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Date 13 August 2026

Planning Reference: **DISC/26/0222**

Site Address: **Land To The North of High Bar Lane**

Planning Description: **Application for Approval of Details Reserved by Conditions 3 (demolition and construction details), 5 (updated Arboricultural Method Statement), 6 (updated Tree Protection Plan), 7 (underground services), 8 (means of foul water disposal), 9 (contamination), 10 (CEMP: Biodiversity), 11 (surface water drainage), 12 (materials and finishes) and 16 (maintenance and management of drainage scheme) to approved application DC/26/0209 (Variation of Condition 1 and Removal of Conditions of previously approved application DC/23/2152 (28 dwellings and associated engineering operations and works) relating to water neutrality, and to allow use of HEMSPAN as a construction method; and replace flats with terraced houses and other amendments as part of an amended housing (market and affordable mix).**

Dear Matthew Porter

Thank you for your consultation on the above site. For this consultation, we have reviewed the following documents submitted:

- SuDS Drainage Maintenance Strategy, prepared by Price and Myers, dated April 2026, Rev: 00.
- Planning Condition Discharge Report, prepared by Price and Myers, dated May 2026, Rev: 01.

The LLFA have reviewed the documents submitted in relation to Conditions 11 and 16, as it relates to surface water drainage. For reference, Conditions 11 and 16 are worded as follows:

Condition 11:

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, method statement, and Flood Risk & Water Neutrality Assessment by Price & Myers, 24th January 2024, revision 5 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 the NPPF and Policy 38 of the Horsham District Planning Framework (2015).*

Condition 16:

The development shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- i. a timetable for its implementation,*
- ii. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect*
- iii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.*

Reason: *To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with the National Planning Policy Framework and Policy 38 in Horsham District Planning Framework.*

We are pleased to see that the information provided meets the requirements of Conditions 11 and 16 of application DC/26/0209 and we are therefore able to **recommend that Conditions 11 and 16 is discharged.**

Yours sincerely

Flood Risk Management Team