creating a better place
for people and wildlife

Environment Agency

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

Our ref: HA/2025/126765/01
Your ref: DC/25/0342

Date: 15 May 2025

Dear Planning team (FAO: Nicola Pettifer),

VARIATION OF CONDITION 1, 10, 18, 19, AND 21 OF PREVIOUSLY APPROVED APPLICATION DC/24/1989 (VARIATION OF CONDITION 1 AND 17 OF PREVIOUSLY APPROVED APPLICATION REFERENCE DC/22/0518 (OUTLINE APPLICATION FOR REDEVELOPMENT OF THE SITE TO PROVIDE FLEXIBLE EMPLOYMENT SPACE (USE CLASSES E(G)(II) AND (III), B2 AND B8) TOTALLING 4,627SQM, ANCILLARY PARKING AND CIRCULATION SPACE WITH ALL MATTERS RESERVED EXCEPT ACCESS AND LAYOUT) REGARDING REVISED MASTERPLAN AND REFERENCE TO THE PROPOSED FOOTPATH AND DISCHARGE DETAILS IN RELATION TO CONDITIONS 5, 6 PART II, 7, 8, 9, 12, 15 AND 20.) RELATING TO WATER NEUTRALITY.

LAND PARCEL AT 507911 125837, NEWBRIDGE ROAD, BILLINGSHURST, WEST SUSSEX.

The Environment Agency has been made aware of the above application by the Pollution team and can provide the following advisory comments:

Advice to the Local Planning Authority and Applicant

The Applicant and Local Planning Authority should be aware that the local Weald Clay Formation is variable and includes faulting and variable transmissivity within its layers, and that any abstraction should be suitably maintained and monitored with this knowledge.

The development includes an abstraction for human consumption. All groundwater abstractions intended for human consumption or food production purposes have a default Source Protection Zone 1 with a minimum radius of 50 metres. In some cases depending on the volumes abstracted, a default Source Protection Zone 2 with a minimum radius of 250 metres applies.

Activities within these Source Protection Zones should not put at risk the abstraction. For more details we would like to refer the Applicant to our groundwater position statements in 'The Environment Agency's approach to groundwater protection'. Careful consideration should be made to 'Table 1. Summary of the position statements that

apply to developments and activities in SPZ1'.

Abstraction licence

If the development later intends to abstract more than 20 cubic metres of water per day from a surface water source e.g. a stream or from underground strata (via borehole or well) for any particular purpose then the applicant/owner will need to apply for an abstraction licence from us. There is no guarantee that a licence will be granted as this is dependent on available water resources and existing protected rights.

Further information about abstraction licences and how to apply can be found here - Apply for a water abstraction or impounding licence - GOV.UK

Please contact our National Customer Contact Centre on **03708 506 506** (Monday to Friday 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk if you have any queries about abstraction licences.

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
[redacted]

End