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Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Nicola Pettifer
Development Control
Albery House
Springfield Road
Horsham
RH12 2GB

Date 12th January 2026

Dear Nicola,

RE: DC/24/1676 – New Place Nurseries, London Road, Pulborough, West Sussex, RH20 1AT

Thank you for your consultation on the above site, received on 24th December 2025. We have reviewed the application as submitted and wish to make the following comments.

This is a Reserved Matters application pursuant to Outline Planning Consent DC/21/2321, as varied by application DC/24/1204. The Reserved Matters comprise details of 160 no dwellings, associated internal access roads, parking and landscaping for areas east of the right of way. Details of appearance, landscaping, layout and scale to be considered.

Updated comments can be seen in [blue](#).

We **maintain our objection** to this application, and require further information regarding:

1. As described in the report, and shown on drawings there are several watercourses and culverted watercourses within the site. In multiple locations, it appears that it is proposed to build houses over a stretch of open watercourse. As it could increase flood risk elsewhere, it is not appropriate to infill watercourses. All watercourses, including culverted watercourses, shall have a 3m easement from the top of both banks, for maintenance purposes.

Where there is opportunity to remove any existing culverts within the site, we would be supportive of this.

If it is proposed to culvert ordinary watercourses for access purposes, or make any other alterations to watercourses which would alter the flow within watercourses, we'd suggest using our OWC pre-application advice service: [Ordinary watercourse land drainage consent - West Sussex County Council](#). This link also includes

details on how to apply for consent, and our culvert policy, which has a presumption against culverting ordinary watercourses.

This has not been adequately addressed. As stated in the most recent response to our previous comments, 2 ditches within the site boundary are being abandoned or relocated. We strongly recommend running the planning process and the OWC process concurrently, especially since the OWC outcome is likely influence the final layout.

2. We require a map showing the location where each of the photograph's from the site visit were taken.

This is adequately addressed.

3. The infiltration testing results show that infiltration may be a viable method of draining the site in some locations. Where infiltration is viable, the site must be drained via infiltration. Any areas that cannot be drained via infiltration, should then be discharged to the watercourses, as this is next in the hierarchy, as demonstrated by the applicant.

This is adequately addressed.

4. Calculations for a surcharged outfall are required.

This has been adequately addressed.

5. In the calculations, the pre-development discharge rate and volume calculations appear to be in a different location to Pulborough as Region 1 is not in West Sussex. As this is a reserved matters application, the greenfield runoff rates and volumes calculated previously should be used (unless it is found that these were also not site-specific). If there are any further alterations, we recommend ensuring that the calculations match the drainage layout, as this is commonly where issues arise.

This has been adequately addressed.

It is noted that no winter groundwater monitoring has been completed. As this is likely to be required for detailed design for the surface water drainage conditions, we would suggest this begins very soon, given the time of year.

Please note that the previous Policy for the Management of Surface Water has been superseded by the updated National Standards for SuDS.

We would like to take this opportunity to remind the applicant that watercourses and culverted watercourses within their land ownership must be adequately maintained, to allow water to be free flowing. This falls under the Land Drainage Act.

Yours sincerely,

Eleanor Read
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