

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 14th October 2025

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

Dear Nicola,

RE: DISC/25/0263 – New Place Nurseries, London Road, Pulborough, West Sussex, RH20 1AT

Thank you for your consultation on the above site, received on 2nd October 2025. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of conditions 6 and 9. This is a partial discharge of condition, only for the highway access to the site.

The LLFA have reviewed the documents submitted in relation to Condition 6, as it relates to drainage. For reference, Condition 6 is worded as follows:

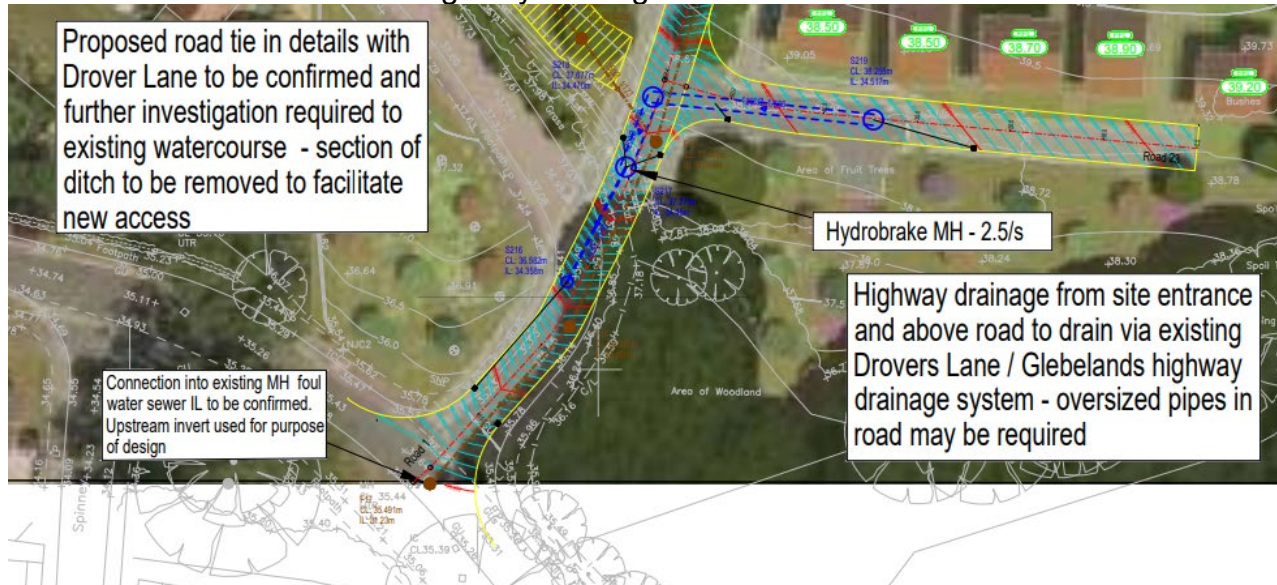
No development shall commence until a Drainage Strategy detailing the proposed means of foul water disposal and a detailed surface water drainage scheme (including finalised surface water drainage designs and calculations) has been submitted to and approved in writing by the Local Planning Authority. The submitted details should include a Surface Water Drainage Statement (based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development). The drainage designs shall show full coordination with a detailed landscape scheme and should demonstrate that the surface water runoff generated up to and including the 100 year, plus climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event. The drainage scheme shall subsequently be implemented prior to first occupation in accordance with the approved details and thereafter retained as such.

We have concerns that the submitted information does not meet with NPPF, PPG or the local planning policies and the proposal will either increase the risk of flooding elsewhere or to the proposed development. We provide the following technical review for your consideration.

We **require additional information** on:

1. It is now proposed to use a soakaway to drain the highway access to the site, however no infiltration testing in line with BRE365 or winter groundwater monitoring has been provided to demonstrate the use of a soakaway is viable in this location.
2. As this is a DoC application, the drawings should be for construction, not for tender.

At outline planning stage, the drainage strategy suggests that it was previously proposed to connect the access to the highway drainage network.



As such, we are **unable to recommend the discharge of Condition 6**.

We'd like to take this opportunity to remind the applicant that alterations to existing watercourses may require ordinary watercourse consent prior to construction. This is separate to the planning process and as an authority we have two months to determine applications. Further details can be found here: [Ordinary watercourse land drainage consent - West Sussex County Council](#)

We have no comments to make in regards to foul drainage as this does not fall under our remit. We'd suggest consulting the sewerage undertaker.

Upon receiving a formal reconsultation request from the LPA, when any further information is submitted, we will review our comments and provide an updated response.

Yours sincerely,

NAME

Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

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

Site Entrance Levels and Drainage by LDE, 8th July 2025, revision T2