

Our Ref: RJ/JS/93483

Date: 15 July 2021

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PLANNING  
CONSULTANTS

Horsham District Council  
Parkside  
Horsham  
West Sussex  
RH12 1RL

Dear Sir/ Madam

**BRITISH GARDEN CENTRES  
PULBOROUGH GARDEN CENTRE, STOPHAM ROAD, PULBOROUGH, RH20 1DS  
APPLICATION TO DISCHARGE CONDITION 3 OF PLANNING PERMISSION  
PLANNING PORTAL REFERENCE: PP-10040602**

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On behalf of our client, British Garden Centres, please find enclosed an application to discharge condition 3 attached to planning permission SDNP/20/05831/FUL at Pulborough Garden Centre, Stopham Road, Pulborough. The planning permission allows for an extension to be made to the garden centre alongside reconfigured car parking arrangements and other minor improvements.

Condition 3 attached to the decision sets out that development works related to the customer car park and access cannot commence until details of a drainage strategy relating to surface water disposal is approved by the Local Planning Authority. The full wording of the condition reads as follows:

*“3. No development works relating to the customer car park or access shall commence until a drainage strategy detailing the proposed means of surface water disposal to the hereby approved parking and access areas north of the existing Garden Centre building has been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be carried out in accordance with the approved scheme.*

*Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy SD50 of the South Downs Local Plan (2019).”*

In light of the requirements of this condition, we enclose details setting out a drainage strategy for the site. The information submitted confirms that soakaways are not suitable in this instance so an attenuation tank will be provided beneath the car park.

**Application Submission**

Please find enclosed the following:

- Completed Application Form;
- Drainage Strategy Plan (Drawing no. S-SK001)
- Attenuation Tank Analytics Sheet
- Greenfield Runoff Calculations
- Soakaway Test Report

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We can confirm that payment of £116 in respect of the requisite application has been made separately.

We trust that you will agree that the information set out in the enclosed application and documents provided required to discharge Condition 3 of planning permission SDNP/20/05831/FUL.

We would be grateful if you could confirm in writing that the submitted details satisfy the requirements of the condition and that it can now be discharged. We look forward to hearing from you shortly.

Yours sincerely,



**John Shakespear MRTPI**  
**Senior Planner**

e-mail:  
direct dial:



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