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County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 3rd August 2026

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 22nd July 2026. 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.

Following a review of the additional information, we now have no objection to this application. The concerns raised previously have been adequately addressed.

Yours sincerely,

Eleanor Read
Flood Risk Management Team
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