at pre-application stage and during the site visit, the proposed development significantly deviates from the approved parameter plan. Of particular concern is the encroachment into the RPAs of the existing green corridors to the east and south, together with encroachment into the northern open space secured as strategic open space and as part of the landscape setting to the heritage asset. The proposed layout has a distinctly suburban character and does not reflect the original aspirations for this part of the scheme, which sought to establish a more sympathetic relationship with the former farmstead and the rural character of the site.	
MAIN COMMENTS:	
The submitted reserved matters proposals do not sufficiently accord with the approved parameter plan and the landscape principles established at outline stage. The extent of built form and associated domestic curtilage has moved beyond the areas previously identified for development, resulting in encroachment into landscape areas that were intended to perform an important structural and setting function. In particular, the proposals encroach into the root protection areas of the existing green corridors to the east and south. These corridors form part of the retained landscape framework and are important in maintaining separation, softening the development edge, and supporting the intended rural character of this part of the scheme and the amenity of users within the public rights of way. The proposed relationship between built form, hardstanding, private gardens and retained vegetation is therefore not considered acceptable in landscape terms. There is also concern regarding the encroachment into the northern open space, which was identified as strategic open space and as part of the landscape setting to the former farmstead heritage asset. The reduction and erosion of this space would weaken the	

intended transition between the new development, the retained farmstead character and the wider rural context. This transition is further weakened by the suburban form of the proposed layout and housing types.

The arrangement of dwellings, gardens and associated infrastructure does not provide a sufficiently landscape-led response to the site context and does not adequately reflect the rural edge character or the relationship with the former farmstead.

Further, the approved parameter plan indicated the provision of single storey dwellings to the northern part of the parcel; however, and notwithstanding previous advice, the current reserved matters package continues to show two storey dwellings across this parcel. This would increase the perceived scale and prominence of built form in a sensitive part of the site and would further weaken the intended transition and the amenity of the northern open space. While street scenes have been provided, they do not illustrate the relationship between the proposed development and the open space. Further information is therefore required, including a levels strategy plan, to demonstrate this.

Therefore, modifications are required to bring the reserved matters proposals back into closer alignment with the approved parameters and the landscape principles established at outline stage. This should include revisions to the layout, built form, garden boundaries and associated infrastructure to avoid encroachment into retained landscape areas, protect the function of the strategic open space, and provide a more appropriate landscape-led relationship with the former farmstead and rural context.

The submission of an alternative layout addressing some of these points is noted and a separate response will be submitted under DC/26/1071.

ANY RECOMMENDED CONDITIONS: N/A

NAME:

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DEPARTMENT:

Specialists Team - Strategic Planning

DATE:

11/09/2026