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Lead Local Flood Authority

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

Date 13th May 2026

Dear Nicola,

RE: DC/24/1676 – New Place Nurseries, London Road, Pulborough, West Sussex, RH20 1AT

Thank you for your consultation on the above site, received on 8th May 2026. We have reviewed the application as submitted and wish to make the following comments.

This is a Reserved Matters application pursuant to Outline Planning Consent DC/21/2321, as varied by application DC/24/1204. The Reserved Matters comprise details of 160 no dwellings, associated internal access roads, parking and landscaping for areas east of the right of way. Details of appearance, landscaping, layout and scale to be considered.

Following a review of the additional information, we now have **no objection** to this application.

As it is proposed to culvert ordinary watercourses for access purposes and there are other alterations to watercourses which may require consent, we'd suggest using the following link: [Ordinary watercourse land drainage consent - West Sussex County Council](#). This link also includes details on how to apply for consent, and the OWC pre-application advice service.

We would like to take this opportunity to remind the applicant that watercourses and culverted watercourses within their land ownership must be adequately maintained, to allow water to be free flowing. This falls under the Land Drainage Act.

Yours sincerely,

Eleanor Read

Flood Risk Management Team
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