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West Sussex
PO19 1RH



Lead Local Flood Authority

Date 13th May 2026

Sophie Moore
Development Control
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Dear Sophie

RE: DISC/26/0109 - Beckley Stud Reeds Lane Southwater West Sussex RH13 9DQ

Thank you for your consultation on the above site, received on 6th May 2026. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of condition 3 to approved application DC/22/0388 (APP/Z3825/W/23/3324019). The retrospective substantive application related to retention of a steel-clad building and mono-pitch lean-to at Beckley Stud, Reeds Lane, Southwater

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:

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.

We are pleased to see that the information provided within the Surface Water Drainage strategy reference: 73541 meets the requirements of condition 3 of application DC/22/0388 ((APP/Z3825/W/23/3324019) and we are therefore able to **recommend that condition 3 is discharged.**

Advisory

We note 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.

Yours sincerely,

Natalie Biddulph
Flood Risk Management Team
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Annex

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

- Surface Water Drainage Strategy - report reference: 73541 v.1.0 25/03/2026