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Lead Local Flood Authority

Date 19 December 2024

Matthew Porter
Development Control
Horsham District Council
Parkside
Chart Way
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West Sussex
RH12 1RL

Dear Matthew Porter

RE: **DISC/24/0301 – Tanbridge Retail Park, Albion Way, Horsham**

Thank you for your consultation on the above site, received on 09 December 2024. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of condition 14 (Verification of SuDs) pursuant to DC/21/1413 for the demolition of existing retail unit and erection of a replacement retail unit with associated works.

The LLFA have reviewed the documents submitted in relation to Condition 14, as it relates to drainage. For reference, Condition 14 is worded as follows:

No part of the development hereby permitted shall be occupied until a verification report demonstrating that the SuDS drainage system has been constructed in accordance with the approved design drawings has been submitted to and approved by the Local Planning Authority. The development shall be maintained in accordance with the approved report.

Reason: To ensure a SuDS drainage system has been provided to an acceptable standard to the reduce 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).

We are pleased to see that the information provided (SuDS Verification Report for Aldi Store, Tanbridge Retail Park) meets the requirements of condition 14 of application DC/21/1413 and we are therefore able to **recommend that condition 14 is discharged.**

Please note if the LPA decide to grant planning permission, we wish to be notified for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the new development.

Yours sincerely

Flood Risk Management Team

Annex

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

- SuDS Verification Report for Aldi Store, Tanbridge Retail Park, Craddys, 4 November 2024, Revision A.