

Horsham District Council - Development
Control
North Street, Horsham, RH12 1RL

Reference: PA-0001357/02
Customer reference: DISC/26/0061
10 August 2026

Approval of details reserved by condition(s) 18, 19, 24 to approved application DC/23/0701.

Old Clayton Kennels, Storrington Road, Pulborough, RH20 4AG.

Dear Planning Officer,

Thank you for consulting the Environment Agency on the above application following the submission of further information to address our comments in our letter dated 7 April 2026.

We note that the remediation strategy concluded that the PAH hotspot does not pose a risk to controlled waters due to the low mobility of the contamination. We cannot find any record of the Environment Agency accepting this remediation strategy or being consulted on the discharge of conditions relating to it. However, we agree that the PAH contamination is unlikely to be particularly mobile.

We also agree that the presence of a hardstanding over the hotspot area will further reduce contaminant mobility, and that the made ground exhibiting elevated PAH concentrations was excavated to a depth of 0.8 metres below ground level (bgl). Given this, we agree that the risks to controlled waters are likely to be limited. That said, we would always expect remedial excavation works to be appropriately validated. This does not appear to have occurred in this case, and therefore there is no confirmation that more significant contamination does not extend beyond the identified hotspot. However, given that we were not consulted on the remedial strategy, we consider there to be limited scope to raise concerns regarding the strategy at this stage. We also accept that, given the location of the hotspot beneath an entrance road, there is little practical scope for undertaking further remedial works.

As we were not consulted on the remedial strategy, we are not in a position to formally support the works that have been carried out. Nevertheless, we agree that the risks to

controlled waters are limited and can confirm that we would **not object the discharge of condition 24**.

If you have any questions regarding our response, please contact
planningssd@environment-agency.gov.uk.

Yours sincerely,

Anna Rabone, Sustainable Places Technical Specialist MRTPI
National Contact Centre: 03708 506 506
planningssd@environment-agency.gov.uk
Teville Gate House, 25 Railway Approach, Worthing, West Sussex BN11 1UR