Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH

Lead Local Flood Authority

Matthew Porter
Development Control
Horsham District Council
Parkside
Chart Way
Horsham
RH14 1RL

Date 12th August 2024

Dear Matthew,

RE: **DISC/23/0258 – Leonardslee Gardens, Brighton Road, Lower Beeding, West Sussex, RH13 6PP**

Thank you for your consultation on the above site, received on 30th July 2024. We have reviewed the application as submitted and wish to make the following comments.

The applicant is applying for to discharge conditions 5 of the previously approved DC/22/2229.

Pre-Commencement Condition 5:
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)

We are pleased to see that the information provided meets the requirements of condition 5 of application DC/22/2229 and we are therefore able to **recommend that condition 5 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,

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