

STRIDE TREGLOWN



Farm Management Plan

Inglewood

Abacus Projects/Deeley Freed Estates

Stride Treglown job no.	15230
Prepared by	MH/DH (NPA)
Checked by	AM
Date	October 2017
Revision	FINAL

Revisions

Revision	Description
Rev A	For client sign off
Rev B	FINAL

Contents

- 1. Scope of Plan5**
- 2. Site and Interested Parties5**
- 3. Mitigation - Principles6**
- 4. Mitigation - Delivery.....7**
- 5. Securing Delivery of the FMP.....11**
- 6. Monitoring and Review11**
- Appendix 1 – Site Plan12**
- Appendix 2 – Field Plan14**
- Appendix 3 – Example Farm Diary16**
- Appendix 4 Phasing Plan.....18**

1. Scope of Plan

- 1.1.1 This Farm Management Plan (the FMP) is submitted in support of a planning application for the development outlined below.
- 1.1.2 It has been prepared as an integral document in the planning application package with the specific purpose to provide clarity on the way in which farming practices will be amended to secure the delivery of the ecology mitigation on the farm land.
- 1.1.3 The FMP provides details of the application site and the wider mitigation site together with relevant parties. It has been prepared based on advice and negotiations between key parties, including:
- Deeley Freed Estates / Abacus
 - Tenant farmer
 - GreenSquare
 - Ecologist
 - Landscape Architect
 - Torbay Council
 - Natural England
 - RSPB
- 1.1.4 The FMP will be bound into the section 106 agreement thus ensuring that there is commitment to delivery.

2. Site and Interested Parties

The Site and Proposals

- 2.1.1 The development site comprises 28ha of farmland adjacent to Brixham Road on the western edge of Paignton. The application is for outline planning permission with all matters reserved except for the means of access. The proposal is for up to 400 residential dwellings, a 2 form entry primary school, public house and associated public open space and landscaping. 7ha of the development site is proposed to be retained as farmland to help deliver the ecology mitigation package set in the ecology chapter of the Environmental Statement which support the outline application.
- 2.1.2 In addition to the application site, the applicant (Abacus/Deeley Freed Estates) control 23ha of land to the west of the site. This land has been identified as suitable to provide for offsite mitigation of the ecological impacts arising from the proposed development.
- 2.1.3 A site plan is provided at appendix 1 detailing the extent of the farm management plan. A plan showing field references numbers is presented in appendix 2.

Relevant Parties

2.1.4 The following parties are relevant to this FMP:

Organisation	Role/Interest
Deeley Freed Estates / Abacus	Landlord and developer
Tenant farmer	Farmer
GreenSquare	Management company with responsibility for managing woodland, tree planting within wood pasture, certain boundary hedgerows and wildlife pond within the farmland.
Ecologist	Overseeing certain aspects of implementation and monitoring thereafter.
Landscape Architect	Overseeing certain aspects of implementation and monitoring thereafter.
Local Authority	Need to be satisfied that the management is delivering the mitigation committed to within the planning application.

3. Mitigation - Principles

- 3.1.1 The development site and the land to be covered by this Farm Management Plan support a range of protected species and habitats, in particular Greater Horseshoe Bats and Cirl Buntings.
- 3.1.2 The development site is located within the sustenance zone of the Greater Horseshoe Bat population resident at the Berry Head roost. The roost is a designated Special Area of Conservation.
- 3.1.3 In addition, 4 breeding pairs of Cirl Bunting were recorded on Site during the 2016 breeding survey.
- 3.1.4 The principles of mitigation required for each Greater Horseshoe Bats and Cirl Buntings is set out below. These principles will also deliver mitigation for the wider range of species supported by the farm land.

Greater Horseshoe Bats

- 3.1.5 To mitigate for the proposed loss of commuting and foraging habitat (hedgerows and cattle pasture) the farm management plan includes for mitigation measures below. These measures would be applied to farmland in the ownership of the applicant adjacent to the south and west of the proposed development to maintain and enhance connectivity across the wider landscape.

- Creation of a series of small fields (through hedge planting) to deliver an overall increase hedgerows/edge habitat. With these edge habitats not being subject to lighting;
- Reversion of approximately 16ha of arable land to cattle pasture, to deliver no net loss in cattle pasture (which is an important habitat for Greater Horseshoe bats).
- Cattle pasture to be lightly grazed to increase availability of a wide range of invertebrate prey;
- Creation of wide a wide range of other habitats, including woodland, wood pasture, tussock grassland field margins and wildlife pond to increase habitat diversity and prey availability; and
- Creation of a bespoke bat house to increase roosting opportunities.

Cirl Bunting

3.1.6 To mitigate for the proposed loss nesting and foraging habitat (hedgerows and cattle pasture) the farm management plan area includes the mitigation measures below. Again, these measures would be applied to farmland adjacent to the south and west of the proposed built development:

- Hedge planting to provide greater than 0.9ha of additional nesting habitat;
- Cattle pasture to be leniently grazed to provide abundant source of accessible invert prey; and
- Creation 4ha of Spring Barley to be overwintered as stubble to provide optimal winter foraging habitat.

4. Mitigation - Delivery

4.1.1 Section 3 has outlined the need for mitigation to be provided in order to secure the acceptability of development of the application site. This section of the FMP provides details of the changes in farming practice that are proposed in order to ensure that the mitigation can be delivered.

4.1.2 In summary, the changes that are proposed are as follows:

- Hedge creation
- Reversion of 16 ha arable land to cattle pasture
 - Cattle pasture to be lightly grazed to increase availability of a wide range of invertebrate prey
 - Wood pasture.
- 4 ha of arable land retained for spring barley
- Provision of tussock grassland margins
- Provision of hay meadow style margins
- Woodland
- Wood pasture
- Wildlife pond
- Bat house
- Bat and Bird boxes

- 4.1.3 The detailed plan for the delivery of these changes in specific fields is set out below as a series of field-by-field information sheets and shown in the farm practices plan.
- 4.1.4 Deeley Freed Estates / Abacus will be responsible for the habitat planting / creation and associated infrastructure (e.g. fencing, water supply) with the tenant farmer then responsible for the management of the established habitats with the exception of the woodland, parkland trees and wildlife pond, which will be the responsibility of the management company to manage.
- 4.1.5 The applicant can bring the existing Farm Business Tenancies to an end and re let the land on new arrangements embodying the terms as per this Farm Management Plan.

Field Ref(s)	Current Management	Proposed Management/Mitigation	Timescale
2510, 9927, 9837	Fodder crop / arable ley rotation (grazed by cattle)	<p>Permanent pasture leniently grazed by cattle.</p> <p>Tree planting to establish wood pasture and a woodland block.</p> <p>Hedgebank to be planted along southern edge of field 9927.</p> <p>Tussocky grassland margin at southern edge of fields.</p> <p>Hay meadow style margin at northern edge of fields.</p> <p>Creation of bat house and wildlife pond.</p>	Within the next appropriate grazing or planting season after receipt of outline planning approval.
9055	Fodder crop / arable ley rotation (grazed by cattle)	<p>Permanent pasture leniently grazed by cattle.</p> <p>Hedgebank to be planted along southern edge to form new field.</p> <p>Tussocky grassland margins around all boundaries.</p>	Within the next appropriate grazing or planting season after receipt of outline planning approval.
7470	Arable field	<p>New hedgebank to create two fields.</p> <p>At least one field to be managed as Spring Barley and the other as leniently grazed cattle pasture i.e. in rotation.</p> <p>Field to the west to have hay meadow style margins.</p> <p>Field to the east to have tussock grassland margins.</p>	Within the next appropriate grazing or planting season after vacant possession has been served. Vacant possession to be served once S106 has been signed.

4183	Arable field	<p>New hedgebanks to create three fields and boundaries to woodland planting to the south.</p> <p>Two fields to be permanent pasture leniently grazed by cattle with tussock grassland margins.</p> <p>One field to be managed as cattle pasture in rotation (with field to the south – see 2157) with over-wintered Spring Barley.</p>	<p>Within the next appropriate grazing or planting season after vacant possession has been served. Vacant possession to be served once S106 has been signed.</p>
2972	Grass margin of arable field	<p>Permanent pasture leniently grazed by cattle with tussock grassland margins.</p>	<p>Within the next appropriate grazing or planting season after vacant possession has been served. Vacant possession to be served once S106 has been signed.</p>
2157	Arable field	<p>New hedgebanks to create three fields and boundaries to woodland planting to the west.</p> <p>Two fields to be permanent pasture leniently grazed by cattle with tussock grassland margins.</p> <p>One field to be managed as cattle pasture in rotation (with field to the north – see 4183) with over-wintered Spring Barley.</p>	<p>Within the next appropriate grazing or planting season after vacant possession has been served. Vacant possession to be served once S106 has been signed.</p>
3652	Arable field	<p>Permanent pasture leniently grazed by cattle with tussock grassland margins.</p>	<p>Within the next appropriate grazing or planting season after vacant possession has been served. Vacant possession to be served once S106 has been signed.</p>

- 4.1.6 Records of management activities would be kept in a farm diary based on the template provided in Appendix 3, and submitted regularly (at least quarterly) to the ecologist in charge of monitoring.
- 4.1.7 No construction would commence until all the planting set out above had at least one growing season to establish.
- 4.1.8 Construction of Phase B (see Phasing Plan) would not commence until all the planting set out above had at least three growing seasons to establish.

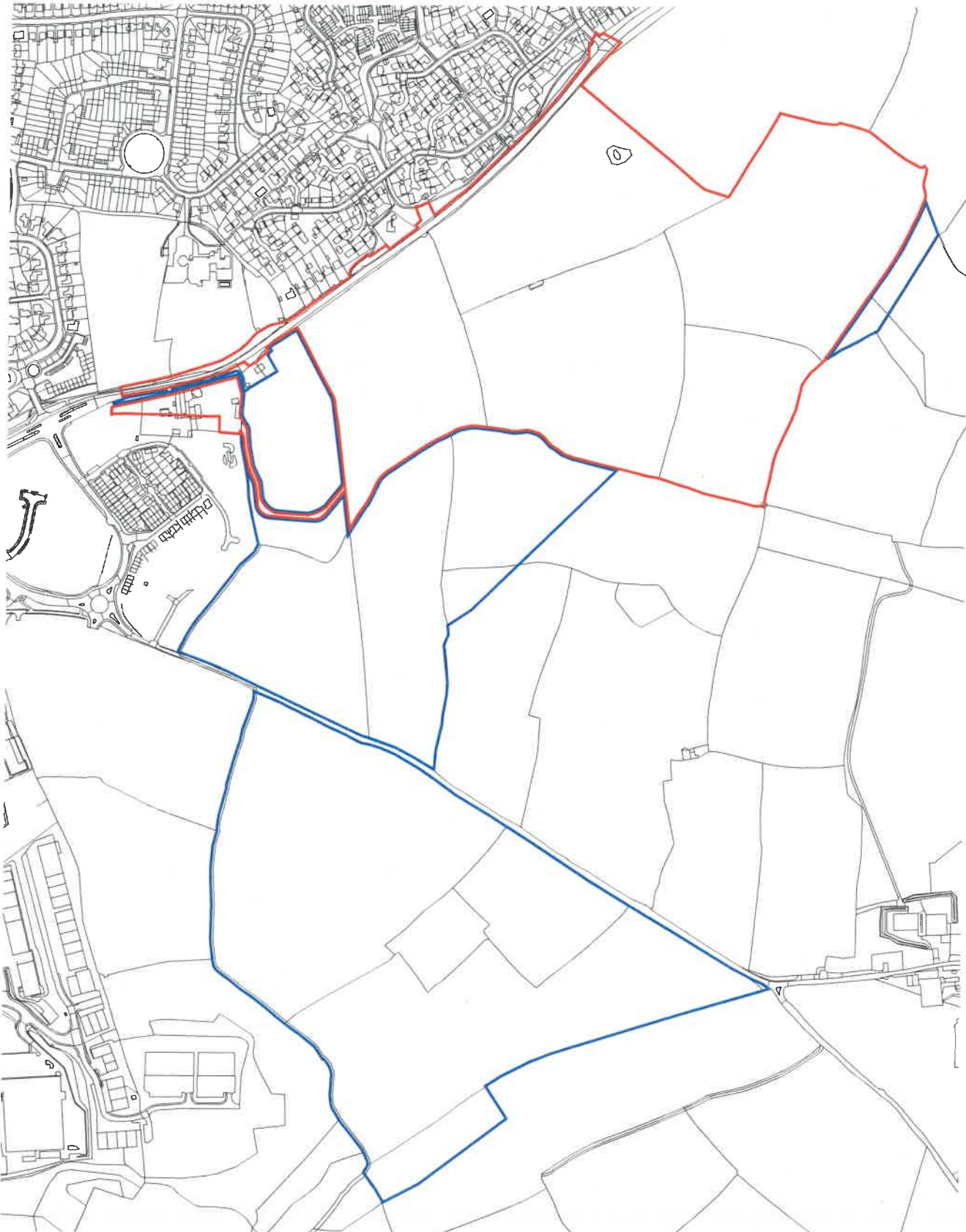
5. Securing Delivery of the FMP

- 5.1.1 The principles underpinning the need for and design of an appropriate scheme of mitigation to address the ecological impacts of development are established. Furthermore, the wider Abacus/Deeley Freed landholdings provide an opportunity to ensure that mitigation can be secured in perpetuity.
- 5.1.2 The details set out in this FMP establish the necessary change in farming practice in specific locations to ensure that appropriate habitat can be provided. The FMP will be secured both by the planning decision notice and through a standalone clause in the section 106 agreement.
- 5.1.3 In addition to binding the principles outlined here, the section 106 agreement establishes protections should, in the unlikely event of a change of circumstances, the new practices not be adhered to and the mitigation be at risk of failure.

6. Monitoring and Review

- 6.1.1 In order to ensure the long term effectiveness of this plan, it will be subject to review to assess progress and ensure that the revisions to the farming practice of relevant land continue to appropriately deliver on the wider objectives. If required, revisions will be made and agreed. The following review programme is proposed, mirroring the programme proposed in the Framework LEMP:
- Short term (1-5 years) – annually;
 - Medium term (5-15 years) – annually; and
 - Long term (15+ years) – every 5 years.

Appendix 1 – Site Plan



Brixham Road / Long Road Junction



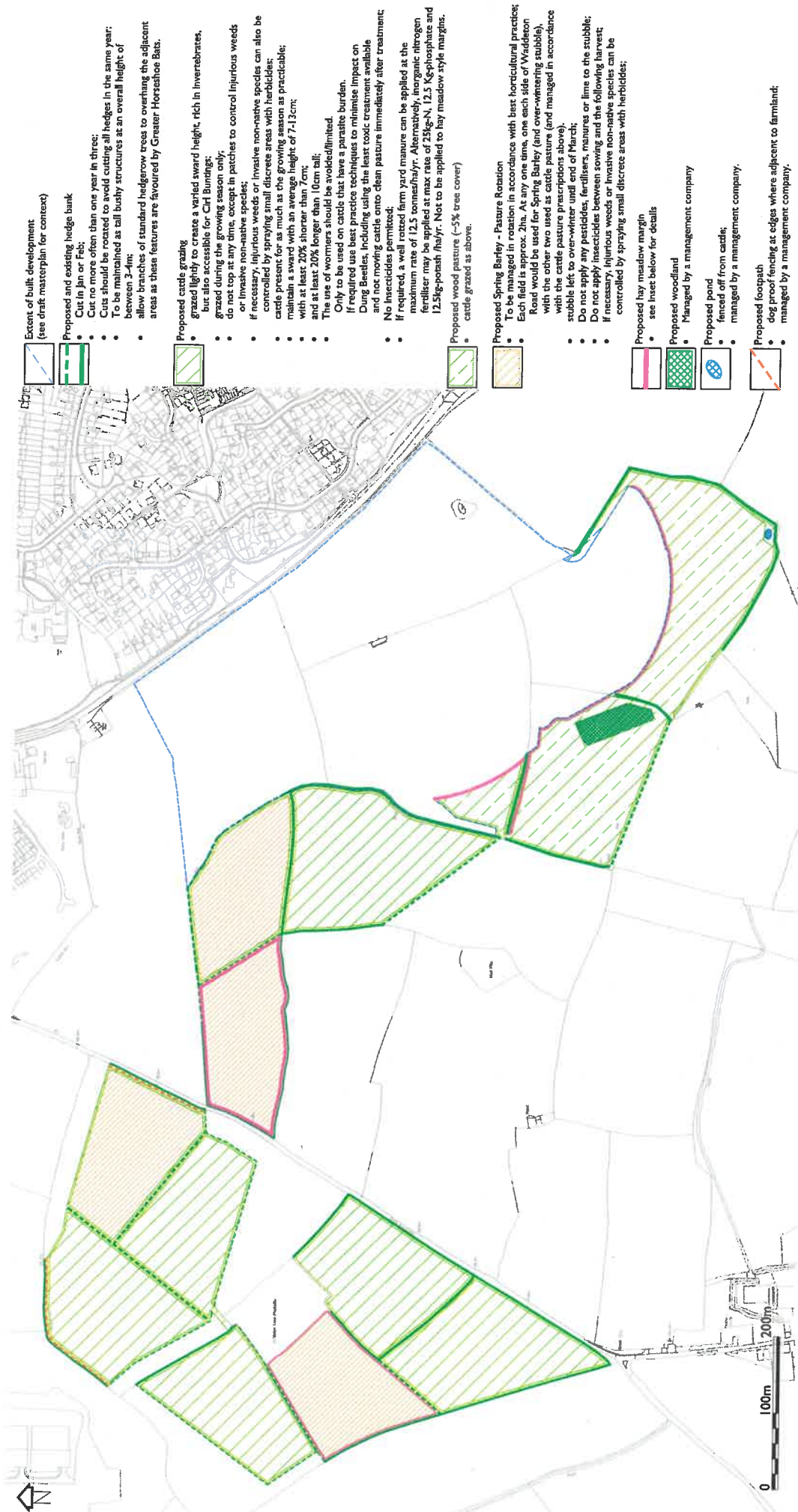
Windy Corner

Inglewood, Paignton
Application Red Line Boundary

Drawing Title	Project
Application Red Line	Inglewood, Paignton
Scale: (as A1)	Date
1:2500	03.11.17
Drawn	CHK
JM	MH
Drawing No.	Rev.
10200_1_001	C
Prepared by	Tel: +44 (0)117 974 8221
Chris Downes	E: info@stridetreglown.com
Blind B58 A/E	© stridetreglown.com

STRIDE TREGLOWN

Appendix 2 – Field Plan



Extent of built development
(see draft masterplan for context)

Proposed and existing hedge bank

- Cut in Jan or Feb;
- Cut no more often than one year in three;
- Cuts should be rotated to avoid cutting all hedges in the same year;
- To be maintained as tall bushy structures at an overall height of between 2-4m;
- allow branches of standard hedgerow trees to overhang the adjacent areas as these features are favoured by Greater Horseshoe bats.

Proposed cattle grazing

- grazed lightly to create a varied sward height, rich in invertebrates, but also accessible for Ciri Buntings;
- grazed during the growing season only;
- do not top at any time, except in patches to control injurious weeds or invasive non-native species;
- if necessary, injurious weeds or invasive non-native species can also be controlled by spraying small discrete areas with herbicides;
- cattle present for as much as the growing season as practicable;
- maintain a sward with an average height of 7-13cm;
- with at least 20% shorter than 7cm;
- and at least 20% longer than 10cm tall;
- The use of wormers should be avoided/unlimited.
- Only to be used on cattle that have a parasite burden.
- If required use best practice techniques to minimise impact on Dung Beetles, including using the least toxic treatment available and not moving cattle onto clean pasture immediately after treatment;
- No insecticides permitted;
- If required, a well rotated farm yard manure can be applied at the maximum rate of 12.5 tonnes/ha/yr. Alternatively, inorganic nitrogen fertiliser may be applied at max rate of 25kgN, 12.5 K-phosphate and 12.5kg-potash /ha/yr. Not to be applied to hay meadow style margins.

Proposed wood pasture (~5% tree cover)

- cattle grazed as above.

Proposed Spring Barley - Pasture Rotation

- To be managed in rotation in accordance with best horticultural practices;
- Each field is approx. 2ha. At any one time, one each side of Wadderton Road would be used for Spring Barley (and over-wintering stubble), with the other two used as cattle pasture (and managed in accordance with the cattle pasture prescriptions above);
- stubble left to overwinter until end of March;
- Do not apply any pesticides, fertilisers, manures or lime to the stubble;
- Do not apply insecticides between sowing and the following harvest;
- If necessary, injurious weeds or invasive non-native species can be controlled by spraying small discrete areas with herbicides;

Proposed hay meadow margin

- see inset below for details

Proposed woodland

- Managed by a management company

Proposed pond

- fenced off from cattle;
- managed by a management company.

Proposed footpath

- dog proof fencing at edges where adjacent to farmland;
- managed by a management company.

Hay Meadow Margin

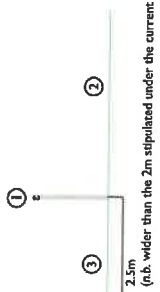
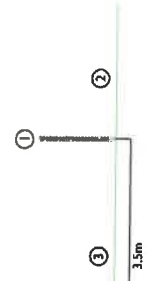
Hedge
(existing or proposed)

1. Permanent stock proof fence. Gates to allow for machine access.
2. Area subject to cattle grazing or used for Spring Barley.
3. Area subject to annual hay cuts in late July/August, with arisings removed (aftermath grazed where practicable)

Tussocky Grassland Margin

Hedge
(existing or proposed)

- Proposed around all field margins, except where hay meadow margins are proposed.
1. Permanent stock proof fence. Gates to allow for machine access.
 2. Area subject to cattle grazing or Spring Barley.
 3. Area subject to topping (outside bird nesting season) on 2 year rotation to create tussocky grassland/prevent scrub encroachment.



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ENVIRONMENTAL PLANNERS · LANDSCAPE ARCHITECTS · ECOLOGISTS

Deeley Freed Estates

Inglewood, Paington

Proposed Farming Practices

September 2017

Appendix 3 – Example Farm Diary

Records of the following activities should be kept as they occur/change, and should include dates and field reference numbers.

- Hedge cutting;
- Stocking records;
- Applications of wormers, fertilisers, herbicides or insecticides;
- Records of any topping;
- Dates of sowing and harvest; and
- Margin cutting;

In addition:

- a regular record of the pasture should be kept during the growing season to record sward height/structure;
- Notes of general weather conditions that have affected management/habitats should also be recorded; and
- Anecdotal wildlife sightings or observations

Records should be issued quarterly to the ecologist in charge of monitoring, and made available on request. Any issue in relation to the management or its success should be raised asap with the ecologist.

Records

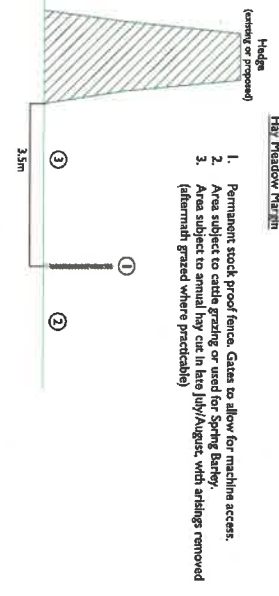
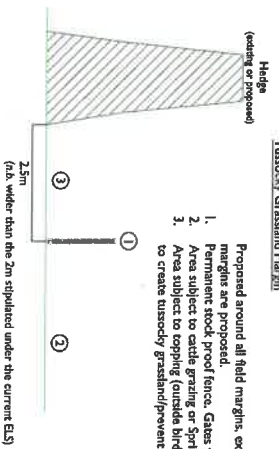
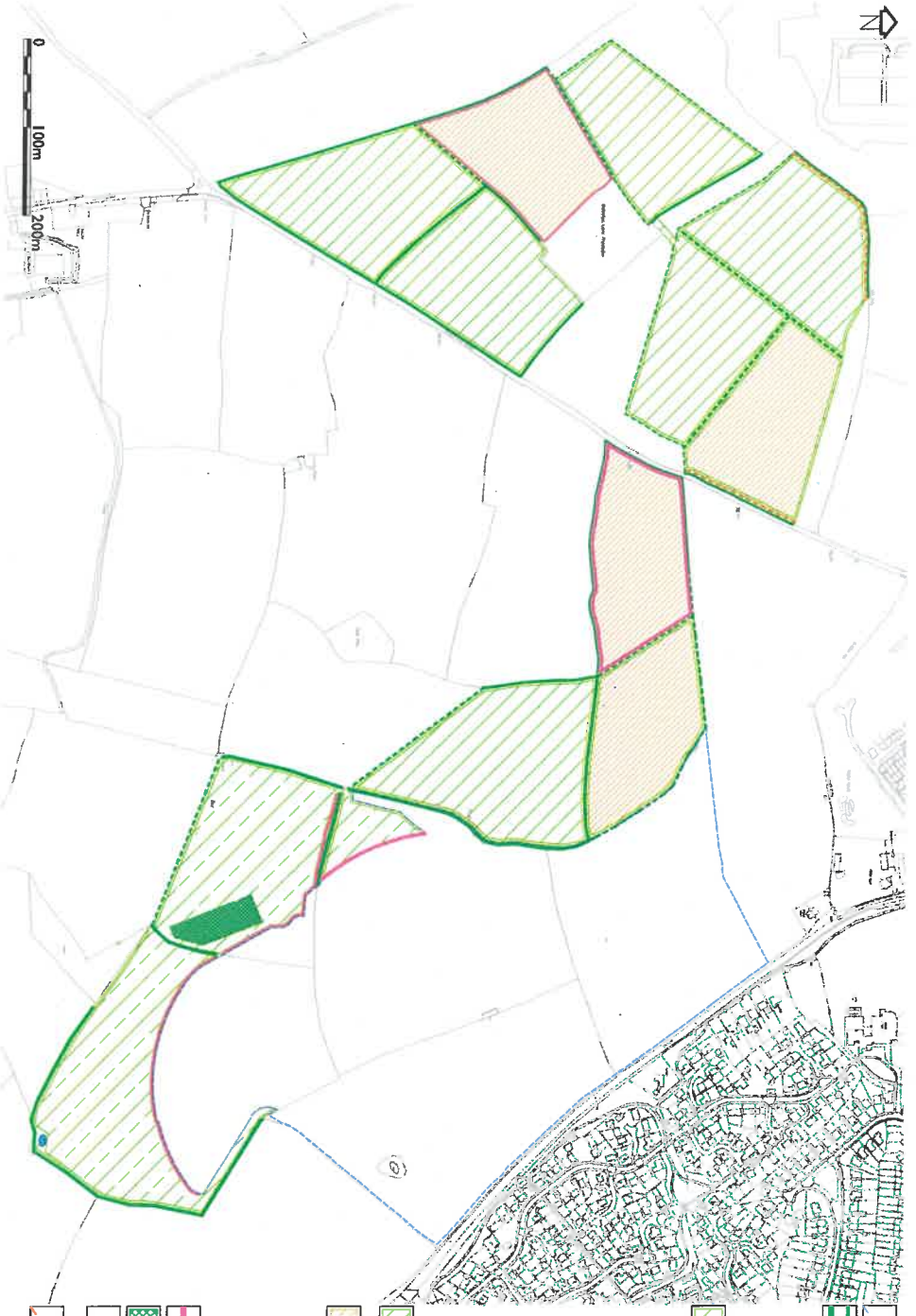
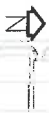
Date

Date	

Appendix 4 Phasing Plan



FIGURE 4 : Phasing Plan



- Exempt of built development (see draft masterplan for context)
- Proposed and existing hedge bank
- Cut and mow once a year in these:
- To be maintained as tall bushy structures as an overall height of between 3-4m:
- allow branches of standard hedgerow trees to overhang the adjacent areas as these features are favoured by Greater Horseshoe Bats.
- Proposed cattle grazing
- grazed lightly to create a varied sward height, rich in invertebrates, but also accessible for CH Bunnings:
- grazed during the growing season only:
- do not top at any time, except in patches to control injurious weeds or invasive non-native species:
- if necessary, injurious weeds or invasive non-native species can also be controlled by spraying small discrete areas with herbicides:
- cattle present for as much as the growing season as practicable:
- maintain a sward with an average height of 7-13cm:
- do not mow or cut in the autumn:
- and at least 20% bare soil in the autumn.
- The use of wormers should be avoided/limited.
- Only to be used on cattle that have a parasite burden.
- If required use best practice techniques to minimise impact on Dung Beetles, including using the least toxic treatment available and not moving cattle onto clean pasture immediately after treatment.
- No insecticides permitted:
- If required, a well rotted farm yard manure can be applied at the maximum rate of 125 tonnes/ha/yr. Alternatively, inorganic nitrogen fertilizer may be applied at max rate of 25kg-N, 125 Kg-phosphate and 125kg-potash/ha/yr. Not to be applied to hay meadow style margins.
- Proposed wood pasture (~5% tree cover)
- cattle grazed as above.
- Proposed Spring Barley - Pasture Rotation
- To be managed in rotation in accordance with best horticultural practice. Each field is approx. 2ha. At any one time, one each site of Widdison Road would be used for Spring Barley (and overwintering stubble), with the other two used as cattle pasture (and managed in accordance with the cattle pasture prescriptions above):
- stubble left to over-winter until end of March:
- Do not apply any pesticides, fertilisers, manures or lime to the stubble.
- Do not apply insecticides between sowing and the following harvest.
- If necessary, injurious weeds or invasive non-native species can be controlled by spraying small discrete areas with herbicides:
- Proposed hay meadow margin
- see inset below for details
- Proposed woodland
- Managed by a management company
- Proposed pond
- fenced off from cattle:
- managed by a management company.
- Proposed footpaths
- dog proof fencing at edges where adjacent to farmland:
- managed by a management company.

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 ENVIRONMENTAL PLANNERS · LANDSCAPE ARCHITECTS · ECOLOGISTS

Deeley Freed Estates

Inglewood, Pallington

Proposed Farming Practices

September 2017

INGLEWOOD
 Inglewood Landscape and Ecological Management Plan Figures

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