
Sent:

20 May 2026 20:24

To:

Nicola.Pettifer

Subject:

Subject: Concerns Regarding EIA Screening Decision – Hornbrook Farm Development DC/26/0530

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Subject: Concerns Regarding EIA Screening Decision – Hornbrook Farm Development

Dear Ms Pettifer

I am writing to express serious concern regarding the apparent decision that an Environmental Impact

Assessment (EIA) was not required for the proposed Hornbrook Farm development.

In my view, the environmental sensitivity of the site and the realistic potential for significant environmental effects

mean that the absence of a full EIA requires reconsideration.

The proposed development lies immediately adjacent to St Leonard's Forest and involves a substantial urbanising

development of approximately 180 dwellings within a sensitive landscape and hydrological setting.

As a riparian owner with direct long-term observation of the Horn Brook watercourse, I believe I may possess

information not fully reflected in the submitted flood and drainage assessments. During winter storm events, the

brook responds extremely rapidly to rainfall and runoff, carrying very substantial volumes of fast-moving water

downstream. In severe conditions, the brook rises close to overtopping its banks and behaves as a powerful

flash-flow system rather than a minor stable stream.

I possess video evidence demonstrating these storm conditions and the speed and volume of water movement

during heavy rainfall events.

This raises serious concerns regarding:

- downstream flood risk,
- cumulative hydrological impacts,
- climate resilience,
- ecological effects,
- and whether the environmental consequences of the development have been adequately assessed.

Given the site's sensitivity, the proximity to protected and valued landscapes, and the increasing frequency of

extreme rainfall events associated with climate change, I find it difficult to understand how significant

environmental effects could confidently have been ruled out without a comprehensive EIA process.

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 require an EIA where significant environmental effects are likely. The threshold is not certainty of harm, but the realistic potential for significant effects arising from the nature, scale, and location of the development.

I therefore respectfully request that the Local Planning Authority reconsider the EIA screening position and ensure that all environmental impacts have been robustly and lawfully assessed before any determination is made.

I would also ask that this representation be brought to the attention of planning committee members and relevant consultees.

Kind Regards



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