

[REDACTED]
Sent: 06 May 2026 15:02

To: Nicola.Pettifer [REDACTED]

Subject: DC/26/0530. Land at Hornbook Farm

Dear Case Officer,

I am writing to formally object to the proposed development at Hornbrook Farm. As a resident of 30 years at the valley floor, and a riparian owner of the stream I have direct evidence that the current proposal fails to account for critical topographical, geological, and ecological constraints at the southern boundary.

1. Critical Slope Instability & Public Safety

The proposal includes a public footpath along the crest of a bank that is approximately 10 metres high max with an extremely steep gradient. This bank is currently stabilized solely by a screen of mature trees. However:

Active Erosion: The trees are in significant decline, with root systems being undercut by active bank erosion. As these roots rot, the structural integrity of the slope will fail.

Survey Deficit: The site has not been surveyed from the valley floor. A top-down assessment fails to reflect the severity of the drop or the active rate of bank retreat.

Public Risk: Placing a public right-of-way atop an unstable, 10-metre vertical drop represents a major safety hazard. I request a full Geotechnical Slope Stability Report be conducted from the bottom of the valley.

2. Hydrological Impact: "Paleo-Channel" (Old River Bed)

My property part sits on the old river bed. The land at the valley floor is already subject to heavy saturation and "soggy" conditions despite private land drainage systems.

Runoff Velocity: The increase in impermeable surfaces (roofs/roads) uphill will dramatically increase the volume and velocity of surface water directed toward this unstable bank.

Infrastructure Risk: Any construction at the crest must demonstrate that it will not overwhelm the existing bank or cause "back-up" flooding into downstream gardens.

3. Impact on Protected Fauna & Wildlife Corridor

The Hornbrook stream and its associated steep-banked valley form a critical very private wildlife corridor. The proposal introduces light pollution and human disturbance into a currently dark sanctuary

Protected Species: I have personally observed protected fauna Heron, Voles and King Fishers. The current plan risks habitat fragmentation.

Legal Duty: Under the 2026 Biodiversity Duty, the developer must prove a 10% Biodiversity Net Gain. The current layout, which necessitates the loss of the stabilizing tree screen and introduces noise/light, suggests a net ecological loss.

4. Loss of Amenity & Noise Amplification

The valley acts as an "acoustic bowl." Without a substantial, managed wooded buffer, noise from the new estate will be amplified and directed downward. Furthermore, the 10-metre + elevation difference gives the new dwellings an intrusive, "commanding" view into private living spaces below.

Conclusion and Requirements

Before this application is determined, I formally request that the Planning Committee:

1. Mandate a 20-metre 'No-Build/No-Path' Buffer Zone from the top of the bank to allow for natural retreat and stabilization.
2. Require a comprehensive bank stabilization and replanting scheme using water-tolerant species (e.g., Alder/Willow) to replace the dying screen.
3. Ensure a structural engineer assesses the impact of construction vibrations on the stability of these 10-metre slopes.

Kind Regards

4 Ghyll Crescent, Horsham, West Sussex, RH13 6BG

