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West Sussex
PO19 1RH

Lead Local Flood Authority

Amanda Wilkes
Development Control
Albery House
Springfield Road
Horsham
RH12 2GB

Date 4th August 2025

Dear Amanda,

RE: **DISC/25/0217 - Beckley Stud, Reeds Lane, Southwater, West Sussex, RH13 9DQ**

Thank you for your consultation on the above site, received 28th July 2025. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of conditions 3 and 10 following approval of DC/22/0388 (Appeal allowed - APP/Z3825/W/23/3324019).

The LLFA have reviewed the documents submitted in relation to Condition 3, as it relates to drainage. For reference, Condition 3 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.

We have concerns that the submitted information does not meet with NPPF, PPG or the LLFA Flood Risk Management Strategy policies and the proposal will either increase the risk of flooding elsewhere or to the proposed development. We provide the following technical review for your consideration.

The main issues include;

- While we are supportive of the use of rainwater harvesting, as it follows the runoff destinations in National standards for sustainable drainage systems (SuDS) , we require further information to demonstrate an appropriate volume of water is being stored for re-use. Paragraph 1.12 of the standards provides detail on what we expect to see. This will ensure the impermeable area is being appropriately drained.

Yours sincerely,

Eleanor Read
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 Statement Discharge of Condition 3 relating to DC/22/0388, Batcheller Monkhouse, June 2025