

Variation to Planning Permission SDNP/20/01337/FUL
Land at Bere Farm, Heath Road, Soberton Heath, SO32 3PR

Introduction

Planning permission was granted on 15 January 2021 for the reinstatement of land at Bere Farm using imported soils, with reforestation of woodland and associated deer proof fencing.

Condition 2 referred to the list of approved plans.

Condition 8 stated *“Prior to the commencement of the hereby permitted development, no work shall be carried out until a Biodiversity Mitigation and Enhancement Plan [BMEP] is submitted to and approved in writing by the Local Planning Authority. The Biodiversity Mitigation and Enhancement Plan must include, but not limited to, the following:*

- *Management of the ponds*
- *Land preparation techniques and methods considering amphibians, in particular GCN using the site for commuting purposes*

Reason: In the interest of local ecology and to ensure that the new ecology features are protected.”

Details were submitted to and approved by the council on 27 May 2021.

Both Condition 2 and Condition 8 require amendments to reflect changes to the proposed restoration profile.

Reason for Variation

The site reinstatement works have been carried out in accordance with the approved details.

During the winter of 2022/23, Portsmouth Water carried out repairs to the water mains that ran along the lower part of the development. As part of the approved plans, no works were to be carried out within the easement of the water pipe.

The mains water pipe was relayed on land within the development area. The pipe is now located in the area that was to be used for providing 3 ponds for biodiversity gains. As set out in their letter (provided in Appendix A), Portsmouth Water has stated that due to the relayed pipe and 8m easement, *“the requirement for the construction of ponds and future maintenance can not be undertaken.”*

Condition 2

Condition 2 referred to approved plans. The following changes are proposed.

Approved Plan	Proposed Change
Proposed Layout DS-SOB-PRO-02 Rev A 12.08.2020	Proposed Layout DS-SOB-PRO-02 Rev B
Cross Section DS-SOB-SEC-02 Rev A 12.08.2020	Cross Section DS-SOB-SEC-02 Rev B
DS-SOB-TREE-01 Rev A 12.08.2020	DS-SOB-TREE-01 Rev B

The detail of the plans has not changed. The plans show the revised position of the easement and location of field ditches installed to manage the surface water. The field ditches replace the pond features.

Condition 8

Condition 8 required a Biodiversity Mitigation and Enhancement Plan. The approved plan included the construction and maintenance of ponds for biodiversity.

An ecologist from EcoSupport has visited the site and provided a revised plan to ensure that enhancement opportunities are incorporated into the final profile. Their report is provided in Appendix B.

Summary

The reinstatement works have been completed to the approved levels.

The approved plans showed the inclusion of three ponds for the benefit of biodiversity. Due to works to relay the water main, no construction work can take place within the easement of the new pipe. As a result, the final profile will incorporate field ditches which can be used for biodiversity enhancement. Other biodiversity enhancement measures will be incorporated as set out by EcoSupport.