

**Planning Application Ref: 21/00517/F
Land Drainage Issues in Relation to Your Recent Consultee
Comments**

Dear Mr Brummell

Your recent comments to your CDC Planning colleagues (received 16 January 2023 and posted on the portal) made these points:

"The applicant will require consents under s.23 Land Drainage Act for all works on and discharges to the watercourse. These consents are in addition to any Planning or other consents that may be given.

"Given the nature of the site and the proposed development there will be a particular need for measures to prevent silt and other pollutants from entering the watercourse. Such measures will require ongoing maintenance to ensure they remain effective."

In light of your pertinent comments, as farm landowners immediately neighbouring the MX track land and owning part of the watercourse, we would like to flag the following issues, in addition to serious issues of land and watercourse management that we have raised in the past.

You point out that management of the track will seriously impact drainage and the brook as it flows off to Horley and its onward journey to the Thames. Sadly, it is clear that the land drainage and silting impacts are already happening and have already forced our tenant farmer to resite the fencing by the bridge, as the pre-existing fencing is now submerged in silt.

These very evident watercourse problems are the result of mismanagement and neglect during the period when the track was scaled up and re-engineered. They are also occurring now, during a period when, till the application is resolved, the land is designated purely for agricultural use. Therefore, it seems extremely unlikely that, if the track were reactivated, the land management would improve.

On the following page are some images and details to illustrate our points of concern.

You would be welcome to come and view these developments at any time by contacting us.

Yours sincerely

**Mr & Mrs Catherine & Graham Vint
Hornton Grounds**

Evidencing watercourse mismanagement and silting up

– Photographs January 2023



This photo is taken from the bridge on the public footpath at the foot of the start of the MX racetrack. The image shows the much-enlarged pond dug out of the brook, without our or anyone else's consent. As previously explained by us, this pond has been used to irrigate the race track to settle the dust on race days. An enormous gallonage is pumped out using old slurry tankers vacuuming out in excess of 1500 gallons per tanker load to dampen the track. This water extraction is massively above the legal limit to abstract without a licence.

The much enlarged pond in the brook has now not been used for irrigation purposes for some three years. Hence, the pond is now very choked with silt, which has been washed into the brook from the bare race track. The silted areas have grass rooting and growing on them, severely impeding the flow of the brook.

If, in the interim, between races and events, the former track had been reseeded and reverted to agricultural use, as the applicant claimed, this massive soil run-off would have been minimised. However, it seems that the land, its watercourse and their welfare have been, first, exploited and then neglected.

The two images below show where, today, the fence has been almost completely submerged by silt and the bank of silt under the public footbridge access point.

