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Northleigh
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West Sussex
PO19 1RH

Lead Local Flood Authority

Stephanie Bryant
Development Control
Horsham District Council
Parkside
Chart Way
Horsham
RH14 1RL

Date 29th November 2024

Dear Stephanie,

RE: **DISC/24/0162 – Land Parcel at 521897 127416, Sandygate Lane, Lower Beeding, West Sussex**

Thank you for your consultation on the above site, received on 13th November 2024. We have reviewed the application as submitted and wish to make the following comments.

This application is for the approval of details reserved by Conditions 3, 5, 6, 8, 9, 11, 12, 13 and 19 to approved application DC/22/0708.

The LLFA have reviewed the documents submitted in relation to Condition 12, as it relates to drainage. For reference, Condition 12 is worded as follows:
No development shall commence until a Drainage Strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. As part of the details required, a Surface Water Drainage Scheme should be submitted (based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development) which should demonstrate how surface water run off would be disposed of, in accordance with Part H3 of Building Regulations hierarchy as well as acceptable discharge points, rates and volumes. The development shall be carried out in accordance with the approved scheme.

Reason: *As this matter is fundamental to ensure that the development is properly drained, and to prevent increased risk of flooding, in accordance with Policies 35 and 38 of the Horsham District Planning Framework (2015)*

We are pleased to see that the updated information provided meets the requirements of condition 12 and we are therefore able to **recommend that condition 12 is discharged.**

Yours sincerely,

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