

From: [REDACTED]
Subject: DC/26/0530
Date: 12 May 2026 at 20:50
To: [REDACTED]

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Subject: Formal Query Regarding Ecological Assessment Process –
Hornbrook Farm Ref, DC/26/0530

Dear Nicola Pettifer ,

I am writing regarding the ongoing consultation for the Hornbrook Farm development and your suggestion of the appointment of an ecologist by the Council to survey the Hornbrook.

While I welcome the Council's decision to seek independent expertise, I have concerns regarding the procedural timing of this assessment:

1. Completeness of Evidence during Consultation

Under the National Planning Policy Framework (NPPF), ecological impacts are a material consideration that should be established prior to public consultation. By initiating this survey now, the current consultation is effectively being conducted on the basis of incomplete data. The developer's original submissions regarding the "Riverside Walk" and wildlife corridors cannot be properly scrutinized by the public until your own ecologist's findings are also available.

2. Biodiversity Net Gain (BNG) Verification

With the recent changes to Water Neutrality requirements, the burden of environmental protection now rests heavily on Biodiversity Net Gain. The Hornbrook is a sensitive habitat; we require assurance that the developer's BNG calculations are being audited against the actual, current ecological baseline of the brook, rather than theoretical models provided by the applicant.

3. Request for Re-Consultation

Because this independent report will provide new and critical evidence, I formally request:

- **Transparency:** That the ecologist's report be published on the Planning Portal immediately upon completion.
- **Fair Participation:** That a formal 21-day re-consultation period be initiated once the report is published. This is the only way to ensure the public can provide informed feedback on the Council's own evidence.

The community remains concerned that the Hornbrook's role as a wildlife corridor is being undervalued. We look forward to seeing the results of an objective, independent survey.

Kind Regards

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PS I will as requested file all my communications in the Planning Portal for examination.