

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

Reference: PA-0005365/01
Customer reference: DC/26/0530
10 July 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,

This letter is a follow up on our previous response, dated 22 June 2026, reference PA-0005365/01.

We have reconsidered the information and available Environment Agency data and amend our position as below:

Environment Agency position

Subject to the **condition** below, we therefore **withdraw our previous objection**, dated 22 June 2026.

The proposed development will only meet the National Planning Policy Framework's (NPPF) requirements in relation to flood risk if the following planning condition is included.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (Site Specific Flood Risk Assessment, by Richard Jackson Engineering Consultants, dated March 2026, project no: 62726) and the following mitigation measures it details:

- All development shall be located completely in Flood Zone 1.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The

measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons

To reduce the risk of flooding to the proposed development and future occupants in line with paragraph 181 of the NPPF.

Advice to applicant – Environmental permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit [Flood risk activities: environmental permits - GOV.UK](#) or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Final Comments

Please note that this response is based on the information provided at this time and if this changes in the future, we would need to consider our position again. If you have any further questions, please do not hesitate to contact me.

Yours sincerely,

Jo Purvis,

National Contact Centre: 03708 506 506

planningssd@environment-agency.gov.uk

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