

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 20/08/2026

Alice Johnson
Development Control
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Dear Alice,

RE: DC/26/1067 New Place Nurseries London Road Pulborough West Sussex RH20 1AT

Thank you for your consultation on the above site, received on 30th July 2026. We have reviewed the application as submitted and wish to make the following comments.

The proposal utilises a connection to an adjacent wider development. The SuDS scheme for that wider development accounts for the contributing impermeable area on this site.

We are satisfied that the proposals will adequately drain the development and therefore we have **no objection** to the application, subject to the following conditions:

“Prior to commencement of the development, a proportionate surface water drainage scheme construction method statement shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall thereafter be constructed in accordance with the approved construction method statement, approved FRA and Drainage Strategy and remain in perpetuity for the lifetime of the development. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.”

Reason: To ensure drainage provisions meet the National Standards for Sustainable Drainage Systems and do not increase flood risk on or off site, and to comply with NPPF and Local Planning Policies.

“The development hereby approved shall not be occupied until a site-specific maintenance and management plan for all elements of the surface water drainage system and any ordinary watercourses/culverts within the development in accordance with National Standards for Sustainable Drainage Systems have been submitted to and approved in writing by the Local Planning Authority. This shall include the name and contact details of any appointed management company.”

Reason: To ensure that the development is maintained and managed to ensure continued effectiveness in accordance with National Standards for Sustainable Drainage Systems and would not increase flood risk on or off site.

“The development hereby approved shall not be first occupied until a verification report has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that the surface water drainage system has been built and is operating in accordance with the approved details. If the verification report indicates that the drainage system is not built and/or operating as intended, within three months, a scheme of modification/rectification shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the modification/rectification scheme shall be implemented in full in accordance with a timetable to be set out in the scheme.”

Reason: To ensure that the development is maintained and managed to ensure continued effectiveness in accordance with National Standards for Sustainable Drainage Systems and would not increase flood risk on or off site.

Yours sincerely,

Alice Gibbs
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

The following documents have been reviewed, which have been submitted to support the application;

- Phase 2 Planning Drainage Technical Note 890815 R2(1)
- Sustainable Drainage System (SUDS) Management Strategy 890815 R1(03)
- Site Drainage Drawing 8320 Rev P02