

[REDACTED]

Sent: 24 June 2026 20:19
To: Emma Hopkins
Cc: Nicola.Pettifer
Subject: Hornbrook Farm, Brighton Road, Horsham

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Dear Emma

Further to my request for an EIA screening direction, I draw the Unit's attention to the formal response from the Environment Agency dated 22 June 2026, now on the Horsham planning register. The statutory consultee has confirmed that Flood Zone 3 sits within the site boundary and that the current application breaches national policy.

Given the severe physical constraints of this steep clay terrain and the extensive mechanical plateauing required, the EA's identification of an active high-risk flood zone inside the red line boundary underscores why I suggest a full Environmental Impact Assessment is legally necessary to assess the true cumulative impact.

Kind Regards

[REDACTED]
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