

07 June 2026 14:46

Subject: HORNBROOK FARM DC/26/0530 REVIEW OF EVIDENCE AND FINDINGS

This report records the observations, questions and findings that emerged during my review of Planning Application DC/26/0530 and its supporting evidence.

As the review progressed, a series of questions emerged concerning ecology, hydrology, groundwater behaviour, drainage, flood risk, infrastructure capacity and development deliverability.

Collectively, however, they formed part of a wider investigation into whether the environmental and engineering constraints affecting the site had been demonstrated to be manageable with an appropriate degree of confidence.

Instead, it repeatedly encountered a pattern in which confidence in one conclusion depended upon confidence in assumptions made elsewhere.

Hydrology was linked to drainage.

Drainage was linked to flood risk.

Flood risk was linked to development layout and engineering requirements.

Infrastructure capacity was linked to wider questions of long-term sustainability.

The principal finding arising from the review is therefore that the significance of the issues identified did not arise primarily from their individual magnitude, but from their cumulative and interconnected nature.

This report does not seek to establish that development cannot occur, nor that every concern identified will ultimately prove justified.

Rather, it records why questions remained regarding whether the identified environmental, engineering and infrastructure constraints had been demonstrated to be manageable with the degree of confidence being sought.

The purpose of the report is not to advocate a particular outcome.

It is simply to ensure that these observations and questions are considered as part of the decision-making process.

Kind Regards

 4 Ghyll Crescent Horsham