

Horsham District Council
Planning team
Park House
North Street
Horsham
West Sussex
RH12 1RL

Our ref: HA/2025/127132/02
Your ref: DC/25/1146
Date: 20 January 2026

Dear Planning team (FAO: Alice Johnson),

EXTENSION TO THE VISITOR ENTRANCE BUILDING TO HOUSE A NEW TICKET SALES AREA AND CAFÉ; INFILLING ROOF TO THE FORMER GENERATOR BLOCK COURTYARD, REROOFING OF THE ALPINE HOUSE AND INTERNAL RECONFIGURATION; SINGLE STOREY WINTER GARDEN CONSERVATORY TO THE STABLE BLOCK, TERRACE EXTENSION TO THE EAST AND INTERNAL RECONFIGURATION; CHANGE OF USE FROM REDUNDANT STAFF OFFICES AND STAFF ACCOMMODATION WITHIN THE STABLE BLOCK TO GUEST ACCOMMODATION; CHANGE OF USE TO THE PARTIAL FIRST FLOOR OF THE RED HOUSE TO STAFF ACCOMMODATION; SMALL WC EXTENSION TO THE ENGINE HOUSE; LIGHTWEIGHT WEDDING PAVILION TO THE LAWN, SOUTH OF LEONARDSLEE HOUSE; LANDSCAPING CHANGES TO THE FORECOURT OF LEONARDSLEE HOUSE.

LEONARDSLEE GARDENS (CAFE) BRIGHTON ROAD, LOWER BEEDING, RH13 6PP.

Thank you for the consulting the Environment Agency on the above application following the submission of new documents.

We have reviewed the information and are satisfied that our previous response still applies. This has been copied below for ease of reference.

“Environment Agency position

We have **no objection** to the proposal **provided that the following conditions be attached to any planning permission granted**, and that the details in relation to these conditions be submitted and approved by the Local Planning Authority.

Condition 1 – Remediation strategy

Prior to each phase of development approved by this planning permission no development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby

permitted, has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. Up to date Preliminary Risk Assessment (PRA) and conceptual model following the results of an exploratory investigation.
2. A detailed site investigation scheme, based on the results from (1) to provide information for a detailed risk assessment to all receptors that may be affected, including those off-site.
3. A tiered risk assessment using the results of the site investigation referred to in (2).
4. An options appraisal including sustainability and treatability studies of the remediation measures required and how they are to be undertaken.
5. A remediation strategy and verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, mitigation, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the Local Planning Authority.

The scheme shall be implemented as approved.

Reasons for condition 1

The previous use of the proposed development site as generator and engine rooms presents a medium risk of contamination that could be mobilised during site works and construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located upon a Secondary Aquifer A, which may also be in connection with surface waters.

Further detailed information is required before built development is undertaken. We believe that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the Local Planning Authority. This is required prior to commencement of the development.

In light of the above, the proposed development will be acceptable, if a planning condition is included requiring the submission of a detailed land contamination management strategy. This should be carried out by a competent person in line with paragraph 196 of the National Planning Policy Framework.

Without the above condition we would object to the proposed development in line with paragraph 187 of the National Planning Policy Framework because it cannot be guaranteed that the development will contribute to and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate or will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

Condition 2 - Verification report

Prior to each phase of development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reasons for condition 2

To ensure that the site does not pose any further risk to the land and water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 187 of the National Planning Policy Framework.

Condition 3 - Previously unidentified contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority.

The remediation strategy shall be implemented as approved.

Reasons for condition 3

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 187 of the National Planning Policy Framework.

Advice to the Applicant

Waste on-site

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the environmental permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays (03708 506 506 (Monday to Friday 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk).

We recommend that developers should refer to the [waste management](#) page on GOV.UK.

We will consider any queries in relation to the use of [Definition of Waste: Development Industry Code of Practice \(DoWCoP\)](#) (which is to be updated) through our environmental permitting enhanced pre-application advice service, considering site conditions, the materials that are proposed to be used, and the potential for harm to the environment and to human health. We can also provide advice as to whether an environmental permit is required.

Waste to be taken off-site

Contaminated soil that is (or must be) disposed of, is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with [British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan'](#) and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays (03708 506 506 (Monday to Friday 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk).

If the total quantity of hazardous waste material produced or taken off site is 500kg or greater in any 12-month period, the developer will need to register with us as a hazardous waste producer. Refer to the [hazardous waste](#) pages on GOV.UK for more information.

Discharge of treated sewage effluent

The discharge of domestic sewage associated with this development may be subject to the General Binding Rules under the Environmental Permitting (England & Wales) Regulations 2016 which provide a statutory baseline of good practice. You can find more information online at [Septic tanks and sewage treatment plants: what you need to do: Overview - GOV.UK](#). If you are unable to comply with the General Binding Rules, an environmental permit will be required.

Deep infiltration systems are not normally an appropriate disposal option. See groundwater position statement G9 in [The Environment Agency's approach to groundwater protection](#)."

If you have any queries regarding the above information, please do not hesitate to contact the advisor identified below.

Yours faithfully,

Environment Agency – Solent & South Downs

Sustainable Places Advisor: Anna Rabone

Direct dial: 02077 140525

Direct e-mail: anna.rabone@environment-agency.gov.uk