

Harrison, Liz

From: Steven Gregory [REDACTED]
Sent: 10 September 2024 19:06
To: Harrison, Liz
Subject: X/24/97944

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Please can I have acknowledgement of receiving this email please.

Mrs Liz Harrison
Principal Planning Officer
Eastleigh Borough Council
Upper Market Street
Eastleigh
Hampshire, SO50 9YN
By email only to: liz.harrison@eastleigh.gov.uk
Dear Mrs Harrison

Planning Reference: X/24/97944

Land at West of Church Road

I write to object to the above Variation of Condition 1 being the revision to the drainage strategy. I own and farm the agricultural land to the north of Breach Lane. This development has been discharging surface water onto my land since construction commenced without any agreement with us. The proposed amendment significantly increases the volumes of water discharged. The drainage pond is located on the boundary between Vistry and our land and has been discharging large volumes of water since it was constructed. We have raised this issue with Vistry/ Bovis Homes since 2018, however they have yet find a solution to this issue.



This got significantly worse last December when Vistry installed a liner within the pond so it could not drain naturally, resulting in all of the developments surface watering being channelled directly onto my property.

The Photograph left shows water flowing through the fencing on to our property. This happen frequently after most rain events. You can see all soil has been washed way.



The surface water flows over ground across our farm, this is visible on google aerial photography.

This has resulted in our land being unfarmable. The photograph below demonstrates ruts caused in July when the grass was harvested, after a prolonged dry period.



We understand that the Hydrobreak was not fitted below the children's playing area and therefore in periods of heavy rainfall the pond fills up very quickly and flows straight over the weir onto our land.

Our farm is former land-fill site. The ground has impacted drainage the water runs over the surface of the land resulting in about 5 acres of wasted land. In addition, we have concerns regarding pollution in the water. There is often an oily surface layer on the pond, either from road run off or car washing suds. This discharges on to our land will drain into the River Itchen SSSI .



The construction of the weir is very poor, given the volume of discharge, the land below the weir is being washed away. This will in time lead to the bank being washed away in a short period of time.

The photo left shows water running full bore out of the 90mm pipe and flowing over the weir. This occurs after any rainfall.

Without the Hydrobreak all leaves and other sediment will end up in the pond. The pond will quickly silt up, reducing the capacity of the pond and increasing the volume of water flowing over our land. There must be a management plan in place to regularly dredge this pond and believe this should be conditioned as part of the planning.



We are also concerned with the safety aspect of the pond which is sited next to the children's play area. There is only a post and rail fence around the pond which would be easy for children to climb through. We believe the pond should be fenced to prevent children falling in the water. The banks are steep and it poses a risk to safety.

Given that it is Vistry's intention for Eastleigh Borough Council to take on future management of this drainage issue we believe the issue should be remedied now at Vistry expense, the problem and expense should not be passed to Eastleigh Borough Council. If Eastleigh Borough Council take on future management of the pond, we will expect Eastleigh BC to cease discharge onto our land and find an alternative at its own cost.

There is a simple practical solution. Vistry should install a pipe to take the overflow water to an existing ditch or create a large soakaway on their own land. We would be open to discussions

for a pipe across our land and we have tried to reach an agreement with James Hammond of Vistry on this but Vistry have not responded to our communication.

We believe this variation of condition should be refused, until a better workable solution is agreed.

I am happy to meet you on the farm to show the issues resulting from the water flooding our land.

Kind regards

Mr Steven T Gregory

Landowner of Breach Farm

Sent from my iPad