
Sent:

20 May 2026 21:48

To:

Nicola.Pettifer

Subject:

Concerns Regarding EIA Screening Opinion – Hornbrook Farm Development

Follow Up Flag:

Follow up

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Dear Ms Pettifer,

I am writing further to the Screening Opinion issued in respect of the proposed residential development at Hornbrook Farm, Horsham.

Having reviewed the Screening Opinion carefully, I remain concerned that the conclusion that no Environmental Impact Assessment (EIA) is required may underestimate the likelihood of significant environmental effects arising from the proposal.

1. Schedule 2 Thresholds and Environmental Sensitivity

The Screening Opinion confirms that the proposal exceeds the Schedule 2 thresholds for urban development under the EIA Regulations. In my view, the combination of landscape sensitivity, hydrological risk, ecological value and cumulative urbanisation creates a credible basis for concluding that significant effects are reasonably foreseeable.

2. Landscape and Setting Impacts

The site occupies visually sensitive land adjoining the High Weald landscape setting and forms a prominent gateway approach into Horsham. The Screening Opinion itself acknowledges the need for a Landscape and Visual Impact Assessment and references the High Weald management objectives. This recognition of landscape sensitivity appears difficult to reconcile with the conclusion that the proposal is unlikely to generate significant environmental effects.

3. Flood Risk and Hydrology

I remain particularly concerned regarding flood risk and hydrological impacts associated with the Horn Brook catchment. As a riparian owner with direct experience of the brook during winter storm events, I have observed rapid and substantial flash-flood behaviour, including fast-moving downstream flows carrying significant volumes of water. The Screening Opinion also notes that updated Environment Agency flood mapping was expected shortly after the opinion was issued, suggesting that the screening exercise may have proceeded before the full extent of flood-risk information was available.

4. Ecology and Environmental Character

The Horn Brook corridor appears to represent an important ecological feature linking into the wider St Leonard's Forest landscape. Concerns have also been raised regarding biodiversity, habitat sensitivity and the historic environmental character of the area. These factors collectively contribute to the environmental sensitivity of the site.

5. Request for Further Consideration

I would respectfully request that these matters are carefully reconsidered as the application progresses, particularly in light of updated flood-risk information, cumulative environmental effects, landscape impacts adjacent to sensitive countryside, ecological corridor considerations, and the overall likelihood of significant environmental effects when considered collectively.

My intention in raising these concerns is to ensure that the environmental implications of the proposal are assessed as fully and transparently as possible.

Yours sincerely,

4 Ghyll Crescent
Horsham