Horsham District Council

Mr Peter Loader
Donald Insall Associates
12 Devonshire Street
London
W1G 7AB

Our ref:	DISC/23/0258
Your ref:	Discharge of Conditions to Ap
Email:	planning@horsham.gov.uk
Direct Line:	01403 215187
If Calling Please ask for:	Matthew Porter
Date:	1st October 2024

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 5 (surface water drainage strategy) of planning permission DC/22/2229 (Construction of enlarged and rationalised existing car park and grassed enclosure for overflow car parking, with tree planting).

Leonardslee Gardens, Brighton Road, Lower Beeding, West Sussex

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

5. **Pre-Commencement Condition**: Within 3 calendar months of the date of this permission a drainage strategy statement detailing the means of surface water disposal for the development shall be approved by the local planning authority, informed by the approved drainage details for planning permission DC/18/0689. The development shall be carried out in accordance with the approved drainage scheme and drawings.

   Reason: As this matter is fundamental to ensure that the development is properly drained to comply with Policy 38 of the Horsham District Planning Framework (2015) and to ensure the successful and satisfactory protection of important trees and hedgerows on the site that positively contribute to the settings of Designated Heritage Assets within the High Weald Area of Outstanding Natural Beauty in accordance with Policies 25, 30, 31, 33 and 34 of the Horsham District Planning Framework (2015).

Date of approval - 1st October 2024

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	VISITOR CAR PARK NEW LAKE SECTIONS	03	31.05.2024
Plans	CAR PARK LANDSCAPE ESTATE PLAN WITH DRAINAGE LOCATION	CP 4010 REV 3	31.05.2024
Plans	VISITOR CAR PARK SUB BASE DRAINAGE LAYOUT SHEET 2 OF 2	02	31.05.2024
Plans	VISITOR CAR PARK SUB BASE DRAINAGE LAYOUT SHEET 1 OF 2	01	31.05.2024
Plans	Visitor Car Park Drainage and Car Park Details	04	12.03.2024
Supporting Docs	Donald Insall-architects Email Re: 'West Sussex LFA comments' dated 30 July 2024		30.07.2024
Supporting Docs	Leonardslee Lake & Gardens Car Park Remedials SW Network Simulation by Causeway 16/04/2024 Page 1 - 16 inclusive		31.05.2024
Supporting Docs	NEW LAKE STAGE 2 REPORT Version 1 Date 20.05.24 by LUC Leonardslee Lakes and Gardens 12897-LUC-XX-XX-RPT-L-002 May 2024		31.05.2024
Supporting Docs	Leonardslee Lakes and Gardens CAR PARK REMEDIALS SW Network Simulation Dated 16/04/2024 by Causeway Page 1 - 6 inclusive		31.05.2024
Supporting Docs	Additional Supporting Information Issue Date: 12/03/2024 by Donald Insall Associates Discharge of Condition 5 as relating to Application Reference DC/22/2229		12.03.2024
Supporting Docs	Water Quality - Summary Table		12.03.2024
Supporting Docs	Donald Insall Associates Email: Attenuation lake shape dated 29th August 2024		29.08.2024

Notes to Applicant:
The applicant's agent (Donald Insall Associates) confirmed by email 29th August 2024 that:

The landscape architect has altered the shape of the lake (CP 4010 Rev 3 / NEW LAKE STAGE 2 REPORT Version 1 is the proposal), but its section depth and volume, inlet and outlet locations etc are as shown in the calculations on "02 Visitor car park sub base [..] sheet 2 of 2.

Therefore, discharge of condition 5 (surface water drainage strategy) is on the basis of the following agreed details:

Bunds and Shape of the attenuation lake/pond as shown on drawing CP 4010 REV 3 CAR PARK LANDSCAPE ESTATE PLAN WITH DRAINAGE LOCATION and NEW LAKE STAGE 2 REPORT Version 1 Date 20.05.24 by LUC Leonardslee Lakes and Gardens 12897-LUC-XX-XX-RPT-L-002 May 2024

ONLY Section depth and volume, inlet and outlet locations etc of the attenuation lake/pond as shown on 02 VISITOR CAR PARK SUB BASE DRAINAGE LAYOUT SHEET 2 OF 2

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