

MRS ANNA-MARIE DENNIS
NEWT CONSERVATION PARTNERSHIP
BURY KNOWLE HOUSE
NORTH PLACE
OXFORD
OX3 9HY

Application	F/24/96817
Please ask for	Dawn Errington
Direct dial	023 8068 8260
Working hours	Mon to Fri 8:30am to 5pm
Email	dawn.errington@eastleigh.gov.uk

Tuesday 30 July 2024

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. F/24/96817

In pursuance of their powers under the above Act and in accordance with your application received on Friday 2 February 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Excavation of seven new wildlife ponds. Associated habitat creation - hedgerow and tree planting. Stock fence along field boundary.
Site:	Stoke Park Farm (Rowley Green Meadow), Stoke Common Road, Eastleigh, SO50 6DW

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans and documents referenced/numbered: Location Plan; Site Plan PP-12767845; Pond designs document PP-12767845. Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 The development hereby permitted shall start no later than three years from the date of this decision. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- 3 No vehicles, machinery, equipment, materials, waste or anything else associated with the works hereby proposed shall be parked, stored or positioned on or near any public right of way (PROW) so as to cause an obstruction, hinderance or hazard to the public, who retain the right to use the PROW at all times. Reason: to protect the public right of way and its users.

- 4 All works shall be carried out in strict accordance with the submitted Construction Environment Management Plan July 2024 and NCP - Protected Species method statement. Reason: to protect amenity and biodiversity and to comply with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).
- 5 The works shall fully comply with the submitted Management Plan for Stoke Park Farm (Rowley Green Meadow) July/August 2024 and the recommendations/mitigation measures of the Preliminary Ecological Appraisal v1.0 April 2023. Reason: in the interests of biodiversity and to comply with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).
- 6 The landscaping scheme detailed in the submitted Landscape Plan (January 2024) and Design and Access Statement (January 2024) shall be implemented in accordance with the approved details within the first available planting season following implementation of the development and completed in accordance with the approved timetable. All hard and soft landscape works shall be carried out in accordance with the approved details and to a standard in accordance with the relevant recommendations of British Standard 8545:2014. Any trees or plants that, within a period of ten years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season thereafter. Reason: In the interests of the biodiversity and visual amenity of the locality having regard to policies DM1 and DM11 of the Eastleigh Borough Local Plan (2022).
- 7 The development shall be undertaken in accordance with the submitted archaeological Written Scheme of Investigation (Pre-Construct Archaeology Ltd ref HRGM24, May 2024). Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations.

Notes to Applicant:

This planning permission does not convey the right to implement the development without other required permissions or access rights.

In accordance with paragraph 38 of the National Planning Policy Framework (December 2023), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

You are advised to apply to an order making authority to formally divert part of the recorded route of Bishopstoke Bridleway 735 onto the farm track running parallel to and northeast of the existing legal alignment, and have such an order confirmed. Should an application be made to the planning authority under Section 257 of the Town and Country Planning Act (1990) Hampshire Countryside Service, as Highways Authority for PROW, shall be consulted on the draft order prior to its possible confirmation.

A road condition survey of Sewall Drive should be undertaken before works commence in order that any damage to the road surface during construction works can be identified and remedied.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes