

Horsham District Council - Development
Control
NORTH STREET, HORSHAM, RH12 1RL

Reference: PA-0005365/02
Customer reference: DC/26/0530
01 September 2026

Outline planning application for up to 180 dwellings, open space and associated works and infrastructure with all matters reserved apart from access.

Land at Hornbrook Farm Brighton Road Horsham

Dear Planning Officer,

Thank you for contacting us.

This letter is in response to the information provided about the sightings of Lampreys.

Please note, our response dated 10 July 2026, EA reference PA-0005365/01, still stands.

Additional comments

The exact location of the footage is not confirmed to be from within the development site but there is a likelihood that Lampreys are present in the locality.

Brook lamprey is a protected species and the development site has the potential to impact on the species and associated habitat for all life stages.

Direct impacts from the development itself are unlikely, if as proposed a significant (at least 10m) buffer is retained between built development and the watercourse.

Discharge from the site has the potential to impact through poor water quality and a robust scheme for surface water run off from the development will need to be designed and implemented to protect from pollution.

A surface water outfall to the watercourse is proposed and will require a Flood Risk Activity Permit (FRAP) from the Environment Agency.

Flood Risk Activity Permit

The Environmental Permitting (England and Wales) Regulations 2016 requires a permit (called a 'Flood Risk Activity Permit') to be obtained for any activities which will take place:

- On or within 8 metres of a main river (16 metres if tidal);
- On or within 8 metres of a flood defence structure or culvert (16 metres if tidal);
- On or within 16 metres of a sea defence;
- Involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert; and/or
- In a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it is a tidal main river) and you do not already have planning permission.

For further guidance, please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

The Applicant should note that a permit is separate to and in addition to any planning permission granted. The granting of planning permission does not necessarily lead to the granting of a permit.

To enquire about the permit application process, the Applicant should contact our National Customer Contact Centre on **03708 506 506** (Monday to Friday 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk. We would advise the Applicant to contact us at the earliest opportunity.

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

Yours sincerely,

Alex Jackson,
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