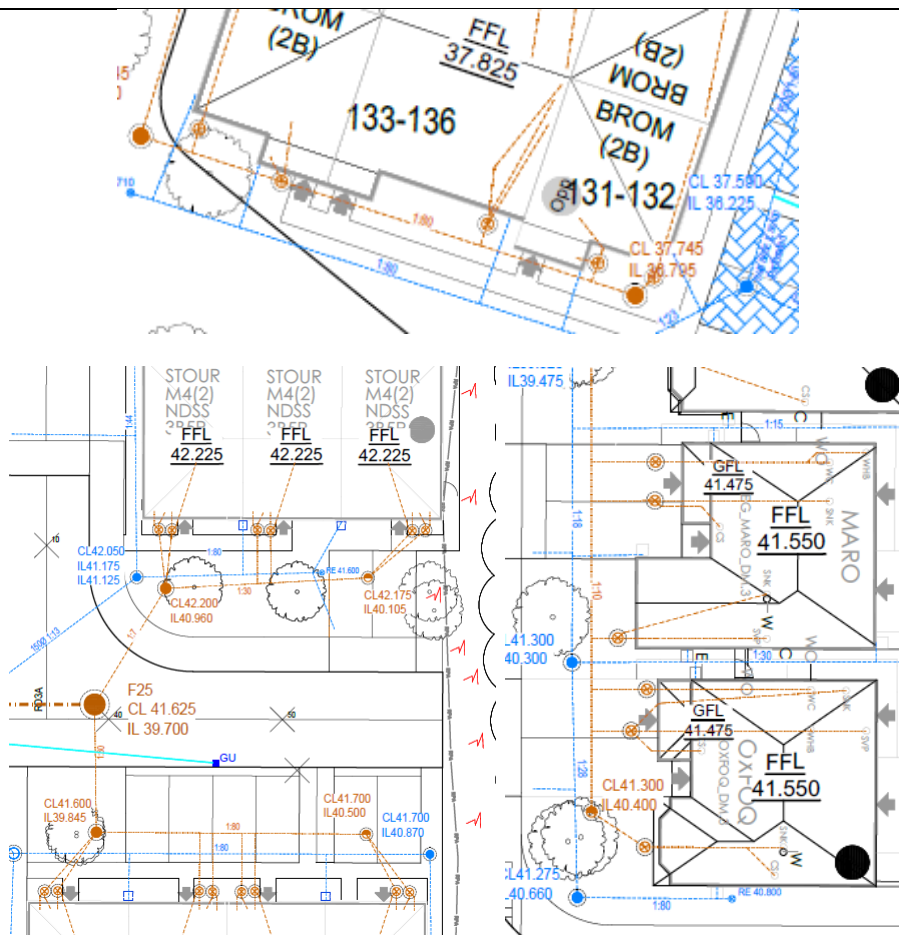
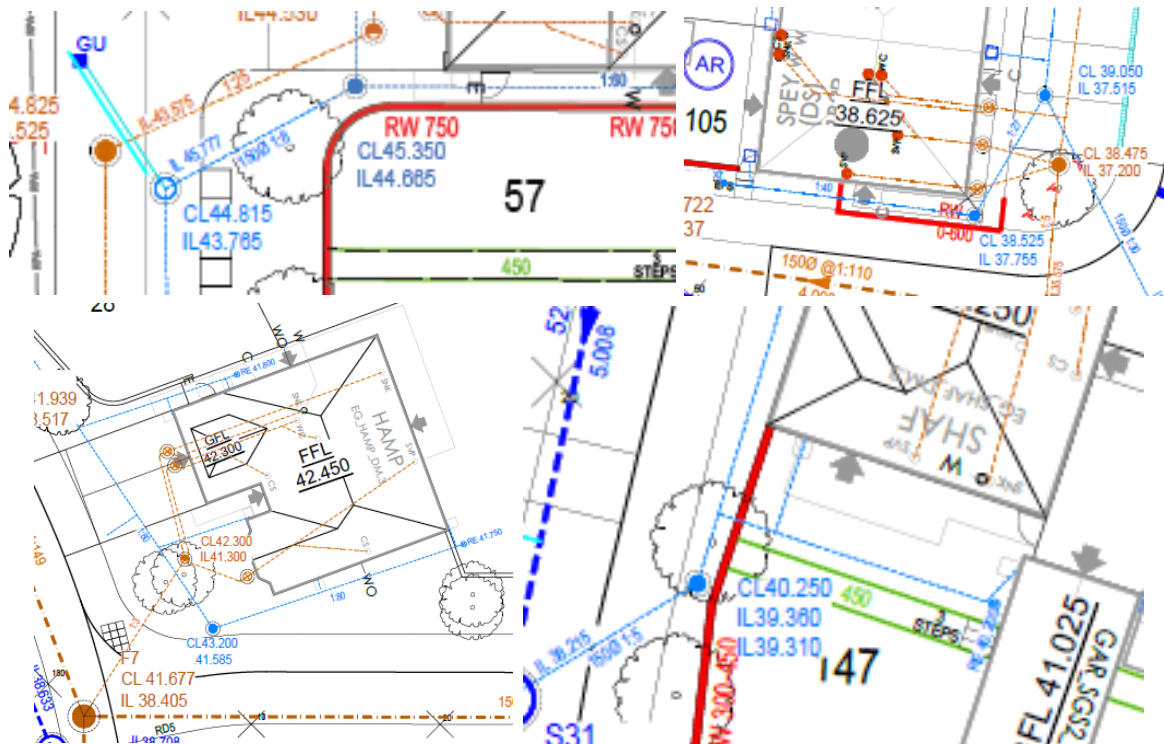


HORSHAM DISTRICT COUNCIL CONSULTATION

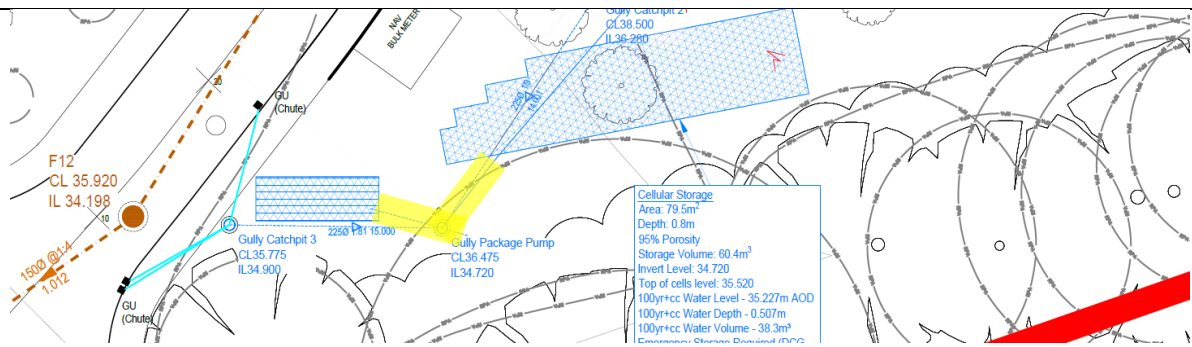
TO:	Horsham District Council – Planning Dept
LOCATION:	New Place Nurseries London Road Pulborough West Sussex
DESCRIPTION:	Approval of details reserved by condition(s) 6 (Drainage Strategy) and 9 (Finished Floor Levels) to approved application DC/21/2321 (whole site).
REFERENCE:	DISC/25/0263
RECOMMENDATION:	Condition 6: Modification Condition 9: More Information
SUMMARY OF COMMENTS & RECOMMENDATION: The discharge of Condition 6 cannot be recommended due to conflicts between drainage and the landscape scheme. More information is requested in order to recommend the discharge of Condition 9. See details below.	
MAIN COMMENTS: <u>Condition 6</u> <i>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.</i> 1. A number of conflicts between the drainage strategy and proposed tree planting have been identified which compromise the delivery of the landscape strategy. Therefore, it is recommended that opportunities to rationalise below-ground infrastructure and minimise conflicts with proposed trees are explored. This may include for example adjustments to the sewers layout or consideration of shared service corridors, in order to maximise available rooting volume and support the successful establishment and long-term retention of trees. Please see non exhaustive examples below:	



2. As above, please adjust drainage runs to allow more rooting medium for proposed trees. See non exhaustive examples below:



3. While the incursion below is within the limits to comply with BS 5837:2012, development within RPAs should only be observed where unavoidable, and there appears to be scope to avoid the RPA in this instance. As such, we request the drainage run highlighted in yellow below be altered to avoid the RPA, unless justification can be provided.



Condition 9

No site levelling works shall take place until full details of the existing and final land levels and finished floor levels (in relation to nearby datum points) have been submitted to and approved by the Local Planning Authority in writing. The details shall include the proposed grading of land areas including the levels and contours to be formed, showing the relationship of proposed land levels to existing vegetation and surrounding landform. The site levelling works shall be completed in accordance with the approved details prior to the commencement of development of any building within the site.

4. Please refer to comments made under DISC/26/0266 in regard to Condition 2 of DC/24/1676. In any case, the wording of the condition clearly requires the submission of contour information in addition to spot levels, to show the relationship between the proposed land levels and existing vegetation and therefore these should be included within the submitted plans.

RECOMMENDED CONDITIONS:

N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	02/09/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	09/09/2026