

**Eastleigh Borough Council
Land Management Review
Stoke Park Farm HP727269**

Description of Land

Title Number	HP727269
Name	Stoke Park Farm
Location	Stoke Park Farm, Stoke Common Road, Eastleigh SO50 6DW
Total Area	103.05 hectares
Applicable Area	96.29 hectares
Description	Predominately Grassland
Non-applicable Areas	5.41 ha - Fish Farm (shaded dark green) 1.35 ha - Yard and Buildings (shaded dark green)
Maintenance Access	Main access off Sewall Drive via compacted track through land
Buildings	N/a
Hardstanding	N/a
Woodland	Brick Kiln Copse & Judges Gully Copse
Trees	Small number of Parkland trees to the NW boundary Scattered groups plus river corridor Cover TPO surrounding neighbouring development
Hedgerows	Of varied size and condition
Vegetation / Scrub	Understorey of woodland and scattered groups River corridor
Watercourses	Main River – known as Bow Lake
Ditches	Tributary ditches providing land drainage
Ponds	Storm Water Settlement – 3 ponds Balancing Pond – Within Woodland Copse West of Sewall Drive In Ditch Line (SW of yard) Judges Gully Pond
Fluvial Catchment	Itchen
Previous Use	Livestock Grazing (Dairy)
Designations	SINC– Brick Kiln & Judges Gully Copse plus Balancing Pond Woodland
Invasive Species	Not evident at time of survey – suspected Himalayan Balsam
Public Rights of Way	Various routes crossing land
Easements	Access to Upperbarn Copse by the Woodland Trust Power – HV power overhead (pylons)
Boundaries	Varied condition
Flood Risk	Zone 2 &3 along river corridor
Other information	

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NORTH should be taken as the top of the page, unless clearly marked otherwise.

 Title HP7322822
 Title HP727269
 Yard and Fishery

Scale 1:5000 @ A2

EASTLEIGH
BOROUGH COUNCIL

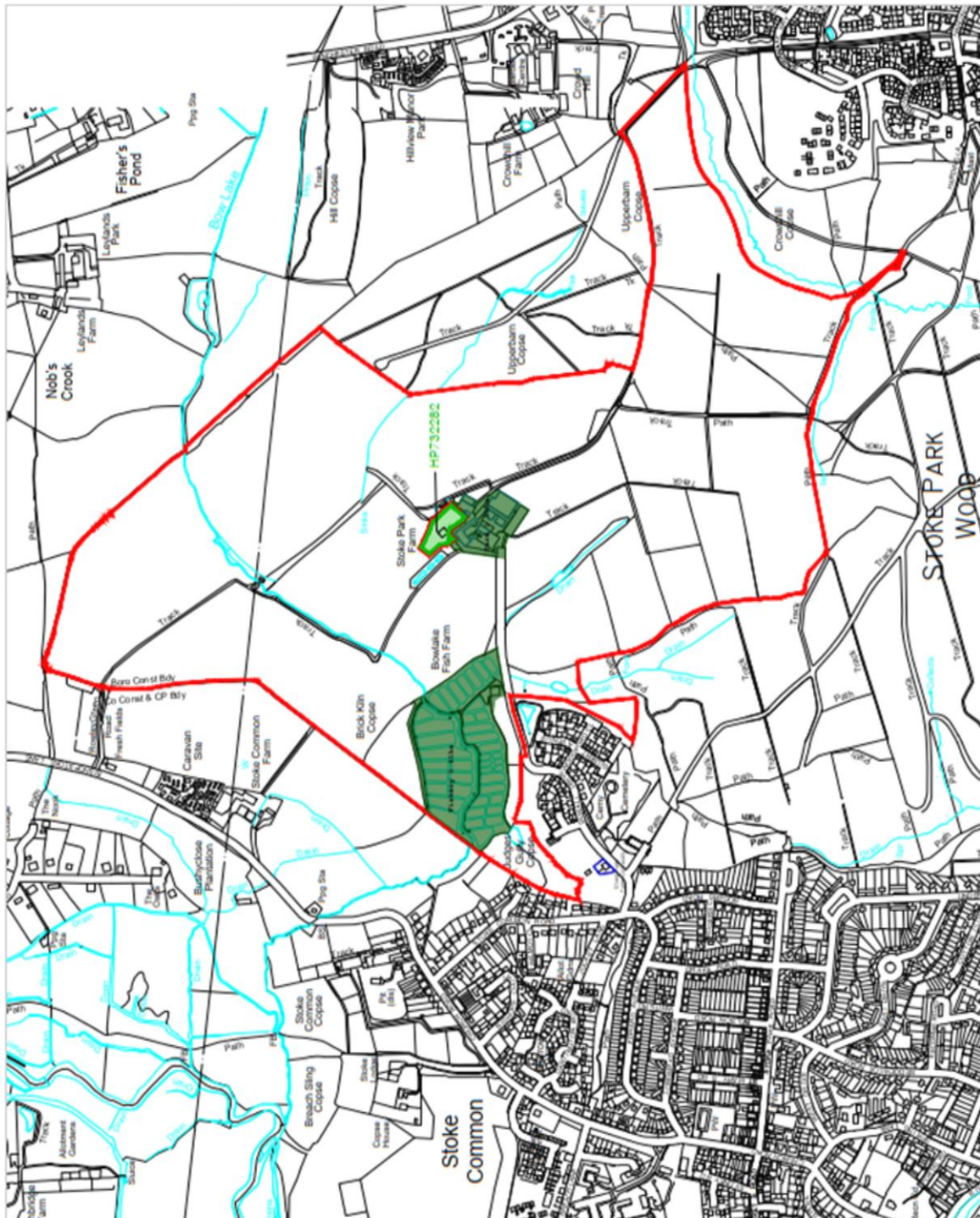
ADDRESS: (Dunford)
Land at Stoke Park Farm
Bishopstoke
Eastleigh

TITLE: Transfer Plan

Ref: 228 SLP DUN-L002

Date: 12th of November 2021

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Management Plan

As a local authority, Eastleigh Borough Council are suitably placed custodians of the land. Ensuring that it is appropriately managed as to avoid exceedance of the 5kgN/ha/yr rate.

For the avoidance of doubt the following stipulations will apply:

Prohibited Activities

- Introduction of new nitrogen onto the land
- Application of fertiliser
- Re-seeding of entirety except to initially revert harvested crops to grassland
- Supplementary feeding of livestock
- Dairy Farming
- Commercial horticulture or growing of cereal crops
- Ploughing of the land except minimum tillage for the purpose of planting

Permitted Activities

- Harvesting and removal of any existing crop and reverting to grassland
- Grazing of livestock to maintain and enhance the biodiversity of the land
- Planting and/or management of trees and shrubs
- Natural regeneration of the land
- Planting and maintenance of greensward

The intention is that the land receives minimum intervention during the course of the agreement. Key components of management requirements are outlined as:

Trees and Woodland

Management to be implemented taking into account the risk/proximity of dangerous trees, diversity of woodland and habitat provisions/enhancements.

Hedgerows and Vegetation

To receive an annual cut (September through to February). Those on the immediate highway, restricting vehicular visibility splays or restricted access on Public Rights of Ways to receive secondary cut if essential with a nesting bird check prior to works. Selective vegetation left for natural regeneration.

Grass Management

To receive staggered bi-annual mechanical cut, spring and late summer/autumn dependent on weather and ground conditions. Peripheral areas, understories and selective scrub left for natural regeneration.

Conservation Grazing

Considered on a case by case basis ensuring no exceedance of the rate of 5kgN/ha/yr.

Gates and Fencing

To be maintained, ensuring land is secure from trespass, flytipping and unwanted access.

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Access

Only granted on designated Public Rights of Way and for those with existing entitlements. Public use and recreation is not considered at this time.

Ponds, Water Courses and Ditches

Main river and watercourse constraints to be observed where applicable with consent required when implementing works in vicinity. Watercourses to be kept free flowing with caution expressed to habitat suitability. No fishing rights come with the land.

Designations

Where areas fall under specific designations, compliance will be met and permission will be sought if operations fall outside of normal regimes. Natural England's assessments will be reviewed

Chemical Applications

Fertilisers and pesticides will be avoided. Herbicides may be used if targeting invasive species or injurious weeds.

Invasive Species and Injurious Weeds

If evident on the land to be actively managed in-line with best practice guidance

Neighbourly Relations

Regular liaison with records of correspondence if warranted.

Monitoring Arrangements

Monitoring report to be compiled by or on behalf of Eastleigh Borough Council in order to:

- ensure compliance with the management and use of the land
- record and evidence the evolving site context
- make further observations and recommendations
- address any incidents or non-compliance that may constitute a breach of the agreement

Monitoring Report to be compiled and made publicly available at the following intervals:

- Initial report to be conducted within 3 months of the agreement
- Annually for Years 1-5
- Every 5 Years for the remainder of the agreement

In addition to the arrangements outlined above:

- An appointed department within the council will carry out regular check of all parcels with observations recorded and remedial action programmed. Such detail will be made available to further inform the 'monitoring report'
- If so wished, upon serving reasonable notice Natural England or their chosen delegate may enter the land and inspect for compliance. Such inspections and findings will be recorded and distributed.

In the event that a breach has been identified, rectification will be initiated within 3 months of receipt of the report. There-after, monitoring reports to be compiled and made available on a 6 monthly basis for a period of 3 years.