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Lead Local Flood Authority

Alice Johnson
Development Control
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Date 03/06/2026

Dear Alice,

RE: DC/26/0640 Cedar Cottage Sandygate Lane Lower Beeding RH13 6LR

Thank you for your consultation on the above site, received on 13th May 2026. We have reviewed the application as submitted and wish to make the following comments.

This is a full application for the demolition of existing dwelling and erection of 24no. dwellings including the creation of a new access from Sandygate Lane with associated works.

We object and require additional information:

1. A detailed management plan for pump failure, including how emergency storage capacity (up to 24hrs) is managed within the system. This is particularly critical given the proximity of the storage / pump to the southerly redline boundary, ground conditions and the proximity (or lack of) a waterbody downstream of the development, should a failure occur.
2. Pumping of surface water should only be used where there is no practicable alternative (see 1.24 of Standard 1 of the National Standards for SuDS) we require further evidence that connections to either the watercourse to the South or the Southern Water network at a more southerly location (where a full or partial gravity fed connection could be feasible) have been adequately explored and discounted in accordance with 1.3 of the above Standard.
3. The proposed pump supplier has recommended a discharge rate of 4.0l/s, however, to comply with national policy the discharge rate leaving the development must instead be limited to greenfield Qbar. Please provide updated calculations and amended plans where necessary.
4. Whilst we appreciate there is some topographic fall to the site, the applicant should review the CIRIA SuDS manual, particularly section 8.4 and maximise the inclusion of additional SuDS and/or source control features (such as rain gardens / permeable paving (with suitable stop dams).

Upon receipt of the above we will consider the proposal further and provide updated comments or remove our objection as appropriate.

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;

- SURFACE WATER DRAINAGE PROFORMA 16/04/2026
- SURFACE WATER DRAINAGE STATEMENT 16/04/2026
- FLOOD RISK ASSESSMENT: 011_8240636 ISSUE 3 16/04/2026