



**Horsham
District
Council**

Mr Craige Burden
Barratt Redrow
New Place Nurseries
London Road
Pulborough
West Sussex
RH20 1AT

Our ref: DISC/25/0263
Your ref: Pulborough, New Place Farm:
Conditions 6 and 9
Email: planning@horsham.gov.uk
Direct Line: 01403 215238
If Calling Please ask for: Nicola Pettifer
Date: 5th October 2026

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England)
Order 2015**

Approval of details reserved by condition(s) 6 (Drainage Strategy) and 9 (Finished Floor Levels) to approved application DC/21/2321 (whole site).

New Place Nurseries London Road Pulborough West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

6. **Pre-Commencement Condition:** 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.

Reason: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

Date of approval - 5th October 2026

9. **Pre-Commencement Condition:** 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.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 5th October 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Plans	Site Drainage Sheet 4	H9376_RSK_ZZ_XX_DR_CE_ 300113 P01	10.08.2026
Plans	Site Drainage Sheet 5	H9376_RSK_ZZ_XX_DR_CE_ 3001104 P01	10.08.2026
Plans	Site Drainage Sheet 6	H9376_RSK_ZZ_XX_DR_CE_ 300115 P01	10.08.2026
Plans	Site Drainage Sheet 7	H9376_RSK_ZZ_XX_DR_CE_ 300116 P01	10.08.2026
Plans	Site Drainage Sheet 8	H9376_RSK_ZZ_XX_DR_CE_ 300117 P01	10.08.2026
Plans	Site Drainage Sheet 9	H9376_RSK_ZZ_XX_DR_CE_ 300118 P01	10.08.2026
Plans	Site Levels Sheet 1	H9376_RSK_ZZ_XX_DR_CE_ 300100 P01	10.08.2026
Plans	Site Levels Sheet 2	H9376_RSK_ZZ_XX_DR_CE_ 300101 P01	10.08.2026
Plans	Site Levels Sheet 3	H9376_RSK_ZZ_XX_DR_CE_ 300102 P01	10.08.2026
Plans	Site Levels Sheet 4	H9376_RSK_ZZ_XX_DR_CE_ 300103 P01	10.08.2026
Plans	Site Levels Sheet 5	H9376_RSK_ZZ_XX_DR_CE_ 300104 P01	10.08.2026
Plans	Site Levels Sheet 6	H9376_RSK_ZZ_XX_DR_CE_ 300105 P01	10.08.2026
Plans	Site Levels Sheet 7	H9376_RSK_ZZ_XX_DR_CE_ 300106 P01	10.08.2026
Plans	Site Levels Sheet 8	H9376_RSK_ZZ_XX_DR_CE_ 300107 P01	10.08.2026
Plans	Site Levels Sheet 9	H9376_RSK_ZZ_XX_DR_CE_ 300108 P01	10.08.2026
Plans	Site Drainage Sheet 2	H9376_RSK_ZZ_XX_DR_CE_	10.08.2026

		300111 P01	
Plans	Site Drainage Sheet 3	H9376_RSK_ZZ_XX_DR_CE_ 300112 P01	10.08.2026
Plans	Site Drainage Sheet 1	H9376_RSK_ZZ_XX_DR_CE_ 300110 P01	10.08.2026

Notes to Applicant:

The applicant is advised that more detailed levels information, relating to earthworks, cut-and-fill operations, retaining and supporting engineering features, engineering works near root protection areas and at boundaries, along with detailed information relating to the eastern boundary of the site (adjacent to plots 20-26), will be expected to be addressed, submitted and assessed under pre-commencement conditions 2 and 4 of DC/24/1676. Approval of the broader strategic levels information under condition 9 will therefore not prejudice future assessment of these subsequent matters.

The applicant is advised that in relation to the drainage scheme, considerations should be given to the subsequent rooting space, locations of and species choices of any new tree planting (which is required under condition 10 at pre-commencement (slab) level of DC/24/1676), so as not to lead to a diminishment of the expected landscape scheme for this site.

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control