

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

**Our ref:** HA/2025/127052/01  
**Your ref:** DC/25/0831  
**Date:** 16 September 2025

Dear Planning team (FAO: Robert Hermitage),

### **CONSTRUCTION OF REPLACEMENT DWELLINGHOUSE.**

**NEWBROOK BUSINESS PARK, POUND LANE, UPPER BEEDING, WEST SUSSEX,  
BN44 3JD.**

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position and comments below.

#### **Environment Agency position**

In the absence of an acceptable Flood Risk Assessment (FRA) we **object** to this application and recommend that planning permission is refused.

#### **Reasons**

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- Consider how a range of flooding events (including extreme events) will affect people and property.
- Consider how people will be kept safe from the identified flood hazards.
- Take the impacts of climate change into account. Flood risk mitigation measures to address flood risk for the lifetime of the development included in the design are inadequate because they will not make the development resistant to the flood levels for the design flood event. Consequently, the development proposes inadequate raised finished floor levels.

The FRA must consider the most up-to-date flood risk modelling available for this location. The FRA should also assess both fluvial and tidal information to set the design flood level and necessary flood risk mitigation measures at an appropriate height.

### **Overcoming our objection**

To overcome our objection, the applicant should submit evidence to demonstrate that the proposal will not pose a risk to life and/or property as highlighted above. If this cannot be achieved, we are likely to maintain our objection.

Please re-consult us on any revised FRA and we will respond within 21 days of receiving it.

Guidance on how to prepare a flood risk assessment can be found on the gov.uk website here –

<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>.

A checklist on what should be included in a flood risk assessment can also be found on the gov.uk website here –

<https://www.gov.uk/guidance/flood-risk-and-coastal-change#Site-Specific-Flood-Risk-Assessment-checklist-section>.

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

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Direct e-mail: [REDACTED]