

Langness
Woodgaston Lane Hayling Island
Hampshire PO11 0RL

Mr D Eaves
Havant Borough Council
Civic Centre
Planning Officer
Development Control
Havant
Hampshire
PO9 2AX

29 August 2014

Dear Mr Eaves

**RE REF APP/14/00343, Site Address Langness, Woodgaston Lane Hayling Island,
Replacement of Existing Sea Defence and new slipway.**

Following our recent discussions on the telephone I am pleased to enclose information that hopefully will address the four issues highlighted in your letter 29 May 2014.

1. Ecological Issues

The Ecological Issues remaining, are those connected with significant species, in particular the Green Winged Orchid I have, as recommended, been in touch with Mr Tristan Norton, the Hampshire County Ecologist in Winchester and pursuant to his advice we have the following comments to make:

- My wife's family constructed two houses in this plot of land in the early 1960's and managed the whole field as a garden thereafter. In the early 1970's they became aware that Green Winged Orchids were starting to proliferate and sought thereafter to encourage the spread of these wild flowers. This required a sea change in land management, away from a regularly mown lawn to an 'unimproved grassland habitat' with no mowing taking place until all the orchids had distributed their dried seed.
- The flowering period can vary a little depending upon the climate for the year but is generally between the beginning April and end of June.
- After the dried seed has burst from the pods the grassland is 'roughed up' before mowing in order to make the maximum distribution of seed possible. It is then cut around the end of July beginning of August depending upon the climatic conditions. No further management is required to the grass land which is left completely natural.

- Our object in all of this is to protect and manage the orchids in order that they should increase in numbers and in this respect we have been exceptionally successful. Whenever volunteer orchids appear in an inappropriate spot they are removed by bulb planter plug process and transplanted the minimum distance into the main growing area. This is in order to continually increase the numbers whilst maintaining an access way that can be mown around the outside of the orchid growing area.
- The attached plan gives an indication as to the way in which this management has worked showing the clear areas which are mown in order to provide an access way around the outside of the orchid area.
- We are aware that the conditions necessary for the successful propagation of these orchids are quite specific requiring a symbiotic relationship with a soil fungus which then provides the necessary growing nutrients. Clearly, our garden has this and it is and always has been our intention to encourage, not only our garden but others in the neighbourhood to treat the orchids with the same care. This encouragement has resulted in many other pockets of orchids now beginning to spread along the water frontage to Woodgaston Lane.
- The Lady's Tresses are very much more sparsely distributed and being smaller in size are sometimes difficult to detect in our garden. They last for approximately one month from the last week of August onwards. We employ a similar process to the conservation technique which is to transplant by plug into the orchid area again involving a move no more than a few metres. This, it is hoped, will ensure a very similar surrounding soil condition to the point of original propagation. This has been found to be successful and the process will continue.

The net result of these conservation actions is to concentrate the orchids into a management area and to enable a usable space around the outside of the orchid area so that normal access to sea with boats, lawnmowers etc can carry on without hindering this process.

The enabling works for the replacement sea defences will therefore use the aforementioned access route to the foreshore and be carried out after the main orchid seed distribution has taken place.

Given the extent of activity that has taken place on this site over the 52 years, since the houses were built and we as a family have been in occupation, we have witnessed not only that these plants are relatively hardy, no doubt due to the ideal conditions in which they are growing, but they are multiplying at a healthy rate. We therefore anticipate that given the above and the continuing close maintenance to the conservation of the plants, that any loss occasioned by the intended works will be minimal and the ongoing work will encourage the continuing expansion of numbers.

2. Flood Risk

We confirm the height of seawall and the returning wall of the slipway and top of slipway to be no less than 3.4m AOD.

We have worked closely with the Environment Agency over this application in the past and following planning consent and prior to works commencing we will indeed follow your advice and seek to make an application to them for the proposed works.

3. Accuracy of Plans

Thank you for your comments concerning the accuracy of plans, we had thought that the points were covered by the statement that top of wall is 3.4m AOD and that from the 'not to scale' sketch it shows the returning slipway sides to be horizontal and level with the adjoining seawall. However, the drawing has now been amended as per the enclosed, drawing number: PA/SO/10/013/006/C. This drawing indicates that the adjoining grass land to the sea defences will be at 3.3m AOD and from the top of the slipway the land will be graded back to the adjoining level of 2.4m AOD. We note the concern of our adjoining neighbours to the east of Langness but would respectfully point out that the weakness in the height of sea defences is nothing to do with our sea wall but everything to do with the enclosed photograph which clearly indicates the land being flooded from their Eastern boundary when the height of tide exceeds the height of their embankment at that point. This has been pointed out to the owners of Seafeld House Dr and Mrs Glasgow on a number of occasions but they have failed to take action.

Our neighbours to the west of Langness, in Victoria Cottage, show considerable concern for the proposed height of our seawall, wishing to ensure that there is no weakness in the sea defences at this point. However, I would draw your attention to the fact that the land immediately adjoining us, belonging to Victoria Cottage is at a level which is a little over 3m. Once again this provides the obvious weakness to the defence system but nothing has been done by these neighbours to rectify the position

4. Relationship with Adjacent Sea Defences

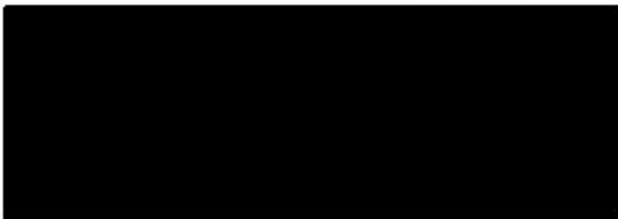
The sea defences of the adjoining property Seafeld House are in a perilous state and are constructed in the same manner as those for Langness. Since the partial destruction of the sea defences by storms during the early part of this year that which is remaining have not shown any further change or deterioration. Indeed the temporary works to Seafeld House defences are demonstrably risking the situation by providing an impermeable sheet board finish between the upright steel restraints.

This may well reject minor wave action but will considerably overload the wall if hydraulic pressure builds up from behind.

Nevertheless, it is our intention to provide a secure end stop support to Seafeld House sea defences in the same manner that has been used for the last 52 years. i.e a section of suitable steel driven vertically to support the end stop of their defences where they abut our own. Our own defences will be turned back along the dividing boundary by approximately 2m in order to provide a secure end stop. The enclosed photograph clearly shows the extent of damage which exists today and serves to demonstrate that the proposed work in progress will not pose any greater danger to Seafeld House defences than exist at the moment. All work in this area will be carried out carefully by hand. It is a fundamental and continuing principle of construction that the sea wall must permit the return of natural drainage and over topped storm water to the sea as has existed for 52 years it should not be an impermeable barrier.

I trust that this concluded the outstanding matter but look forward to your comments in due course.

Yours sincerely



Michael Atkin



