

**Lead Local Flood Authority**

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

Date 11/09/2026

Dear Alice,

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

Thank you for your reconsultation on the above site, received on 4<sup>th</sup> September 2026. We have reviewed the applicant's reply to our previous objection response of and wish to make the following comments:

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.  
[We are satisfied that adequate emergency storage for pump failure, in accordance with the National Standards for SuDS has been evidenced. The referenced manufacturer's pump management plan should be provided at Discharge of Conditions stage.](#)
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.  
[This has been adequately addressed.](#)
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.  
[This has been adequately addressed within the document and updated drawing 8240636-1201 P4](#)
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).

This has been adequately addressed, with the provision of rain gardens now included.

As such we now have **no objection** to the application as proposed, subject to the following conditions:

- 1) Prior to commencement of the development, a proportionate surface water drainage scheme construction method statement shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall thereafter be constructed in accordance with the approved construction method statement, approved FRA and Drainage Strategy and remain in perpetuity for the lifetime of the development. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

**Reason:** To ensure drainage provisions meet the National Standards for Sustainable Drainage Systems and do not increase flood risk on or off site, and to comply with the NPPF and Local Planning Policies.

- 2) The development hereby approved shall not be first occupied/ until a site-specific maintenance and management plan for all elements of the surface water drainage system and any ordinary watercourses/culverts within the development in accordance with National Standards for Sustainable Drainage Systems have been submitted to and approved in writing by the Local Planning Authority. This shall include the name and contact details of any appointed management company.

**Reason:** To ensure that the development is maintained and managed to ensure continued effectiveness in accordance with National Standards for Sustainable Drainage Systems, and would not increase flood risk on or off site.

- 3) The development hereby approved shall not be first occupied/brought into use until a verification report has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that the surface water drainage system has been built and is operating in accordance with the approved details as per drainage strategy drawing 8240636-1201 Revision P4. If the verification report indicates that the drainage system is not built and/or operating as intended, within three months, a scheme of modification/rectification shall be submitted to and approved in writing by the County Planning Authority. Thereafter, the modification/rectification scheme shall be implemented in full in accordance with a timetable to be set out in the scheme.

**Reason:** To ensure that the development is maintained and managed to ensure continued effectiveness in accordance with National Standards for Sustainable Drainage Systems, and would not increase flood risk on or off site.

Yours sincerely,

Natalie Biddulph  
**Flood Risk Management Team**  
[FRM@westsussex.gov.uk](mailto:FRM@westsussex.gov.uk)

## **Annex**

The following documents have been reviewed, which have been submitted to support the application;

- Glanville Consultants Response to LLFA Comments Issue 1: 07 July 2026