

From: Saskia Lower <slower@eceptanning.com>
Sent: 13 March 2026 16:07:16 UTC+01:00
To: "Daniel.Holmes" <Daniel.Holmes@horsham.gov.uk>
Cc: "Planning" <planning@horsham.gov.uk>; "Sam Sykes" <ssykes@eceptanning.com>
Subject: DC/25/2114 - Land at 519396 111237 Church Farm Walk Upper Beeding West Sussex
Attachments: P25083_R3_REV2 Church Farm - FRA and ODS (2).pdf, P2310 Drainage Response 260211.pdf

Dear Daniel,

Please find attached the updated Flood Risk Assessment and Outline Drainage Strategy together with a brief response addressing the comments received from the Council's Drainage Engineer in relation to the proposed development at Church Farm, Upper Beeding (Ref: DC/25/2114).

The drainage report has been reviewed and updated where appropriate to respond to the points raised. A summary of the key clarifications is provided below.

Existing drainage patterns and overland flow

The report has been expanded to clarify the existing site topography and drainage patterns. The site slopes generally north-eastwards and there is no mapped surface water flood risk affecting the proposed development area.

Additional clarification has been provided regarding potential overland flow from Church Farm Walk. Measures are proposed at the site entrance (such as a small raised hump and minor kerb/bund arrangement) to ensure that any highway runoff is directed away from the development and towards adjacent green space, preventing water from entering the proposed drainage system.

Groundwater flooding mitigation

Further explanation has been included regarding the proposed finished floor levels. The report confirms that finished floor levels are proposed to be set a minimum of 150mm above surrounding ground levels to mitigate potential groundwater flooding risk.

Given the natural slope of the site and the limited potential for ponding adjacent to the dwellings, this level is considered appropriate.

Maintenance and management arrangements

Additional clarification has been included regarding the long-term maintenance and management of the drainage infrastructure. The foul drainage system will comprise a private packaged pumping station serving the development, which will remain under private ownership and be maintained by a management company.

The updated report also includes maintenance schedules for the proposed surface water drainage features and SuDS elements, together with clarification regarding maintenance access requirements.

We trust the attached information addresses the drainage comments. Please let us know if any further information would assist in progressing the application.

Kind Regards,

Saskia Lower
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