

[REDACTED]

From: [REDACTED]
Sent: 09 July 2026 13:45
To: Nicola.Pettifer
Subject: DC/26/0530

Dear Ms Pettifer,

I am writing to provide a brief technical clarification regarding the representations I previously submitted in respect of planning application DC/26/0530 (Hornbrook Farm).

Following recent correspondence with the West Sussex County Council Minerals and Waste Planning Team, I have been advised that although the Hornbrook Farm site lies upon the Weald Clay Formation, it falls outside the designated Mineral Safeguarding Area under Policy M9 of the West Sussex Joint Minerals Local Plan. I therefore wish to correct my earlier representation to reflect that mineral safeguarding under Policy M9 is not, in itself, a policy constraint for this application.

This clarification does not alter my wider technical concerns regarding the site's geological and hydrogeological characteristics.

In particular, the extensive Weald Clay underlying the site raises important engineering and drainage considerations, including:

- limited infiltration potential, with implications for the effectiveness of sustainable drainage systems (SuDS) and surface water management;
- shrink-swell characteristics typical of Weald Clay, which may require appropriate foundation design following detailed site investigation; and
- the need to ensure that the site's ground conditions are fully understood before development proposals are determined.

My technical representations regarding ground conditions therefore remain unchanged and, in my view, should continue to be considered against the relevant provisions of Horsham District Local Plan Policy 38 (Flooding and Drainage) and paragraph 180 of the National Planning Policy Framework concerning land stability, contamination and site suitability.

I would be grateful if this clarification could be placed on the public planning file alongside my previous representations.

Yours sincerely,

[REDACTED]

4 Ghyll Crescent Horsham

