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County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 22/05/2026

Sophie Moore
Development Control
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Dear Sophie

RE: DISC/26/0139 Land Parcel at 518445 111452 Kings Barn Lane Steyning

Thank you for your consultation on the above site, received on 05th May 2026. We have reviewed the application as submitted and wish to make the following comments:

This Application is for Approval of Details Reserved by Condition 13 to approved application DC/21/2233.

The LLFA have reviewed the documents submitted in relation to Condition 13, as it relates to drainage. For reference, Condition 13 is worded as follows:

13 Pre-commencement Condition: Construction shall not begin until a detailed construction phase surface water management plan for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be carried out in accordance with the approved details. Reason: To ensure that the construction of the site does not result in any flooding both on and off site and that all Surface water Drainage features are adequately protected and to comply with Policy 38 of the Horsham District Planning Framework (2015).

As LLFA we are in agreement with the recommendations as proposed in report reference SWMP-21949AH-25-183. However we note these are currently recommendations, rather than an action plan the Applicant has confirmed to undertake.

Subject to written confirmation from the Applicant that they intend to implement all actions as recommended in this report, we have no objection to this condition being discharged.

Yours sincerely,

Natalie Biddulph
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

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

- WATER MANAGEMENT PLAN - SWMP-21949AH-25-183 Rev B 27/04/2026