

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

Our ref: HA/2024/126108/02
Your ref: DC/23/0189
Date: 18 October 2024

Dear Planning team (FAO: Amanda Wilkes),

OUTLINE APPLICATION FOR ERECTION OF A CONTINUING CARE RETIREMENT COMMUNITY OF UP TO 72 UNITS OF ACCOMMODATION (USE CLASS C2) AND UP TO 10 STARTER HOMES (USE CLASS C3) WITH ASSOCIATED COMMUNITY FACILITIES INCLUDING MEDICAL CENTRE AND ON-SITE LAUNDRY AND CATERING FACILITIES, WITH ACCESS, INFRASTRUCTURE, OPEN SPACE, LANDSCAPING AND ASSOCIATED WORKS (ALL MATTERS RESERVED EXCEPT FOR ACCESS).

SANDGATE NURSERY, WEST END LANE, HENFIELD, WEST SUSSEX, BN5 9RD.

We have reviewed the additional information submitted ('Flood Risk Assessment, Drainage Strategy and Water Neutrality Report, Sandgate Nurseries, Henfield', by Price & Myers, dated September 2024, reference: 30512 P05).

We would maintain our previously requested conditions (as per our letter dated 6 August 2024) as the submitted drainage strategy has not considered the risk of the infiltration via unlined detention basins or the permeable paving, which could mobilise any existing contamination on the site especially with regard to the Source Protection Zone 1 that will be created around the groundwater abstraction. For us to remove the requested condition regarding infiltration, a drainage strategy should be submitted that includes details of the location of the abstraction and the risks to it from the drainage strategy, and detail how these have been suitably managed. This is in line with paragraph 180 of the National Planning Policy Framework and Position Statement B3 and G13 of the ['The Environment Agency's approach to groundwater protection'](#) because it cannot be guaranteed that the development will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

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

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