Stratton House
57 Lower Street
Pulborough
RH20 2AZ

[redacted]

Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

20th June 2025

Dear Horsham Planning Department,

Conditions Discharge Pursuant to Planning Reference DC/22/0388
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, at Beckley Stud, Reeds Lane, Southwater, West Sussex, RH13 9DQ.

The application was allowed at Appeal under APP/Z3825/C/23/3324026 (Appeal A) and APP/Z3825/W/23/3324019 (Appeal B), dated 7th May 2025. I attach detail regarding the following conditions relevant to the above.

Condition 3 Surface Water Drainage Strategy
Please see supporting documents titled

- Proposed rainwater plan AG20815 - BS - 1098

The supporting documents show full details of the means of surface water disposal.

Condition 10 BNG recommendations
Please see supporting documents titled

- Ag20815-BS-1088 Proposed Planting and Location Plan
- Ag20815-BS-1096 Proposed Wildlife Plan
- Approved Ecology BNG Report (Wychwood Environmental)

The supporting documents include the details of
(a) all planting and habitat creation to be carried out in order to achieve the mandatory 10% increase in BNG; and
(b) Details of the enhanced sheltering opportunities for wildlife on the site.

Yours sincerely

[redacted]

Daniel Holmes MSc MRTPI
Associate – Planning & Development