

Our ref: CCG

25th March 2026

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Horsham District Council
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Dear Sir / Madam

Beckley Stud, Reeds Lane, Southwater, West Sussex, RH13 9DQ
Application to Remove Condition 3 attached to Planning Permission Reference
DC/22/0388

This letter accompanies an application to discharge Condition 3 attached to planning permission DC/22/0388. The permission was granted on appeal and relates to a retrospective application/appeal for the following:

Retention of existing green steel clad building and mono-pitch lean-to for storage and distribution use by Equine America UK and resulting mixed use of Beckley Stud as a whole for equestrian, residential and commercial purposes

Condition 3 attached to the permission requires the submission of the details of a surface water drainage system and is worded as follows:

Within three months of the date of this decision, details of the means of surface water disposal drainage system shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme in a timetable to be agreed with the LPA.

A Surface Water Drainage Strategy prepared by GeoSon Limited is submitted in support of this application.

The report confirms that the development relates to the retention of an existing steel-clad storage building and lean-to (approx. 550m² footprint), which has increased impermeable area and therefore requires formal drainage proposals.

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Registered in England



The site is located in Flood Zone 1 with a very low risk of flooding from all sources, and there is no history of flooding affecting the site.

In accordance with national and local policy, a drainage hierarchy assessment has been undertaken. Infiltration to ground has been ruled out following on-site testing, and there are no viable connections to a public surface water sewer.

The strategy therefore proposes a sustainable drainage system (SuDS) comprising:

- Rainwater butts for water re-use at source
- A lined vegetated swale providing attenuation, water quality and biodiversity benefits
- Controlled discharge to an existing on-site drainage ditch (ordinary watercourse) at a restricted rate of 1.0 l/s

The system has been designed to accommodate runoff from all events up to and including the 1 in 100 year storm plus 45% climate change allowance, ensuring no increased flood risk on or off site.

The report concludes that the proposed drainage scheme is compliant with the NPPF, CIRIA SuDS Manual and local guidance, and will ensure the development operates safely without increasing flood risk, subject to standard consents and maintenance arrangements.

The submitted surface water drainage strategy is therefore considered sufficient to fully satisfy the requirements of Condition 3 and we respectfully request that the condition be discharged.

Please do not hesitate to contact me if you have any queries or require further information.

Yours faithfully



Charlotte Catton-Giltinane AssocRTPI
Senior Director

Enc: Surface Water Drainage Strategy