

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

**Appeal Reference: APP/L1765/C/21/3286358**

#### DETAILS OF THE CASE

Appeal Reference	APP/L1765/C/21/3286358
Appeal By	MR NICHOLAS BUTLER
Site Address	Land to the north of Dradfield Lane Soberton Hampshire SO32 3QD

#### SENDER DETAILS

Name	MRS RACHEL HICKS
Address	Homeleigh Forester Road Soberton SOUTHAMPTON SO32 3QG

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

## YOUR COMMENTS ON THE CASE

I object to this appeal for the following reasons:

It appears to local residents that the landowner has carried out significant development of this rural, seasonal wetland with the intention of taking up residence. This once summer grazing meadow is unrecognisable from its original condition due to the extensive hard standing and tracks across the site. The hardstanding areas have increasing run off and cause winter flooding to village assets.

The HGV (Heavy Goods Vehicle) trailer seems to be occupied during the day and at night. In fact, the heavy light pollution from this site's 'development' is far reaching and is likely to have a detrimental impact on numerous residents and local wildlife. The illuminated skyline can be seen from rights of way and widely across the local area. The polytunnel is visually intrusive and was erected without the necessary permissions.

The damage caused to the established hedgerow, the apparent thinning and of the hedgerow and the erection of closed boarded fencing along its length, is of concern as it is home to the Brown Hairstreak butterfly. The denudation of this important wildlife corridor is unfortunate especially considering its close proximity to the South Down National Park.

In light of the issues regarding nitrate neutrality and the Solent, this should be a site of concern. The 'treatment plant / septic tank' that has been installed to deal with the sewage waste produced on site from the HGV is unlikely to have the proper building regulation sign off and the landowner is not demonstrating nitrate neutrality. The treatment plant, if improperly installed without the necessary EA permits and building regulations, may be causing unnecessary pollution but also a public health risk to local residents with the potential for human faecal contamination to the immediate site and adjacent watercourses. Additionally, the rearing of pigs on this seasonal wetland and the drainage of these pig pens directly into the ditches that feed into the Wallington River is also of concern from an organic pollution perspective.

If indeed there is a family residing in the HGV trailer then it is not reasonable that the notice period be extended. Questions should be asked over the suitability of the site for unauthorised residential use and the potential risks this carries (sanitation, water supply, heating and electricity supply for fire safety etc). The fact that the landowner has clearly developed and moved on to the site within very short timescales should mean that he is equally able to vacate at short notice.

I fully support Winchester City Council with their enforcement notice and the conditions imposed.