

## 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/22/3311622**

#### DETAILS OF THE CASE

Appeal Reference

APP/L1765/C/22/3311622

Appeal By

MR NICK 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  
GB  
SO32 3QG

Company/Group/Organisation Name

Newtown, Soberton Community and Flood Action Group

#### 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

Objection and concerns on behalf of the Newtown, Soberton Community and Flood Action Group (N&SCG).

N&SCG members have expressed their deep concern over the unfolding developments on this site. During winter months this field forms part of a flood plain to the Wallington River. It is a field that has been historically used exclusively in summer for grazing or a hay crop. In winter the site has always remained unused due to excessive flooding and waterlogging.

Current land practices are concerning community group members and there are concerns that practices are giving rise to pollution and impacting on local amenity.

The works on this site appear to have been an attempt at a land reclamation project- to raise ground levels and prevent natural flooding processes from occurring with extensive and unauthorised drainage works.

The community group note that there are obligations of the landowner to minimise diffuse pollution in relation to the 'Reduction and prevention of agricultural diffuse pollution regulations 2018' or the 'Farming Rules for Water'. The activities on this site do not align with standard good practice and are substantially increasing the risk of pollution to the River Wallington. The community group note the following:

The farming rules for water regulations state that there must be reasonable precautions made to prevent significant soil erosion and run off.

The land use activities on this flooded site demonstrate high risk.

The site sits on a perched water table, clay soils and is heavily prone to waterlogging and flooding. Increased risk to agricultural diffuse pollution has occurred on this site from creating unnecessary and extensive farm tracks and gateways, establishing polytunnels, cleaning out of ditches and installing excessive drainage and an irrigation system. (Please consider regulations section 10 in Farming Rules for Water).

There is obvious and severe poaching by the livestock that are present on site over winter and are currently grazing on the Wallington inland freshwater.

The field is in a natural flood plain which links to an ephemeral pond and provides an opportunity for ephemeral species to exist. This year silt and soil contamination has visibly breached across onto this community protected site.

There has been no attempt to fence off this seasonal inland freshwater from grazing animals and overwinter the livestock on well drained soils.

Water quality is a concern and is breaching into the River Wallington tributaries. The community group's water pollution testing equipment has shown a seasonal elevation in ammonia, most likely from manure run off or site sewage and very poor turbidity, most likely from the soil run off.

Flooding to adjoining areas has been exacerbated by recent works.

As a community group we have pledged to work together with the authorities, charities and the wider community to enhance our local water environment. This development falls severely short of this objective.