

Retrospective application for change of levels to land between 173 and 175 Havant Road Hayling Island Hampshire.

History

The land had for many years been used for stabling and grazing of horses and has several horse stable buildings , two offices and a large caravan.

At some point in late 2015/ early 2016, the land was purchased by a Mr Joe Reid. Mr Reid initially stopped using the land for horse grazing and set about importing several lorry loads of soil, and surface materials. This was restricted to the southern end of the site initially however concerns were raised by neighbours that this would spread to the centre two field of the site and thus have a potential impact on potential flooding to the Havant Road and the houses opposite.

Whilst Mr Reid was adamant that his intentions were just to improve the quality of the land and grazing, concerns were raised by the arrival of a log cabin and Mr Reids background for developing Caravan sites.

In mid 2016 Havant Borough Council severed an enforcement order to stop any new materials being imported onto the site and to address the acceptability of the material already imported.

Mr Reid appealed this order (Planning Inspectorate APP/X1735/C/16/3153314: Land west side of Havant Road, PO11 0LF) however after gathering some advice he became concerned that he was not going to be able to achieve his aspirations for the site.

As the owners of the neighbouring house next to the southern part of the site where the materials were placed, we had developed a dialogue with Mr Reid, and decided to make him an offer to purchase the site with the aim of returning it to horse pasture and stables.

This offer was accepted and we purchased the land in August 2016. At this point we informed all the sites Neighbours that we would be returning the site to a horse stables and pasture land and that no further materials would be added to the site and an application would be made to tidy up the area to the south of the site and return it to paddocks as per its previous use. All neighbours contacted greeted this with enthusiasm.

Flood risk information for the land

A request was made to the environment agency for flood risk data on the land, (licence for use of this data is included in the application) the data provided. Showed the risk of flooding for the two main categories of Surface water and seas/rivers.

With regards to surface water the environment agency map (see attached.) shows that a significant part of the land that material has been added to is not in a surface water flood risk area, and the balance of the land is in a low flood risk (once in 1000 years) risk area. The only higher flood risk area is the drainage ditches which have been cleared as part of the work and not raised in height.

With regards to the map showing flood risk from sea/rivers, this is clearly the reason the land is classed as been at risk as the whole area is in a Flood Zone 3 (risk of flood once or more every 200 years.) however it should be noted that

these maps do not take into account the flood defences along the coastal western side of the Hayling Billy which protects the land and surround dwellings from sea flooding. Should the area suffer from sea flooding it is clear that the work undertaken would have no negative or positive impact on potential flooding of the area,

Land Levels

It is hard to calculate by how much the levels have been raised by Mr Reids activities as there is no previous data on site levels, however a site level survey has been undertaken to establish the current levels (see attached.) Certain fixed points on the site that have clearly not been altered can be used to establish the height of the land above these points.

A key datum point is the concrete yard area to the rear of the stables which has been in place for a number of years (in excess of 20,) this area peaks at 50.03. There is little way of telling how much the land was above this before work was undertaken however a significant part of the land, especially that towards the East (close to the road) is still at similar levels. The high point of the site occurs to the North West of the concrete yard area and thus is well away from the highway and neighbouring properties, thus avoiding potential flood risk from surface water run off.

The three site peaks are piles of top soil intended to be spread over the Western part of the site prior to rolling and seeding of the land (this process had already been completed on the eastern side of the site closer to the highway before the enforcement order was put in place)

As part of the work undertaken Mr Reid removed silt from the drainage ditches across the site, since the work stopped we have had extensive rain and the land has continued to drain well without any surface water flooding, this has been a significant improvement on past years despite the additional materials on site.

Proposal

We would now request that the enforcement order be lifted to allow the following work to commence

We would like to remove the hardcore track once it passes to the west of the stable block, to allow this to be returned to soil and capable of growing pasture grass again. Some of this material will be used will be used to repair permeable hardstands outside the stables and the rest will be removed from the land.

We would like to roll and level out the high point to the north west of the stables with any material from the height reduction been used to fill the whole left by the removal of the hardcore track, anything left will be moved to the lower southern side of the site to the west of the stable block which is at no risk from surface water flooding

Once all the site to the west of the stable is rolled, we would like to distribute the remaining top soil and then seed and re roll the same area, due to the rolling process we do not anticipate current levels been raised further and would guarantee that no further material will be bought to site or distributed in any other area of the site where soil has not been previously added.

The final aim is to create a level surface which falls gradually to the drainage ditches to allow surface water run off as has previously been the case.

We therefore request the Planning officers to support this application.