

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

Reference: PA-0009079/02
Customer reference: DC/26/0913
08 September 2026

Outline planning application for a phased development of approximately 40 residential dwellings, vehicular access, car parking, landscaping, open space and other associated works and infrastructure. All matters reserved except for access.

Land East of Oaklands HENFIELD ROAD HORSHAM HORSHAM DISTRICT RH13 8GZ

Dear Planning Officer,

Thank you for re-consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency position

We **remove our objection** dated 10 August 2026 (our reference PA-0009079/01) to the proposed development as submitted, **provided that the following condition be attached** to any planning permission granted, and that the details in relation to this condition be submitted and approved by the Local Planning Authority.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (ref 14136, August 2026) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 13.75 metres above Ordnance Datum (AOD)

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

The proposed development will only meet the NPPF's requirements in relation to flood risk if the above planning condition is included.

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

Yours sincerely,

Alex Jackson,

National Contact Centre: 03708 506 506

planningssd@environment-agency.gov.uk

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