

[REDACTED]
Sent: 06 May 2026 23:07

To: Nicola.Pettifer [REDACTED]

Subject: Hornbrook Farm Planning Application DC/26/ 0530. Objection

Subject: **Submission of New Material Evidence regarding Heritage and Hydrological Issues in the Hornbrook**

Constraints

I am writing to formally lodge a further **objection** to the proposed development at the Hornbrook site. This submission introduces new material evidence that has not been addressed in previous screenings or the current evidence base for the Local Plan Stage 2 Site Allocations. I am contacting you personally as I want to bring to your attention the issues more clearly using photographs. I would be grateful if you could include these emails and pics in your objections file . Thank you.

1. Heritage Constraint: Submerged Structural Timber

Recent observations of the Hornbrook stream bed have identified submerged structural wooden beams. Given the site's location in a historic iron-working area, these likely constitute "Non-Designated Heritage Assets" related to the Wealden Iron industry (e.g., hammer pond bays or sluice works).

Planning Conflict: Under the National Planning Policy Framework (NPPF) and the 2026 Planning Framework, these assets require formal assessment.

Any development increasing recreational pressure or altering water flow risks the irreversible destruction of these waterlogged remains.

Requirement:

A formal Heritage Impact Assessment and archaeological survey must be conducted before any grant of permission.

2. Hydrological Risk: High-Energy Flash-Torrent Behavior

The Hornbrook stream exhibits high-energy flash-torrent behavior. During storm events the watercourse transforms from a shallow stream into a high-velocity torrent.

Generic flood mapping fails to account for the speed and force of this water.

Planning Conflict: Integrating a high-velocity torrent into a residential "Public Open Space" (POS) creates a significant public safety liability for the Council and the developer, particularly regarding child safety.

Requirement: A site-specific Hydraulic Model is required to establish a mandatory 15-metre safety "no-access" buffer zone, effectively removing the stream from the developable area.

3. Ecological Constraint: 12% Biodiversity Net Gain (BNG)

The Horsham Local Plan (2026) mandates a 12% Biodiversity Net Gain.
The stream is currently in a "High Distinctiveness" untouched state.

Planning Conflict: Increased human interference, domestic runoff, and pet incursions associated with a housing estate will lead to inevitable habitat degradation.

This makes the 12% BNG uplift mathematically unachievable if the area is used for recreation.

Requirement: The stream corridor must be designated as a Protected Nature Recovery Zone with restricted public access to maintain its baseline ecological value.

Conclusion: Until these specific heritage and safety risks are professionally surveyed, any decision to proceed would be premature and legally "unsound." I request that these points be included in the Examination Library for the Stage 2 Local Plan hearings in September 2026.

For Clarity, I attach two photographs.

The first is a typical Summer scene and also includes a archeological wooden structure (possible sluice or dam for iron workings) that predates the housing on the site.

The second shows a typical Winter flash flood event, the water is flowing as a torrent. As the banks are steep there is no exit for anybody slipping in.

Kind Regards

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