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Northleigh
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West Sussex
PO19 1RH

Lead Local Flood Authority

Amanda Wilkes
Development Control
Horsham District Council
Parkside
Chart Way
Horsham
RH14 1RL

Date 4th March 2025

Dear Amanda,

RE: **DISC/25/0006 – Field Place Estate, Byfleets Lane, Broadbridge Heath, West Sussex**

Thank you for your consultation on the above site, received on 23rd January 2025. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of conditions 2 of approved application DC/24/0220.

The LLFA have reviewed the documents submitted in relation to Condition 2, as it relates to drainage. For reference, Condition 2 is worded as follows:

Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings and Flood Risk Assessment (by Water Design Engineers, 5th July 2024, revision 00) and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Policy 38 in Horsham District Planning Framework

We are pleased to see that the information provided meets the requirements of condition 2 of application DC/24/0220 and we are therefore able to **recommend that condition 3 is discharged.**

Yours sincerely,

Eleanor Read
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

The following documents have been reviewed, which have been submitted to support the application;

General Arrangement Plan of New Access Track within Reservoir Field by Water Design Engineers, 21.11.2024
NW Pond Detail by Water Design Engineers, 21.11.2024
General Arrangement Plan of New Permanent Access Track from OGRW to lake 4 berm by Water Design Engineers, 21.11.2024
Lake 3 and 4 Swale Detail by Water Design Engineers, 21.11.2024
Technical Note by Water Design Engineers, 21.11.2024
Weir Plate and protective Screen Detail by Water Design Engineers, 21.11.2024