



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0109

Beckley Stud, Reeds Lane, Southwater, West Sussex, RH13 9DQ

DESCRIPTION:

Approval of details reserved by condition(s) 3 to approved application DC/22/0388.

RELEVANT PLANNING HISTORY:

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	Application Refused on 15.03.2023 Appeal allowed 07.05.2025
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PLANNING ASSESSMENT

Planning Application DC/22/0388 was granted consent on via appeal (APP/Z3825/W/23/3324019) on 07 May 2025. This permission was 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.

Consent is sought to discharge the details reserved by condition 3.

Condition 3:

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.

To enable the discharge of Condition 3 the applicant has submitted a Surface Water Drainage Strategy (GeoSon Ltd, March 2026) proposing to manage surface water runoff from the barn buildings and lean-to via a combination of rainwater butts and a lined vegetated swale which will control discharge to a nearby watercourse (which would require separate ordinary watercourse consent). West Sussex County Council as Lead Local Flood Authority (LLFA) have been consulted on this strategy and advised that it meets the requirements of Condition 3.

The LLFA have however recommended that the swale be left unlined as it is in a location where the maximum winter groundwater level is greater than 1m below the attenuation feature's invert level. This will allow the swale to utilise any infiltration potential that does exist.

The applicant has confirmed that the drainage system will be installed within 3 months of the date of this approval.

Recommendation: Application Permitted

NOTE TO APPLICANT

The applicant is advised that the Flood Authority notes that the proposed swale is designed as a lined structure at present. In locations where infiltration is not a viable method of draining the site, but the maximum winter groundwater level is greater than 1m below the attenuation feature's invert level, it is advisable to leave the system unlined to utilise any infiltration potential that does exist.

NOTE TO APPLICANT

It has been agreed with the applicant that the works outlined in the submitted Surface Water Drainage Strategy will be completed 3 months from the date of the discharge of condition.

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/26/0109

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Covering letter	NONE	26.03.2026
Supporting Statement	Surface water drainage strategy	73541	26.03.2026
Supporting Statement	Timetable for Delivery	Email pdf	20.05.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 20/05/2026

Authorising Officer sign/initial Adrian Smith Date: 20/05/2026