

Horsham District Council – Development
Management
Albery House, Springfield Road,
Horsham, West Sussex, RH12 2GB

Reference: EQ-0006582/01
Customer reference: EIA/26/0005
08 July 2026

EIA Scoping Opinion for a mixed-use development for a new settlement to accommodate 3,200 dwellings, employment uses, community uses and supporting infrastructure.

Land South of Adversane Lane, Adversane Lane, Adversane, West Sussex.

Dear Planning Officer,

Thank you for consulting us on the above EIA Scoping Opinion.

We have reviewed the submitted Environmental Impact Assessment Scoping Report (dated June 2026). We are satisfied that the Scoping Report satisfactorily scopes matters within our remit. Notwithstanding this, the following comments will help ensure that the environmental statement addresses the key environmental issues within our remit for this proposed development.

Flood risk

We note that the site is predominantly located within Flood Zone 1, with a small area in the south-west corner falling within Flood Zones 2 and 3. We would expect a Flood Risk Assessment (FRA) to be prepared in accordance with the National Planning Practice Guidance and the latest Strategic Flood Risk Assessment (SFRA) relevant to the site.

Section 10.28 of the report states that finished floor levels (FFLs) will be set above the design flood level. However, there is currently no detailed flood modelling available for this location. We therefore expect the applicant to clarify how the design flood level will be determined and whether they intend to commission detailed flood modelling to inform the assessment for the site.

Biodiversity Net Gain

Any Biodiversity Net Gain plans should also reflect aquatic ecology gains where possible given the ordinary watercourses present on site. Daylighting any existing

culverts could be an opportunity for this site which would benefit biodiversity and water quality, if it is possible.

Our advice and comments are based on the information available to us at the time of the EIA Scoping Opinion request. In regard to any further enquiries and/or information submitted relating to the proposed development, our position may change if there have been changes to environmental risk, evidence or legislation and/or to planning policy and guidance.

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

Yours sincerely,

Anna Rabone, Sustainable Places Technical Specialist MRTPI

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