



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. This submission forms one of two Reserved Matters applications brought forward for the western parcel, alongside PP:14946627 (the 'Primary Scheme?'). For the purposes of clarity, this application is referred to as the 'Alternate Scheme?'. Together, these applications present two complementary design responses to the approved Outline Planning Permission (OPP).
REFERENCE:	DC/26/1071
RECOMMENDATION:	Holding Objection / Modification
SUMMARY OF COMMENTS & RECOMMENDATION: The alternative layout appears to be more closely aligned with the approved parameter plans, which was a key concern previously. In particular, it appears to safeguard the existing green corridors to east and south, as well as retaining the open space to the north. However, the layout is still considered distinctively suburban in character, as clearly illustrated in the submitted street scenes, and does not yet demonstrate a sympathetic relationship with the former farmstead and the rural character of the site. This is particularly experienced along the main access road, which forms the principal route between the public right of way and new open space. The dwellings to the north do not address the street scene in a positive way and as result the frontage is dominated by boundary walls, without appropriate softening.	
MAIN COMMENTS: The revised layout represents an improvement when compared with earlier submissions, particularly in relation to the retention of the existing landscape framework and the open space to the north. This more closely reflects the approved parameter plans and responds positively to previous concerns regarding the protection of the green corridors to the east and south of the site. Notwithstanding the above, the layout is still considered to have a distinctly suburban	

character and does not yet demonstrate a sufficiently sympathetic response to the former farmstead setting or the wider rural character of the site. This is evident in the submitted street scenes, where the arrangement of built form, hard surfacing and boundary treatments appears overly domestic and enclosed.

The main access road is a key route through the site, and in this parcel will provide the principal connection between the public right of way and the proposed open space to the north. The dwellings to the north do not appear to address this route positively, resulting in a frontage that is dominated by boundary walls and lacking appropriate soft landscape mitigation.

Further modifications are therefore required to soften the character of the main access route and improve the relationship between the development, the proposed open space and the rural edge of the site. This should include reconsideration of the proposed building types in this part of the scheme, which should draw more clearly on farmstead characteristics, including form, scale, materials and finishes, to secure a more positive built frontage and a less suburban form of development. Reduced reliance on hard boundary treatments and additional structural planting should also be explored where necessary to create a more informal and landscape-led character.

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	11/09/2026