

Appeal Reference APP/L1765/C/22/3311622 Poly Tunnel and Drainage

This submission objecting to the above appeal shows that the development of this site is wholly inappropriate in form, impact on the wider drainage of the area and character to Dradfield Lane and its rural location. This document demonstrates that the drainage works performed on the site for surface water and flooding have not made any benefit to the land or the immediate area and public highway but increased surface water on the roads with overflowing ditches. The applicant's submission states that surface water drainage and resultant flood risk to the surrounding area is maintained and suitably deals with this by the drainage installed under permitted development and that since its installation there has been no flooding onsite or along the adjoining roads, the drainage currently in place therefore deals with this issue. This has not been the case as evidenced in Appendix 1 below which shows the constant flooding of the land and the adjoining roads during heavy and long periods of rainfall. Therefore, the statement "that since its installation there has been no flooding onsite or along the adjoining roads, the drainage currently in place therefore deals with this issue" is erroneous and should be ignored and challenged. This area has flooded most years since I have been living here which is now 26 years and since all the works to this once important wet land that used to help stem the flow of water onto the adjoining roads, this has now been made worse and is reducing the resilience of our community. It should also be noted that the pipes that have been installed rose with the ground water and failed to perform correctly. What's more there is considerable amounts of silt emanating from this land that is going into the Wallington River via the ditch network. See photo taken on 08/01/2023 to demonstrate the silt in the water from his land compared with the water from the pond on Ingoldfield Lane in appendix 2.

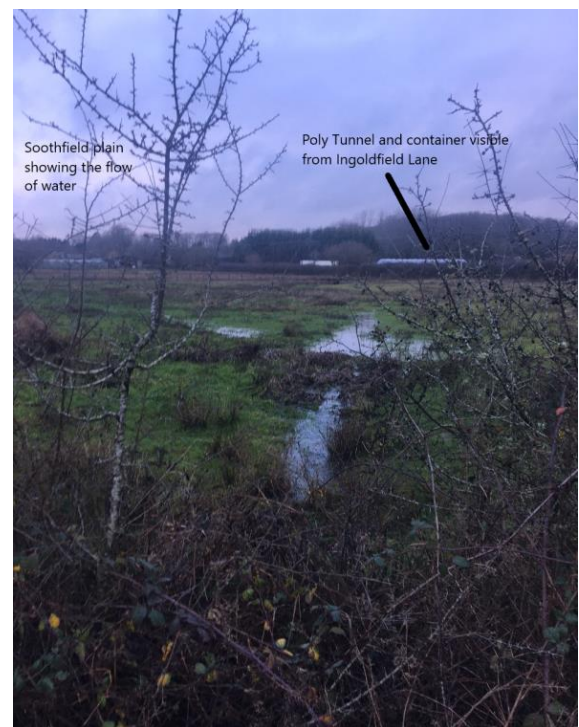
It should be noted that Hampshire County Council were contacted in 2021 and 2022 due to the increased flooding and the pipe under the road was highlighted to them and to be placed on their maintenance schedule.

The land in question is an important catchment area for water that runs off Soberton Heath through Dradfield Copse - see map in appendix 2. This land used to retain some of the floodwater are therefore slow the flow of water into the Wallington River.

The picture of the field across the road - South Field Plain shows the water flow and how wet this area is, being one of the catchment areas for the Wallington River. This is always worse in the winter months.

The land and geology of this area is clay and riverbed – you only have to dig down through the clay less than a meter in many parts of the area to find evidence of a riverbed. The name of the area "Southfield Plain" demonstrates the water plain nature of the land in the area. The land in the area has only ever been used for grazing in the summer months. This land was in the past used for turf. Therefore, the topsoil has been diminished and instead of hard core and concrete added to this site, it should be left to let nature to allow to recover.

The difference in the condition of the land between the Summer months and the Winter months needs to be understood and considered.



The appeal submission quotes various planning policies, most being of no relevance to this application.

The amount of hardcore, chalk and plastic pipes to try and sort out the drainage on this flood plain has diminished its biodiversity and geological value of the soils and wet land, and demonstrably not made a difference. The loss of wildlife has been evident to locals, lack of yellow hammers and the resident barn owl, also the rare Brown Hairstreak butterflies which lay their eggs in the hedgerow.

The poly tunnel together with all the other works that have occurred and the occupation of the mobile home (waiting for the inspector's decision) have eroded the intrinsic rural character of this part of the landscape.

The number of livestock present on the land at any one time since the applicant set up home on site has been minimal. (Note it has been noticed that the pig rearing has diminished considerably in numbers and indeed there has been little activity with regards pigs over the last year). The land cannot support large numbers of livestock that will require bulk transporting. The large new concrete apron and the gates were put in place to facilitate the bringing onto the land of the large storage container, a large mobile home moved onto the neighbouring land and the existing converted bulk container body converted into living accommodation, not to mention the numerous deliveries of concrete and hard core and other materials to construct the poly tunnel and road way. The applicant has not had any oversized vehicles to transport the few animals on or off the site.

Whilst the gates are not part of this appeal it should be noted that the cumulative effect of development is not in keeping with the rural setting and the character of Dradfield Lane and the boundary treatments do not respond positively to the character of the area.

The poly tunnel and works do not contribute to the sense of place moving towards the open fields and flood plains of the Wallington River and is out of character to the area.

With the erection of the poly tunnel, which was used primarily for domestic use, camping and above ground swimming pool, evidenced on the applicants Instagram account, which have been achieved. Then came the large spotlights – these are on most evenings and are very intrusive and disruptive of a dark sky and impact nocturnal wildlife. See Appendix 2. The spotlights that are in place would be more suited in a built-up area not rural countryside. Feeding a small number of pigs does not warrant such intrusive lighting see photos and on taken on very recently.

**Conclusion:** Evidence in the appendices shows that the claimed drainage works completed and reported in the applicants appeal papers have not rectified the flooding on this flood plain and the public highway. The flooding has been made worse since the occupation of the land.

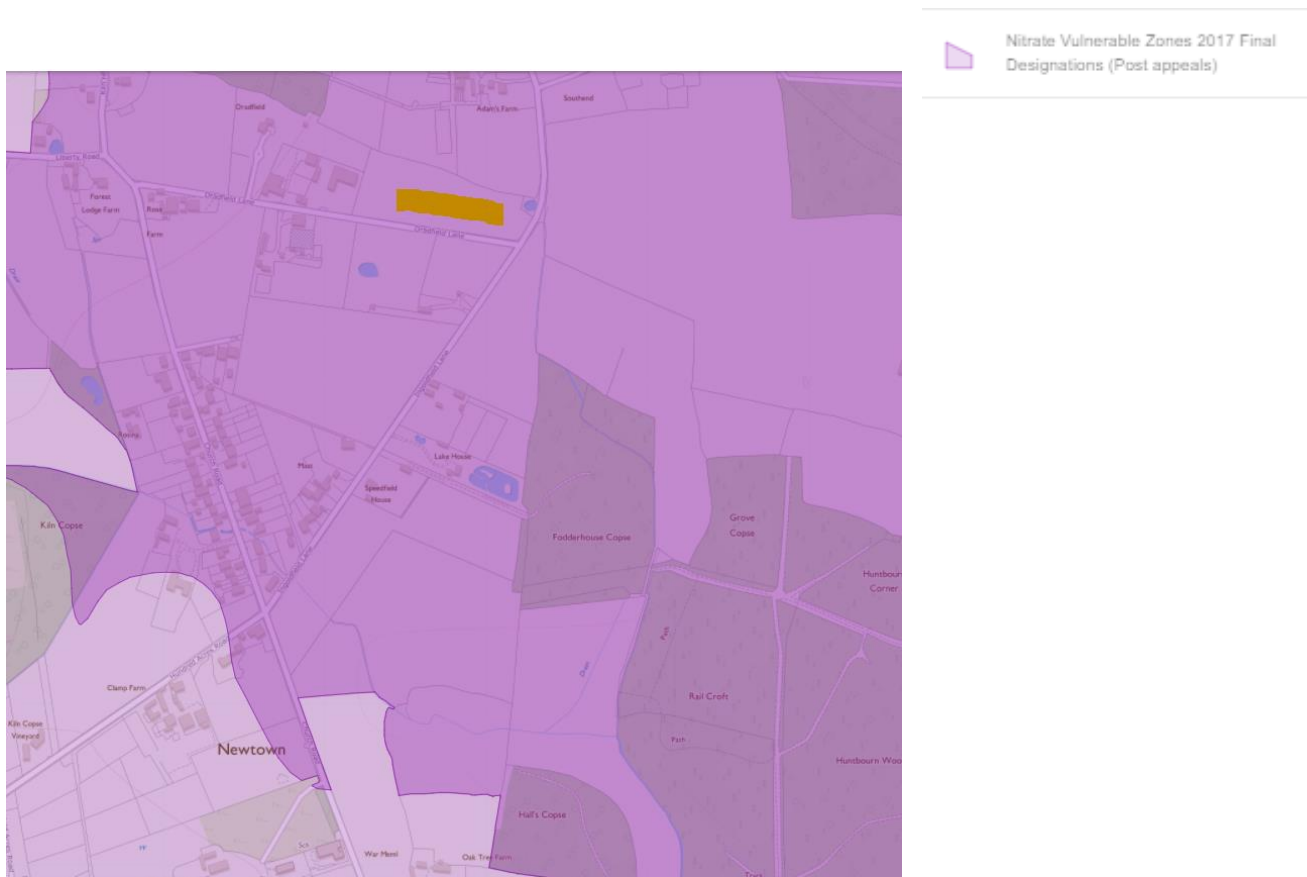
The increased run off from the applicant's land is causing more silt to be deposited into the water course/ under road pipes and into the Wallington River.

The number of animal stock on the land and the limited agricultural activity does not warrant such an oversized poly tunnel.

Please uphold the WCC planning decision.

Appendix 1 Drainage and diffuse pollution

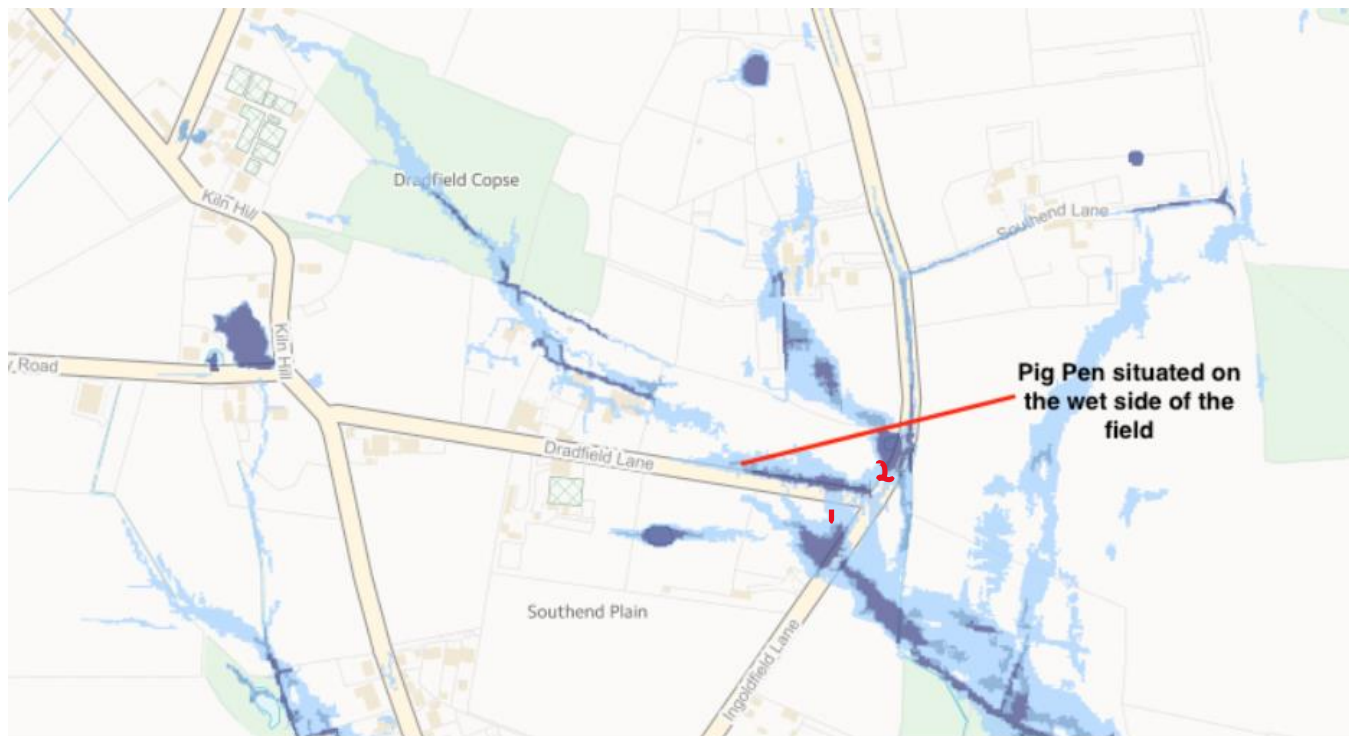
This site is within a [Nitrate Vulnerable Zone](#). See screen shot taken from the Government website, yellow line highlights the approximated location of the applicants land which sits well within the Nitrate Vulnerable Zone.



- Picture of ditch alongside the land on Dradfield Lane during the very dry spell during the summer months. Note the number of pigs were minimal.



The maps below are taken from the environment agency online mapping showing the surface water flooding area. No manure management plan is in place and therefore there is direct runoff to natural water courses and into the Wallington River nearby



If one refers to the estate agents details when marketed the rural state of the land is self-evident and shows the amount of land for absorption and catchment to prevent flooding of the neighbouring roads. If you need a copy, please contact me.

Extent of the Surface water flooding issues that occur year on year shown below and over the last 3 years have been more often and to a higher level than I have witnessed over the 25 years I have been living in this area and having owned dogs or a dog for the last 25 years have walked along Dradfield Lane on a regular occurrence throughout all weathers as this is a circular walk.



This picture shows the flooding of the field flowing over the ditch onto the road Dradfield Lane taken late 2022.



This picture shows recent flooding of the field and from the winter pond and flow down Ingoldfield lane that flows onto the road on Ingoldfield Lane.

The applicant posted on his Instagram account late 2022 photos of the field covered in water referring to it as a Pond the water was quite extensive, so the drainage works have not sorted out the fact that this area is a flood plain area for the water from Soberton Heath



The photo below shows that land flood prior to the applicant taking ownership. This was the average level of flooding and if this is compared to the Instagram photo you will be able to compare the increased flooding of the land.



The photos below were taken in the last couple of weeks in Jan 2023 showing that the flooding is even more extensive despite claims by the applicant that his works have improved the situation for the area.





Photo of the pigs in wet conditions before the high fencing was completed. This gives you a benchmark to compare the land since the drainage work claimed in the applicants submission and to what it is like currently. The conditions are now considerably worse. This year the lack of pigs has been noticeable with only a few visible for some time now, plus the handful of sheep.







Photo taken in the last week during the cold dry spell showing the lying water and full ditches still.







This photo shows the runoff from the applicant's land where silted water meets the clear water from the Pond on Ingoldfield Lane. This water enters the drainage pipe on Dradfield Lane and emerges at the corner of Ingoldfield Lane and then via a network of ditches enters the Wallington River. Note that the silt that is being washed into the pipe under the road.

The amount of concrete that has been used on this site for structures (see photo below) and the hardcore laid for paths and roads in the site hinders the natural absorption and therefore has made the drainage/flooding increasingly worse.

Therefore, cumulative effect of all the development on this land is having a detrimental effect not only on the ecology and biodiversity of a once very important stretch of seasonal wet land supporting a variety of wildlife but creating more run off and surface water flooding in the area.

The below photo was taken prior to the changes on the site – note the less amount of water on the land.



## APPENDIX 2 Light pollution

Note spotlights are visible from properties around the village. The photos do not show the extent of the light pollution but give an indication. This is visible from the rear of properties on Church Road ours included.





