

STRIDE TREGLOWN



Framework Landscape and Ecological Management Plan (LEMP)

INGLEWOOD, PAIGNTON

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1. Introduction

This revised LEMP has been amended following the submission of the outline planning application (P/2017/1133) in order to capture minor changes discussed during the post-submission stage with Officers of Torbay Council and other relevant stakeholders.

The principle change relates to the management of on and offsite landscaping and other spaces. No changes have been made to the structure of the document.

1.1. Why are we producing this document?

1.1.1 Stride Treglown (STL) and Nicholas Pearson Associates (NPA) were commissioned by Abacus Projects/ Deeley Freed to prepare a Framework Landscape and Ecological Management Plan (LEMP) for the proposed development of Inglewood, Torbay. Landscape design input to the LEMP has been provided by landscape architects at Stride Treglown while ecological and landscape & visual assessment inputs have been provided by ecologists and landscape architects at Nicholas Pearson Associates.

1.1.2 This Framework LEMP has been prepared to support the outline planning application to Torbay Council and to provide sufficient confidence at outline stage that any proposed ecological and landscape mitigation, compensation and enhancement is deliverable.

1.1.3 The LEMP has been compiled to cover landscape elements, ecological elements, and landscape and visual integration of the Inglewood development into the wider landscape and visual context. Green Infrastructure Areas are proposed to be managed in-house via Torbay Council (the principles of the arrangement to be set out in the s.106 agreement) and ecological mitigation land areas are proposed to be managed by tenant farmers. These green areas are directly linked together by shared landscape and ecological features including grassland, woodland and hedgerows. Refer to Figure 1: LEMP Overview Location Plan.

- **LEMP Green Infrastructure Areas** - Covers strategic landscape proposals within the application boundary, mainly the residential and commercial development, as well as areas of public open space, within the development itself.
- **LEMP Ecological Mitigation Land Areas** - Covers areas of landscape mitigation and enhancement proposals to the South west of the site, within the site boundary and outside of the application boundary beyond the development site.

1.1.4 This LEMP sets out:

- The key overarching management proposals to achieve the ecological, landscape and visual landscape mitigation measures assessed in the Environmental Statement (submitted as part of the outline application);
- Overarching principles for how key measures will be implemented by planners, the proposed Council/contractor and tenant farmers; and
- Overarching monitoring procedures for the proposals.

1.1.5 The proposals recognise areas of the proposed Inglewood development area is reserved as landscape and ecological mitigation for the White Rock development and therefore, the proposals seek to have no net loss of habitat and mitigate this loss in addition to impacts sort solely from the proposed development.

1.2. Purpose and Scope

1.2.1 This Framework LEMP outlines existing and proposed landscape and ecological assets and sets out an overarching methodology for their establishment and maintenance as well as long term strategies for the management of public open spaces, ecological areas and landscape and visual mitigation elements within the development, on the periphery of the development, and off-site ecological mitigation areas.

1.2.2 This LEMP forms part of a suite of documents submitted with the outline application which can be used as the briefing package for all future reserved matters planning applications for Inglewood including background for future LEMP's. The document suite includes the following base documents, all of which should be read next to the LEMP for easy reference:

- Environmental Impact Assessment (EIA), in particular the Ecology and Landscape and Visual Impact (LVIA) chapters;
- Inglewood proposed outline Masterplan;
- Planning Design and Access Statement (PDAS);
- Urban Design Framework; and
- Arboriculture Tree Report.

1.2.3 This LEMP will cover the advance planting needed to integrate the site into the wider landscape and visual context, ecological mitigation and to provide the green infrastructure framework across the whole site. Refer to Figure 2: Landscape Strategy Plan, Figure 5: Linked Green Infrastructure Plan and Figure 6: Development Green Infrastructure Plan

1.2.4 The intention is that future LEMP's would be produced after outline planning permission has been granted to provide specific management principles relating to detail design of the development. These LEMP's should cover all Green Infrastructure areas and Mitigation Land areas.

1.2.5 Within the Masterplan for the development of Inglewood, Figure 2: Landscape Strategy Plan, outlines the overall landscape strategy planned for the site.

1.3. Methodology

1.3.1 The approach taken in development of the masterplan has been to set the proposed development into its geographical, social, ecological and landscape context, building on vast ecological survey data carried out since April 2016 (and previously since 2013), the landscape and visual impact assessment, and the Landscape Strategy.

1.3.2 This document is divided into sections to present:

- Broad design principles and management aims – Section 2;
- Existing site baseline information – Section 3;
- Specific objectives of component elements which make up the masterplan – Section 4;
- The management actions required to meet these aims and their associated objectives – Section 5; and
- Mechanisms to safeguard their achievement – Section 6.

- 1.3.3 This document envisages management in perpetuity and will be subject to regular review including additional LEMP's produced at detailed design stage. The strategy in this document is to lay out overarching principles to enhance existing and in some cases already mature ecosystems to establish '*coherent ecological networks*' in line with National Planning Policy Framework (NPPF) paragraph 109, along with a system of monitoring and feedback to ensure their continued functionality beyond this period (as described further in chapter 6 of this report). The strategy also provides a method for providing the landscape management needed to achieve the integration required and described in the LVIA.
- 1.3.4 This Framework LEMP and actions associated with it will be included within Section 106 agreements associated with the site, providing confidence that land reserved for ecological and landscape and visual integration will be secured and not built on in the future.

2. Aims and Objectives

2.1. General Aim of this LEMP

2.1.1 The aims of this Framework LEMP, which are in line with the principles established within the outline masterplan (which is in turn informed by ecological and landscape and visual survey information), are to support and enhance the developments ecology and landscape environment in perpetuity.

2.2. Landscape Aims and Objectives

2.2.1 For each design aim there are a number of key objectives to achieve which underpin them, these are laid out below with the **aim in bold** and the objectives to follow:

a) Reinforce local distinctiveness and character with new structural planting typical of the surrounding landscape structure.

- Reinforce the existing field pattern along existing retained hedgerows with new native deciduous woodland planting.
- Implement new local features such as hedgebanks and native hedgerows as boundaries in locations shown on Figure 2: Landscape Strategy Plan & Figure 6: Development Green Infrastructure Plan.
- Introduce new woodland blocks.
- Protect and enhance areas of native woodland through management; and,
- Protect and enhance bat flights lines and opportunities for wildlife through the protection of existing hedgerows and integrating green corridors into the scheme.

b) Create streets as useable spaces for people within built areas.

- Integrate pedestrian walking routes adjacent to roads and clear useable crossing points;
- Creation of Shared Surfaces and Home Zone areas - residential streets in which the road space is shared between drivers of vehicles and other road users, with the wider needs of residents (including people who walk and cycle, and with children) in mind.

c) Offer local residents and other users of the Public Open Space (POS) authentic natural experiences. Encourage environmental play and learning along the interface of the built and POS areas and ensure safety and security while still allowing adventure and access to areas of tranquillity and seclusion.

- Integrate play areas – Two LEAP’s and one NEAP with Natural Play emphasis.
- Doorstep Play areas aimed at providing informal and incidental play provision in small pockets of space, overseen by the homes of local residents.
- Integrated Trim Trail – A legible trail of activity point for people of all ages to explore being active outside; and,
- Integrated Edible Trail – A trail of edible vegetation that people can pick and enjoy.

d) Creation of wildlife corridors and recreational areas with buffer zones:

- Buffer areas either side of existing hedgerows and around proposed development parcels;
- Large area of fenced off land dedicated to mitigation to the south and west of the development; and
- Additional ecological mitigation land provided off site from the Inglewood development.

e) Manage public access both to maximise public health benefits of the location and to restrict access to ecological priority areas set aside for wildlife.

- Maintain, improve and create footpath access through the site, to join up with existing route ways and give access to the surrounding countryside.
- Creation of a circular route around the whole of the development.

f) Control threats such as human intervention, invasive species and roaming or feral pets:

- Reinforcement of site perimeter boundaries in line with landscape and visual impact requirements and create adequate boundaries to properties.
- Improve site signage and legibility for all site users including interpretation boards were needed.

2.2.2 The POS features created are for recreational use by residents of the development and of Paignton, together with visitors and those working nearby. Maintenance techniques within built areas of the development aim to enhance their design character.

2.3. Ecological Aims and Objectives

2.3.1 For each design aim there are a number of key objectives to achieve which underpin them, these are laid out below with the **aim in bold** and the objectives to follow:

a) Maintenance and enhancement of bat habitat

- Provision of a coherent network of dark (<0.5 Lux) hedgerows and woodlands to maintain and enhance connectivity across the landscape.
- No net loss of cattle grazed pasture (recognised as important foraging habitat for Greater Horseshoe Bats – particularly juveniles);
- Provision of an invertebrate rich landscape to support all bat species; and
- Increase roosting opportunities through provision of bat houses and bat boxes.

b) Maintenance and enhancement of bird habitat

- No net loss of nesting habitat, to be achieved through no net loss of hedgerows and provision of bird boxes;
- Enhanced summer foraging, through provision accessible invertebrate rich grasslands; and
- Enhanced winter foraging through provision of over-wintering stubbles.

c) Maintenance and enhancement of habitat for a wide range of other species including hedgehog's invertebrates and reptiles.

In addition to the measures listed above, the following key measures are proposed:

- Areas of tussocky grassland adjacent to hedgerows and woodlands to provide refuge areas;
- Diversification of habitats present on site;
- Habitats to be sensitively managed to be structurally and species diverse; and,
- Sensitive management of habitats to enhance resting and commuting opportunities.

2.4 Wider Landscape and Visual Aims and Objectives

2.4.1 For each design aim there are a number of key objectives to achieve which underpin them, these are laid out below with the aim in bold and the objectives to follow:

a) Maintain existing retained landscape features such as woodland and hedgerows on hedge banks

- Maintain Nords woodland edge; and
- Maintain existing retained hedgerows on hedgebanks allow to grow to an overall height of three metres in height.

b) Introduction and maintenance of new structure planting:

- New deciduous woodland blocks – Maintained to facilitate growth to maximum height and size through cultivation operations such as weeding and thinning, replacement as needed in the early establishment phase and then every five years and by inspecting regularly for disease or potentially dangerous elements;
- New hedgerows and hedgerows on hedgebanks – Maintain to facilitate growth to a minimum of 3 metres. When on a hedgebank these should be at least two metres on top of a 1.5 metre new hedgebank. Annual cuts should be accommodated during establishment to encourage a bushy habit. Along Brixham Road the hedge may be maintained to only 1m height or left to grow; and
- Structure trees, height 4.5m to 5m, in the Public Realm – Maintained to include watering for the first 5 years during the establishment phase. Once established check for stability, disease and broken branches.

2.5 Operational Aims

2.5.1 To ensure successful coordination of this LEMP, it is intended that it be read as part of a suite of briefing documents as identified in para 1.2.2. They will form the basis of external works contracts between the developer, local authority and land owner. Operationally, all habitats, ecological and landscape areas should be managed together and subject to additional detailed LEMP's. Detailed review will follow at implementation and beyond.

Enabling Works & Advanced Planting

- 2.5.2 Enabling works are to be carried out by the developer, Abacus Projects/ Deeley Freed. They are works to be implemented either pre-construction of dwellings or early on in the phasing of the development as stated by trigger points in the Section 106. Refer to Figure 4: Phasing Plan. Primary infrastructure refers to some road infrastructure, POS areas and on and off-site mitigation areas. Planting within the LEMP mitigation land area (Figure 1), at the southern and western boundaries of the proposed built development and woodland and hedgerows adjacent to existing boundaries within the built development would be undertaken at least one growing season in advance of any construction.

Construction Phase

- 2.5.3 The construction phase will commence after all future reserved matters and discharge of conditions work, in line with the outline permission and Urban Design Framework, and has been approved by Torbay Council. The site has been divided into four key development parcels, these will be constructed by either Abacus Projects / Deeley Freed or sold off to third party developers to take forward. Refer to Figure 4: Phasing Plans for further information on the divide between parcels. The school site would pass to the Council to deliver, and the Pub to a third party operator.

Post – Construction Stage

- 2.5.4 The overarching aim is to ensure the establishment of landscape features and coherent ecological networks within and adjacent to the development following its completion and in perpetuity. Active adaptive systems for their continuation and management prescriptions should be implemented to compliment and reinforce the adjacent off-site mitigation habitats.
- 2.5.5 This LEMP and the Farm Management Plan (FMP), including the subsequent Section 106 agreement will form the legal assurance that this land is preserved in perpetuity for natural and ecological benefits and not developed for housing or commercial gain.
- 2.5.6 The intention is for Torbay Council to take on the responsibilities for management of the Landscape and Ecological mitigation areas within the Green Infrastructure Areas as identified on Figure1: LEMP Overview Location Plan.
- 2.5.7 A tenant farmer will take on the management of farmed land as identified by the LEMP mitigation land area on Figure 1: LEMP Overview Location Plan and detailed in Figure 7: Proposed Farming Practices Plan. The existing tenant farmer or future tenant farmers will be expected to comply with the terms of a new lease and the farmer will have to adhere to the terms within this LEMP. Farming strategies have been discussed with the current farming tenant to ensure that deliverability is possible.

3 The Site - Baseline Information

3.1. Site Description

- 3.1.1 The Site, as determined by the planning application boundary, is c.31 Ha of undulating arable and pastoral agricultural land located south-west of Paignton. It is subdivided internally into five fields and enclosed by a mixture of managed field hedgerows and hedgebanks.
- 3.1.2 The Nords' woodlands and wide wooded hedgerows form the south and south-west borders of the site. The Unitary Authority borderline between Torbay Council to the East and South Hams demark the far south-eastern and north-western boundaries.
- 3.1.3 The eastern edge of the main development site is defined by the A3022, locally known as the Brixham Road. A low hedge bank on the development site border forms the northern extent of the road while a line of housing is set back on the opposite side of the road.
- 3.1.4 The southern half of the Brixham Road is framed by established wooded hedgebanks. Set back from the road, elevated behind a vegetated buffer, is the western urban edge of Paignton (Goodrington), a late 1980's housing development. A limited number of residential properties have gable ends that face onto the site.
- 3.1.5 To the north, the site is bound by new White Rock woodland planting associated with the White Rock development beyond which contains a mixture of residential and commercial uses, sports pitches and play spaces. To the west, the land beyond the boundary extends to South Devon. The southern extent beyond the Site's boundary is the village of Galmpton.

3.2. Spatial Planning Context & Pre-development land use

- 3.2.1 Details on the Planning Context and the existing site use are contained within the Planning Design and Access Statement and Environmental Statement.

3.3. Existing / Pre-development Landscape Character

- 3.3.1 For further information on existing/pre-development Landscape Character, reference should be made to the Landscape and Visual Impact Assessment (LVIA) submitted as part of the EIA for the outline application,

3.4. Existing / Pre-development Ecological Baseline

- 3.4.1 For further information, refer to the Ecology chapter of the EIA.
- 3.4.2 The Site consists of five fields (one permanent cattle pasture, one arable and three in arable/pasture rotation) bounded predominantly by hedge banks, with two small ponds also present.
- 3.4.3 The hedgerows and hedge banks qualify as UK BAP habitats and support a range of species including foraging Greater Horseshoe bats and nesting Cirl Bunting.
- 3.4.4 Whilst the cattle grazed pasture does not support a diverse sward, cattle grazed pasture is recognised as an important habitat for Greater Horseshoe bats, due to dung beetles being a key prey item (especially for juveniles).

- 3.4.5 The ponds are considered to be of limited nature conservation value due to their eutrophic nature.
- 3.4.6 The permanent crop field is also considered to be of limited nature conservation value, especially as it is not left as overwintering stubbles, which could provide a source of seeds for birds in the winter.
- 3.4.7 The presence of the hedgerow network and cattle grazed pasture is of added importance given that the site is located in the sustenance zone for Greater Horseshoe Bats (associated with the South Hams Special Area of Conservation which supports an internationally important population of Greater Horseshoe bats) and in an important landscape for Cirl Bunting which have suffered historic declines in population and are now largely restricted to south Devon. The site also supports other species of conservation importance including other bat and bird species and Slow Worms.

4 Site Proposals / Strategy – Where do we want to get to?

4.1. The Vision

4.1.1 The vision for Inglewood is to create an extension to existing development as a diverse and pleasant place to live, offering countryside access, new woodland and beautiful homes, including community uses (school and pub), while at the same time offering ecological and landscape and visual integration into the wider landscape.

4.2. Key Principles Established Within the Masterplan

- Up to 400 residential dwellings with a mix of 1 & 2 bedroom apartments and 2, 3 & 4 bedroom terraced, semi-detached and detached properties, including 30% affordable homes;
- A two form entry primary school together with associated 4G playing pitch and ancillary spaces;
- A public house and associated parking.
- The means of access from the A3022/Brixham Road via a new 4 arm roundabout and internal access roads;
- Strategic landscaping and onsite ecology mitigation provision; and,
- Offsite land suitable for the mitigation of potential impacts on Cirl Bunting, Greater Horseshoe bats and other wildlife.

4.3. Character Areas

4.3.1 The site is broadly divided into six character areas with Brixham Road corridor as an additional character area adjacent to the main site. Overarching site character themes inform the whole scheme and the text below should be read with reference to Figure 3: Development Character Areas Plan:

Over-arching Themes / Character linking areas together

4.3.2 Key elements which link character areas together are defined by:

- Feature lined formal lime trees to major/minor access road circular route around the development. These will go in at approximately 4.5m high and be allowed to establish into mature full canopy trees for the first 20 years and then to be managed by Pollarding.
- Food Trail – edible landscape – edible/foraging hedgerows, allotments, orchards, individual fruit trees etc. (typical example species: Cherry Var., Apple Var., Walnut, Blackthorn, Bramble, Dogwood, Hawthorn etc.)
- Gateway features to character areas - examples include feature entrances, change in street surface at key thresholds and planting to define passage between character areas.
- Trim Trail routes – broadly associated with the walking routes around the site.

The Orchards

4.3.3 The Orchards character area is defined by:

- The upper slopes of the site;

- Medium density housing, organised in a crescent shaped layout;
- A public house;
- Wide Streetscapes;
- Fruiting tree species that reflect Orchards such as a mix of fruit trees which will also maximise ecological interest (example species include: Prunus SSp., Pyrus calleryana (Pear), Apple Var.);
- Community orchards, allotments and play areas with an edible landscape theme. This character area captures the charm of the local area such as Waddeton Court which has historic orchards and has become part of the local landscape;
- Extending the visual and physical connections from the existing urban edge through to the wider landscape;
- Mix or native and ornamental hedges to property boundaries;
- Black steel estate railing boundaries to public open spaces; and
- Substantial street trees (example species Tilia cordata) in the public realm that provide landscape and visual integration into the wider countryside.

The Walks

4.3.4 The Walks character area is defined by:

- The western slopes of the site;
- Medium & Low density housing, organised in an East to West orientation;
- Homezones – shared space strategy to roads, where vehicles and pedestrians utilise the circulation routes on equal terms. This gives pedestrians a better quality space and reduces the importance of vehicle dominated areas;
- Small friendly streetscape;
- Doorstep Play – Small multi-functional spaces for informal play opportunities;
- Nectar loving plant species and ornamental street trees (typical example species: Magnolia SSp., Prunus serrula (Cherry), Apple Var.); and
- Biodiversity areas such as rain gardens and sustainable urban drainage incorporated into the landscape of the area and streets.

Quarry's Edge

4.3.5 The Quarry's Edge character area is defined by:

- The upper eastern slopes of the site;
- Highest density housing and apartments;
- Small formal squares and courtyards;
- Shared surfacing streetscapes; and
- Structured formal planting and street trees (typical example species: Hornbeam 'Streetwise', Sliver Birch 'Tristis', Rowan).

Nords Village

4.3.6 The Nords Village character area is defined by:

- The lower southern slopes of the site;
- Lower density housing with a dispersed layout;
- Short views within the development;
- Informal planting style. Deciduous native woodland trees and native shrub planting (typical example species: Field Maple, Oak var., Holly);
- Native planting hedgerow boundaries to properties; and,
- Character area surrounded by tall planting in the form of woodland blocks and individual specimen trees.

The School

4.3.7 The School character area is defined by:

- It's positioned in the heart of the development, convenient for pupil access from within the development.
- The building is positioned to align with contours of the site and for the school grounds and pitches to slope away from the building to the south west, in response to natural ground levels; and
- The school bus stop has been designed to stop on the circular main access route around the site, with a separate car park to serve taxis & visitors to ensure there is no conflict of parking. Providing a bus stop next to the school will provide convenient access for community uses offered out of school hours.

4.3.8 The building will respond sensitively to its setting by inclusion of the following features:

- The school will be single storey with a low roof pitch to minimise the building height;
- Natural lighting of the central corridor from clerestory will be set facing north east away from the distant views. This will help minimise light spill from the school during hours of darkness;
- The community use hall is also set on the North East side of the school, away from distant views and avoiding light spill;
- Classrooms are set either side of a central corridor and face both NE and SW. Windows will be set at 2.7m to the top of glazing on the SW elevations and 3m to top of glazing on the north side to provide more light into classrooms. The lower head level on the SW elevations will minimise light spill facing distant views;
- External materials will be a mixture of brickworks and render to compliment the surrounding housing development;
- The roof will be an aluminium colour coated roof with a colour selected to minimise the visual effect on distant views of the school. The roof has a pitch of 9° with a kicked up section over the central corridor and hall to bring natural light into the school;
- In terms of overall height, the school will be in scale with the surrounding two story houses; and
- The school will accommodate two forms of entry (420 Pupil places) plus a single entry nursery of 26 places.

Rural Edge

4.3.9 The Rural Edge character area is defined by:

- The rural south and western edge to development;
- Reinforced woodland planting and hedgerows – capturing horseshoe shaped woodland blocks, typical of lower slopes in the surrounding area. New woodland block planting would comprise of mixed native species (typical example species: Field Maple, English Oak, Scots Pine);
- Landscape and ecological mitigation area – grazed cattle farmland with dispersed tree planting (typical example species: Sessile Oak); and
- Access to the countryside through public footpath routes.

Brixham Road – Urban Edge to Development

4.3.10 The Brixham Road character area is defined by:

- Principle access to the development from the main road corridor;
- Defining the urban edge to the development;
- Native hedgerows, trees and hedge banks; and,
- Enhancement to the corridor through replacement planting of native species, (typical example species: Sessile Oak, Hawthorn, Holly, Hazel, Hornbeam, English Elm).

4.4. Green Infrastructure and Public Open Space

4.4.1 The proposals allow for a coherent network of Green Infrastructure which links into the wider landscape providing landscape and visual integration of the development into its surroundings. Refer to Figure 5: Linked Green Infrastructure Plan and Figure 6: Development Green Infrastructure Plan.

4.4.2 The northern, western and southern boundaries of the development include extensive hedge and woodland planting, to strengthen the network of retained hedgerows. These boundaries would form key commuting routes for nocturnal species (including light adverse species such as the Greater Horseshoe bat), and as such would not be lit.

4.4.3 The existing hedgerow network on the eastern boundary (and internal to the site) would be retained, as shown on Figure 6: Development Green Infrastructure Plan, with lighting measures reduced where roads would dissect existing hedgerows. Where it's not possible to retain existing hedgerows, new hedgerow would be planted to compensate for the loss.

4.4.4 Extensive hedge planting is also proposed off-site to provide mitigation for Greater Horseshoe Bats and Cirl Bunting. This hedge planting would also provide enhanced habitat opportunities to west of the Site, linking in to the Green Infrastructure proposed/created for White Rock.

4.4.5 The proposals also allow for improved countryside access for the public. This would be achieved through a network of walks around the edge of the development. This network would link into the facilities present at White Rock and to Paignton to the east. Walking routes into Goodrington are also linked to via new crossing points on Brixham Road.

4.4.6 External lighting has been designed by Hydrock in collaboration with the ecologist and landscape architect to ensure an appropriate low Lux level and sensitive lighting strategy can be achieved to provide both dark corridors for bats and limit the impact of views from the surrounding areas. Refer to the lighting section of the EIA for further information and to the Visual Montages provided as part of the LVIA.

4.5. Phasing

4.5.1 Refer to Figure 4: Phasing Plan for more detail. The site is divided into five key development phases, two residential development phases, the school, the pub and primary infrastructure. As described in paragraph 2.5.2, to reduce impacts before development proceeds, Planting within the LEMP mitigation land area (Refer to Figure 1), at the southern and western boundaries of the proposed built development and woodland and hedgerows adjacent to existing boundaries within the built development, would be undertaken at least one growing season in advance of any construction.

4.6. Deliverability

4.6.1 The LEMP will be secured as part of the Section 106 agreement between the applicant and local authority. The information provided and management techniques detailed should be used to ensure Inglewood delivers expectations laid out in this document. It has been produced with all information to hand within the outline application and belief that it is achievable, however the deliverability of this document will be monitored and reviewed as per section six of this document to ensure eco-systems are developing and maturing as they should.

5 Management Proposals - Key features & habitats requiring management

5.1. Overarching Management Principles

5.1.1 Overarching management requirements for existing and new planting and habitats are described below. Management principles will need to adapt and change as they establish and mature, these should be described in more detail in future LEMP's associated with detailed design phases.

5.2. Management Areas

5.2.1 Refer to Figure 2: Landscape Strategy Plan for locations of areas detailed below:

Allotments

5.2.2 It is assumed at the time of writing that allotments will either be managed privately with a priority for Inglewood residents or managed by the council and go onto the general allotment list for Torbay.

5.2.3 Implementation of the allotments will occur as part of early infrastructure works for the development, however allotment plots will be allocated as each phase of the residential developers come forward to allow for even distribution of plots across the whole Inglewood site.

5.2.4 All boundaries to the allotments would be managed by the Council/contractor.

Orchards

5.2.5 Orchards will be managed by the Council as a community benefit for residents.

5.2.6 After planting, orchards should be managed sensitively to become of huge benefit to both a number of species and the community :

- Areas of successional habitats from the hedgerow – 1m of tussocky, scrubby habitat along the orchard edges which would only require occasional management;
- The majority of the grassland would be subject to cutting with a mulching deck twice a year, with the aim of increasing the floristic diversity of the grassland. There will be shorter mown pathways and shorter mown areas to act as informal picnic areas through the orchards;
- Arisings to be collected from the annual/biannual cuts this area. Pathway cuts arisings can be left in situ.

5.2.7 It is envisaged that the community orchard will encourage local residents to get involved in activities and community events to do with the Orchard and fruit harvesting. Educational visits could be linked with the school to include insect surveys or explaining ecological themes such as structure and pollination of fruit trees.

Public footpaths and Countryside Access

5.2.8 Public footpaths (not associated with roads, i.e. pavements) will be managed by the Council.

- 5.2.9 Countryside access pathways adjacent to development to match linking footpaths from White Rock woodland walks. The pathway surface will be constructed of a compacted thickness of crushed limestone aggregate.
- 5.2.10 Bin's (litter and dog waste) will be provided at key entrances to the development and removal of litter and deleterious emptied/removed on a regular basis at time of each main visit.
- 5.2.11 Pathways adjacent to the mitigation areas will be located between stock proof fencing and not lit to comply with ecologist recommendations.
- 5.2.12 Checks are to be made by the Council/contractor at each visit that all hard surfacing is safe and fit for purpose. All areas to be maintained weed free. Any damage is to be recorded and made good either during the visit or at the following visit. Any such areas will be made good as soon as practically possible. Every effort should be made to match into the original materials, making sure line/levels are correctly adhered to.

Play Areas

- 5.2.13 The Council will maintain the visual appearance and safety of all play structures/elements, and hard surfaces in accordance with future detailed designs.
- 5.2.14 All play areas should be maintained and inspected at a frequency to comply with current legislation and safety regulations.
- 5.2.15 Defective equipment should be repaired immediately and if not possible it should be cordoned off with high visibility hazard tape and a warning sign.
- 5.2.16 Cleaning of play equipment, related surfaces and other structures shall be carried out when required. Water and mild detergent should be used for washing down and the recommendations in Table 4 in BS 7370: Part 2 for specific stains and graffiti, etc.

Public Open Space

- 5.2.17 All Public Open Spaces will be managed by the Council.
- 5.2.18 Public Open Space refers to a number of spaces within the LEMP Green Infrastructure area, as defined in Figure 1: LEMP Overview Location Plan and on Figure2: Landscape Strategy Plan, including areas which are readily and freely accessible to the wider community. These areas are primarily for amenity or recreational purposes.

Sustainable Urban Drainage (SUDS)

- 5.2.19 All SUDS, such as attenuation ponds, swales and attenuation crate systems, including any areas with associated marginal planting will be managed by the Council/contractor.
- 5.2.20 Ponds and swales/wildlife garden should be maintained to ensure an attractive and varied range of planting for year round interest and habitat value.
- 5.2.21 Planting to be managed to ensure plants do not become over dominated by individual species and water areas/channels do not become impeded by plant growth.
- 5.2.22 All water features need to be monitored for algal or blanket weed growth and changes in water quality. Measures to protect water features from such growth may be required either as precautionary measures early in the growing season or as a response to a problem.

Ecology Mitigation Land and Landscape and Visual Integration Planting within mitigation land.

5.2.23 Ecological and Landscape mitigation land will be managed by a tenant as per para 2.3.6.

5.2.24 However, woodland, trees in pasture and the wildlife pond will be managed by the Council/contractor with agreed access to the Tennent farmers land.

5.3. Soft Landscape and Ecological Management Prescriptions

5.3.1 Refer to Figure 6: Development Green Infrastructure Plan and Figure 7: Proposed Farming Practices Plan

5.3.2 The planting falls into several types:

Existing:

- Individual and groups of substantial trees located within hedgerows – Managed by Council/contractor if within or adjacent to the development and by the tenant farmer if outside the above area; and
- Hedgerows on Devon hedge-banks – Managed by Council/contractor if within or adjacent to the development and by the tenant farmer if outside the above area.

Proposed:

- Deciduous woodland proposed around the development – Mostly managed by Council/contractor but proposed woodland block separated from the development to be managed by Council/contractor for the first ten years after which it should be transferred to the tenant farmer;
- Deciduous woodland block proposed within wood pasture area – managed by Council/contractor for the first 10 year and then transferred to tenant farmer thereafter.
- Hedgerows, either on Devon banks (Banks approximately 0.5-1.5m high with 2m high hedges) or not on banks but managed to a minimum of 3m high - managed by Council/contractor if within or adjacent to the development and by the tenant farmer if outside the above area;
- New specimen avenue trees (4.5m high at planting in the Public Realm) – managed by Council/contractor; and
- Small groups of trees in wood pasture – managed by Council/contractor or tenant farmer.

Existing specimen and groups of trees

5.3.3 The existing tree vegetation provides biodiversity and creates habitat for numerous forms of wildlife. It maintains important 'green corridors' across the development maintaining a healthy ecosystem, whilst provide visual screening / buffer zones within and around the site boundaries.

5.3.4 All existing tree works should be managed in accordance with the latest guidance and arboriculture and ecological advice.

5.3.5 Works within any tree root zones will require approval before work commences with method statements. Before construction of an area begins, tree root zones and tree canopies should be protected with tree protection fencing to the latest BS Standards. An approved tree surgeon should be appointed to fell any trees identified for removal in accordance with the tree strategy.

Existing and proposed Hedge Banks

5.3.6 The existing hedge banks will be managed sensitively to:

- Provide dense nesting habitat for bird species, including Cirl Bunting;
- Provide a strong feature for bats (including Greater Horseshoe) to forage along;
- Provide habitat for a diverse range of invertebrates;
- Provide landscape and visual integration into the surround landscape; and,
- Maintain as a landscape feature.

Actions/Management

- 5.3.7 Hedges / Hedge-banks should be maintained on both sides by one party, either the Council/contractor if associated with the development edge or by the tenant farmer if only farmed mitigation land. At the extreme edges of development there will be an agreement between Tennent farmer or Council/contractor and a third party to establish the best way to manage the boundaries.
- 5.3.8 Hedges / hedge-banks to be maintained as dense bushy structures to the heights proposed in the Green Infrastructure Plan and Proposed Farming Practices Plan or to an overall minimum height of 3m high where not specified.
- 5.3.9 Hedges within the development will be trimmed between beginning of January and end of February only, annually until established. Once established, trim hedges annually on alternative sides.
- 5.3.10 Established field hedgerows for mitigation land will not be cut any more than one year in three.
- 5.3.11 Retain all mature growth of ivy on trees, while controlling it sufficiently so that the tree is not smothered and can survive. Similarly, retain all standing deadwood unless it presents a genuine safety hazard.
- 5.3.12 Allow hedges to bush outwards from the sides and base of the bank as Cirl Buntings will often choose quite low nesting sites, except where in road visibility splay (See item 5.3.16 below).
- 5.3.13 Where standard hedgerow trees are present in hedges, allow their branches to overhang the adjacent areas as these features are favoured by Greater Horseshoe Bats.
- 5.3.14 Where proposed roads fragment existing and proposed hedges, existing or proposed trees should be managed (as far H&S allows) to minimise gap across the road.
- 5.3.15 After any laying, hedges should be trimmed annually for five years following restoration. However, the hedge should not be cut back to the same point each year and must be allowed to gain height and width annually.
- 5.3.16 Allow/ maintain frequent hedgerow trees (see above objectives) of varied species and age.
- 5.3.17 Maintain boundaries adjacent to grazed land as stock proof with post and wire fencing as required (see section on management of margins/species rich grass below).
- 5.3.18 Hedges adjacent to Brixham Road to be flailed annually to maintain access and visibility for traffic.

Hedgerow Margins

- 5.3.19 Hedgerow margins will be managed sensitively and differently dependent on whether they are located adjacent to dwellings or to mitigation land to:
- Allow for species movement across the site; and,
 - Increase diversity.

Actions/Management

- 5.3.20 Low scale management of margins adjacent to dwellings, cut once a year in mid-July to August (with allowance for additional cuts outside of the main flowering period if required) Do not cut right up to the base of the hedgerow (these areas should only be cut occasionally to prevent scrub encroachment i.e. approx. every 3yrs).
- 5.3.21 Arising's either to be removed from site or collected to form discrete habitat piles.
- 5.3.22 Where hedgerow margins would be adjacent to pasture the different treatments shown in Figure 7 are proposed to provide a diversity of habitats (as well as being practicable for a farmer to carry out).
- 5.3.23 Where hedgerow margins would be adjacent to arable land a 3m wide grass margin is proposed, which would be subject to an annual cut in mid-July/August, with arisings being removed.

Proposed Native Woodland Planting (Mitigation Tree Planting)

- 5.3.24 The native woodland planting should be used as structural planting both within the development area and outside it, whilst also:
- Establishing mature natural/scalloped native edges/areas in keeping with the surrounding landscape character; and
 - Creating habitat areas.
- 5.3.25 Planting has been introduced to integrate the proposals into the wider landscape and visual context. Both sides of the hedgerows/ woodland surrounding the development will be managed by the Council/contractor / tenant farmer.
- 5.3.26 Indicative species have been provided below:

1. New deciduous native woodland – For woodland belts along hedgerows

Larger native trees have been used as upper storey trees and native shrubs as understorey:

a. Indicative Upper storey suggestions:

- Oak, sessile (*Quercus petraea*) or pedunculate (*Quercus robur*) with Beech (*Fagus sylvatica*) on the higher land;
- Native cherry (*Prunus avium*);
- Field Maple (*Acer campestre*);

- Holly (*Ilex aquifolium*); and
- Hornbeam (*Carpinus betulus*).

b. Indicative Understorey suggestions:

- Hazel (*Corylus avellana*);
- Hawthorn (*Crataegus monogyna*);
- Spindle (*Euonymus europaeus*);
- Elder (*Sambucus nigra*); and
- Crab Apple (*Malus sylvestris*).

2. **The crescent of woodland to the south of Nords Village, south of the site**

- Indicative species as per deciduous native woodland suggestions (a) above.

3. **Woodland block in ecological mitigation area to west of Nords Village character Area**

- Indicative species: *Pinus sylvestris* in the woodland block mix, and small areas of *Quercus ilex* both with understorey planting.

4. **Wood pasture clumps**

- Oak, sessile (*Quercus petraea*) or pedunculate (*Quercus robur*)
- Native cherry (*Prunus avium*); and
- Field Maple (*Acer campestre*).

Actions/Management

- 5.3.27 Plant deciduous trees and shrubs late October to late March, conifers and evergreens September/October. Container grown plants can be planted from October / Early March in favourable weather conditions.
- 5.3.28 If any of the trees or shrubs is found to be dead, diseased or dangerous they should be removed and replaced with a specimen to the original specification. Only replant after first investigating the reasons for failure and taking any remedial action that may be required.
- 5.3.29 Protect newly planted hedgebank and woodland areas from construction activities in later phases with protective fencing.

New Specimen / Avenue Trees

5.3.30 New Species / Avenue Tree planting shall:

- Provide mitigation and enhancement to the new development;
- Be native species stock for structure planting, to provide better sustainability; and
- Be native species stock where possible for within the development where not part of the structure planting, to provide better sustainability.

5.3.31 Indicative species for areas on the masterplan are included below:

Avenue of feature trees on circular road route around site

- Tilia cordata (small-leaved lime)

Line of trees to west of school

- Large native trees such as Tilia cordata (small-leaved lime) or Carpinus betulus (Hornbeam).

Line of trees around crescent within Orchards Character Area

- Large to medium native street trees – Carpinus betulus Frans Fontaine (Hornbeam) or Tilia cordata (small-leaved lime).

Evergreen clump of larger trees on high levels of site between fields 1 and 2 to east of Nords Village.

- Cedrus libanii; or
- Pinus sylvestris.

Line of trees running along the Walks Character Area streets

- Larger species such as Betula pendula (Birch);
- Combined with smaller ornamental street trees such as Magnolia SSp., Prunus serrula (Cherry), Malus Var. (apple).

Structural trees planting south of crescent dividing Orchards and The Walks character areas

- Juglans regia (Walnut)

Actions/Management

5.3.32 Ensure ground preparation is carried out in advance of planting season: planting for deciduous trees late October to late March, conifers and evergreens September/October. Note container grown plants can be planted at any time if ground and weather conditions are favourable and watered as needed.

5.3.33 Continue to monitor newly planted trees, watering essential during hot weather and checking for any other signs of stress.

5.3.34 If any of the trees are found to be dead, diseased or dangerous they should be removed and replaced with a specimen to the original specification or if a street tree, of a size similar to those remaining trees which will have grown from the original size. Only replant after first investigating the reasons for failure and taking remedial action.

New Hedge Planting to front gardens and public open space

5.3.35 New hedgerow planting should:

- Provide an increased enhancement to the local setting and vernacular;

- Native species stock, to provide better sustainability;
- Provide dense nesting habitat for bird species;
- Provide a feature for bats to forage along;
- Provide habitat for a diverse range of invertebrates; and
- Comprise of a variety of species and stock sizes, not just whips.

Actions/Management

- 5.3.36 Select several strong specimens along the hedgerow to be developed as hedgerow trees (to be undertaken in more open green spaces); these should be approximately 10-20 metres apart and will be removed from the maintenance schedule of the hedge. A 100mm diameter tree stake shall be driven into the hedge bank adjacent the chosen specimens to prevent accidental trimming. 1.2 metres length of the stake should remain above the ground level.
- 5.3.37 The hedges shall be maintained to a height of 1.5 – 1.8 metres and trimmed as necessary to current horticultural and ecological practice standards.

Proposed Grassland / Pasture Land

- 5.3.38 Grazed pasture shall:
- Provide a source of dung beetles and other invertebrate prey for GHS and other bat species,
 - Provide a source of invertebrates (including grass hoppers) for Cirl Bunting.
 - Include field margins to provide refuge areas and greater botanical interest.

Actions/Management

- Grazed lighted
- 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/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 12.5 tonnes/ha/yr. alternatively, inorganic nitrogen fertiliser may be applied at max rate of 25kg-N, 12.5 Kg-phosphate and 12.5kg-potash /ha/yr. Not to be applied to hay meadow style margins.

Arable –Spring Barley

5.3.39 Refer to Figure 7: Proposed Farming Practices Plan.

- 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; and
- If necessary, injurious weeds or invasive non-native species can be controlled by spraying small discrete areas with herbicides.

Proposed Species Rich Grassland or Wild Flower

5.3.40 Species Rich grassland to create informal grassland character areas that will:

- Blend different landscape plantings together, and create strong associations with the surrounding context.
- Provide additional ecological enhancements by maintaining connectivity and habitats for a range of species.
- Be applied under orchards (with mown paths), to field and hedgerow margins, along swales and around proposed ponds; and
- Grass to be well maintained for ecological and amenity benefit.

Actions/Management

- The grass should be cut between mid-July to August and all arising removed from the area can be left as discrete habitat piles in non-species-rich areas). Allowance for additional cuts outside the main flowering period if required. This only applies for hedgerow margins, along the swale and within in the orchard (other than the grass paths/picnic areas).
- All edges next to pathways shall be trimmed.
- Suitable selective weed killers should be used as required to spot treat and remove any invasive weed species.
- Any compaction within turf should be spiked/ aerated as required.
- Any levelling and hollows within turf should be rolled/ top dressed as required, using current standard horticultural practices.

Proposed amenity grass areas

5.3.41 Amenity grass areas will be predominately in the public open spaces and amenity areas, these areas will:

- Provide hard wearing grass surface;
- Seeded with amenity grass seed.

Actions/Management

- Cut regularly every two weeks between April and October to a height no more than 35mm.
- Arisings from the first cut of the year to be removed, otherwise leave arisings.

- All edges next to pathways shall be trimmed.
- Suitable selective weed killers should be used as required to spot treat and remove any invasive weed species.
- Any compaction within turf should be spiked/ aerated as required.
- Any levelling and hollows within turf should be rolled/ top dressed as required, using current standard horticultural practices.
- If any patches or dead areas of turf appear, the area should be cultivated and turfed with a suitable amenity grass specification.

Proposed Geo-cellular SUDS Crate System

- Regular inspection of silt traps, manholes, pipework and pre-treatment devices.
- Removal of sediment and debris as required.
- Refer to the original manufacturer for specific guidance on maintenance and repairs.

Proposed and existing pond areas and swales

5.3.42 Proposed SUDS and wetland features:

- Should seek to maintain balance between marginal and aquatic plant cover and open water;
- Should regularly inspect wetland features for condition;
- Management operations within wetland features to be undertaken in late autumn/early winter to avoid the bird breeding season. Works to be avoided in the depths of winter when creatures are hibernating at the bottom of the aquatic habitats;
- Should ensure no cattle access (poaching/eutrophication);
- Outfall for pond should be checked and cleared regularly to prevent build-up of debris, leaves etc.

5.3 Hard Surfaces

5.3.1 Standards of maintenance and procedures shall be generally in accordance with BS7370 Part 2: 1994 "Recommendations for the Maintenance of Hard Areas (excluding sports surfaces)"

- Weekly inspections to determine the need for maintenance operations.
- Sweeping and litter collection
- Stain removal
- Weed and moss growth control

5.4 Site Furniture, lighting & Play Equipment

- 5.4.1 The Council/contractor should maintain visual appearance and safety of all furniture and play structures in accordance with detailed design intention.
- 5.4.2 Cleaning of standard furniture and equipment shall form a part of the routine maintenance programme.
- 5.4.3 Ensure all lighting units are operational and replace bulbs as necessary. Note, play area will not be lit.
- 5.4.4 Refer to the original manufacturer for specific guidance on repairs.

6 Monitoring, Review and Management of this LEMP

6.1 Monitoring

- 6.1.1 A regime of regular inspections of planting and seeding works, wearing surfaces, timber goods repairs and the general condition of the habitats (particularly woodlands) is essential to guiding the development of our habitats. Monitoring works and reactive management is essential to ensure that habitat value is maximised in the long-term.
- 6.1.2 Future monitoring depending on habitats would be undertaken by an approved and suitably qualified person in the form of a walkover survey, including surveys of Greater Horseshoe bats and Cirl Bunting, to cover all LEMP areas. This will record habitat condition and species diversity. The results of the monitoring surveys to be written up in reports and feedback provided to the local authority, including informing any changes to this and future LEMPs.
- Monitoring of woodland and hedgerow areas shall take place in April/May when ground flora will be visible.
 - Monitor woodland trees after storms to check for stability and fallen branches
 - Reviews of any wetland planting shall take place in July/August.
 - Grassland monitoring shall take place in June/July.
- 6.1.3 Reactive management will be undertaken in the form of ongoing maintenance regimes including remedial works, pruning, maintaining hard landscape areas for safety and appearance. Any significant areas of debris/litter will be removed as soon as they are discovered.
- 6.1.4 An Ecological Monitoring and Early Warning Strategy (EMEWS) will be produced to provide further detail on monitoring of Cirl Bunting and Greater Horseshoe Bat surveys, the results of which will inform any necessary amendments to the LEMP.
- 6.1.5 Maintenance operations should be recorded on work sheets to monitor success and establish systems for each management prescription.

Short Term Monitoring (1-5 years)

- 6.1.6 During the initial establishment period of 5 years it is proposed an annual inspection shall take place to determine the effectiveness of this LEMP. If considered necessary the LEMP would be revised, with maintenance operations for the following year adjusted.
- 6.1.7 Any dead plants within the first five years of planting will be replaced.

Medium Term Monitoring (5-15 years)

- 6.1.8 Annual reviews will continue to take place beyond the initial 5 year period up until 15 years. An assessment of the prevailing situation and conditions on site will determine the need for any further changes to the LEMP or operations.

Long Term Monitoring (15 + years)

- 6.1.9 Beyond 15 years re-assessment shall be undertaken at 5 yearly intervals to monitor and amend if necessary, in particular specific habitats and selective thinning of the woodland.
- 6.1.10 An annual review of woodland blocks and individual trees shall also be carried out during the long term monitoring period to identify any necessary remedial works in close proximity to streets and public spaces. Safety issues reported by the general public shall be investigated as soon as practicably possible and remedial works undertaken as necessary. Annual reviews of tree planting shall take place in October/November prior to tree work being carried out.

6.2 Assessment and Analysis

- 6.2.1 The assessment of the success of management regimes will be based on:
- Habitat condition, species diversity and surveys of Greater Horse Shoe Bats and Cirl Bunting. If any of these decrease over time, the habitat may be deemed in unfavourable condition and amendments may be sought to the LEMP to enhance the habitat back to a favourable condition; and,
 - Landscape and visual integration of planting into the area. The conclusion of the LVIA was based on the assumption that planting proposals would be managed and maintained to achieve optimal tree growth to full size. If the condition of planting is deemed unsatisfactory then amendments to the LEMP may be sought to enhance planting areas.
- 6.2.2 The Council/contractor and tenant farmers will be responsible for ensuring habitats and landscape features are maintained and managed in accordance with the guidance set out in this LEMP and subsequent LEMP's and will ensure that any matters affecting the strategic aims of the Masterplan and LEMP(s) are brought to the attention of the client.
- 6.2.3 Should any landscape or ecological feature require a significant change in management, the LEMP(s) should be reviewed to ensure the goals set out are still being met and a review of any planning matters which may be affected.

6.3 Designed Flexibility of the LEMP

- 6.3.1 The LEMP has been developed to provide a document which is both useful and flexible to respond to additions and variations as the proposed development is delivered.
- 6.3.2 The following points are fundamental to this goal:
- The LEMP as a document be secured by Section 106 agreements between the applicant and local authority. The information provided and management techniques detailed should be used to ensure Inglewood delivers expectations laid out in this document; and
 - This LEMP has been produced with all information to hand within the outline application and belief that it is achievable, however as ecosystems and habitat form and species adapt to their surrounding updates may be needed subject to changes in management regimes and changes in the development. These changes should be included into subsequent LEMP's which supersede this Framework LEMP.

Appendix 1 – GLOSSARY

- **ARABLE LAND** – Farmland ploughed and used for growing crops.
- **BIODIVERSITY** – Variety of plant and animal life and habitat.
- **CHARACTER AREAS** – A natural subdivision of land based on a combination of landscape, biodiversity, geodiversity and economic activity. In this LEMP, national character areas, local character areas and development defined character areas are all referred to.
- **CONSTRUCTION STAGE** – The action of building the development and implementing the surrounding landscape and ecological features.
- **EIA** – Environmental Impact Assessment (Submitted as part of the outline application).
- **ENABLING WORKS** – Preparations to make a building site ready for construction. In relation to the LEMP it covers activities of site preparation, creation of access routes, and the implementation of landscape mitigation planting.
- **ESTABLISHMENT** – To initiate or bring about and allow for identification of a feature.
- **LEMP** – Landscape and Ecological Management Plan
- **LVIA** - Landscape and Visual Impact Assessment, produced by NPA and submitted as part of the EIA.
- **MITIGATION** – Mitigation proposals are to provide measures to reduce the potential adverse effects of the proposed development on the ecology of the area, landscape, visual amenity, and to maximise opportunity for landscape and ecological enhancement. Mitigation features contribute to landscape character and value of the area.
- **MONITORING** – Observe and check the progress and quality of landscape and ecology over a period of time, including keeping a systematic review.
- **NPPF** – National Planning Policy Framework
- **OFF-SITE** – Landscape and ecological mitigation areas outside of the outline application boundary.
- **ON-SITE** – Landscape and ecological mitigation areas within the application boundary.
- **PASTURE LAND** – Farmland used for grazing by domesticated livestock, in the case of Inglewood this would be cattle.
- **POS** – Public Open Space
- **POST-CONSTRUCTION** – Maintaining the ecological features and landscape performance throughout the life of the development after construction has finished.
- **SUDS** – Sustainable Urban Drainage Systems

Appendix 2 – FIGURES





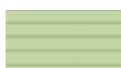






Reference Location Plan

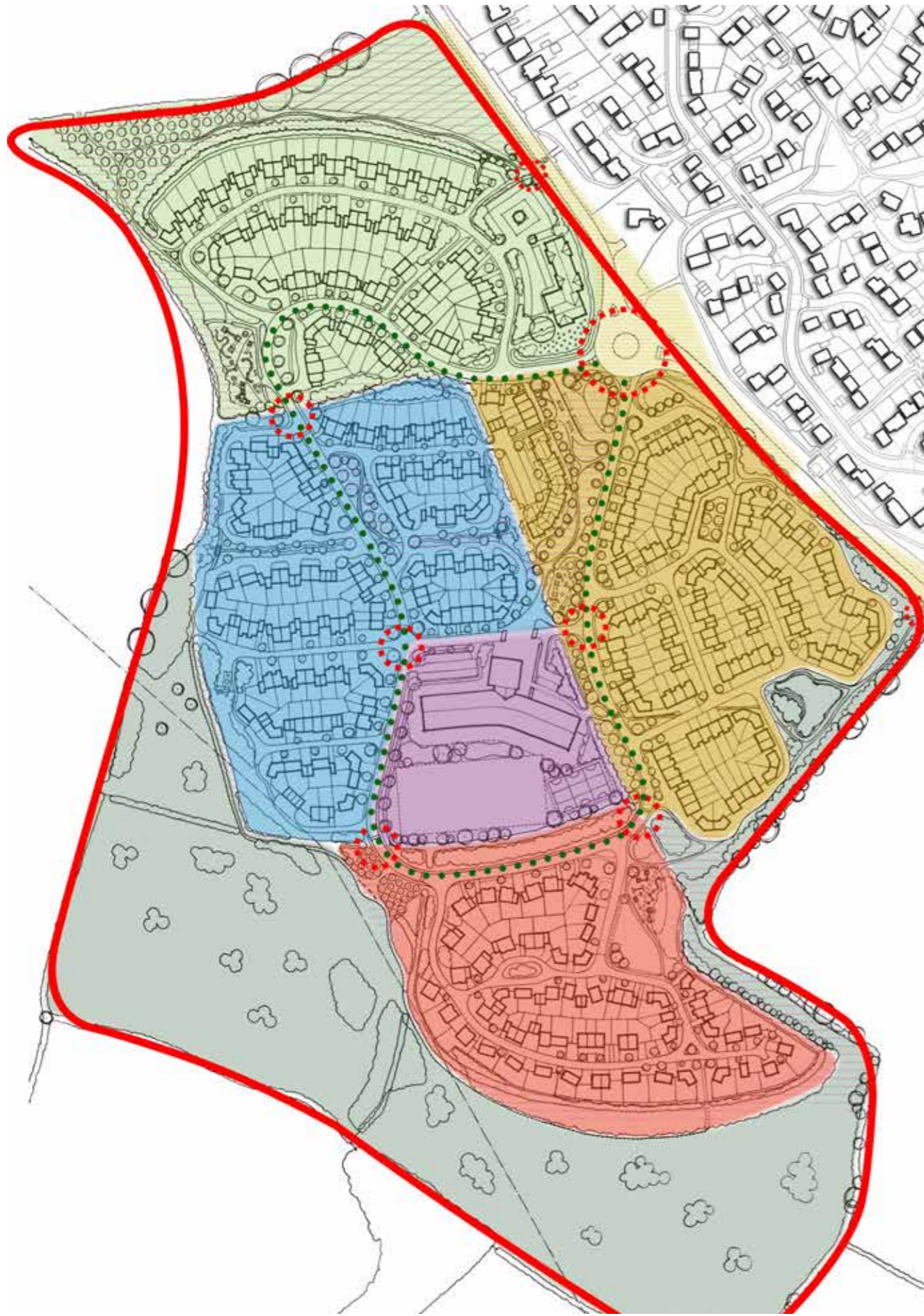
LEMP Overview Location Plan Key

-  **LEMP Development Green Infrastructure Areas**
To be managed by Management Company - Refer to Green Infrastructure Plan - Figure 6 for more information.
-  **LEMP Ecological Mitigation Land Areas**
To be managed by Tenant Farmer.
-  **Residential, School and Pub Development Areas**

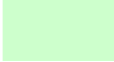











Landscape Strategy Plan Key

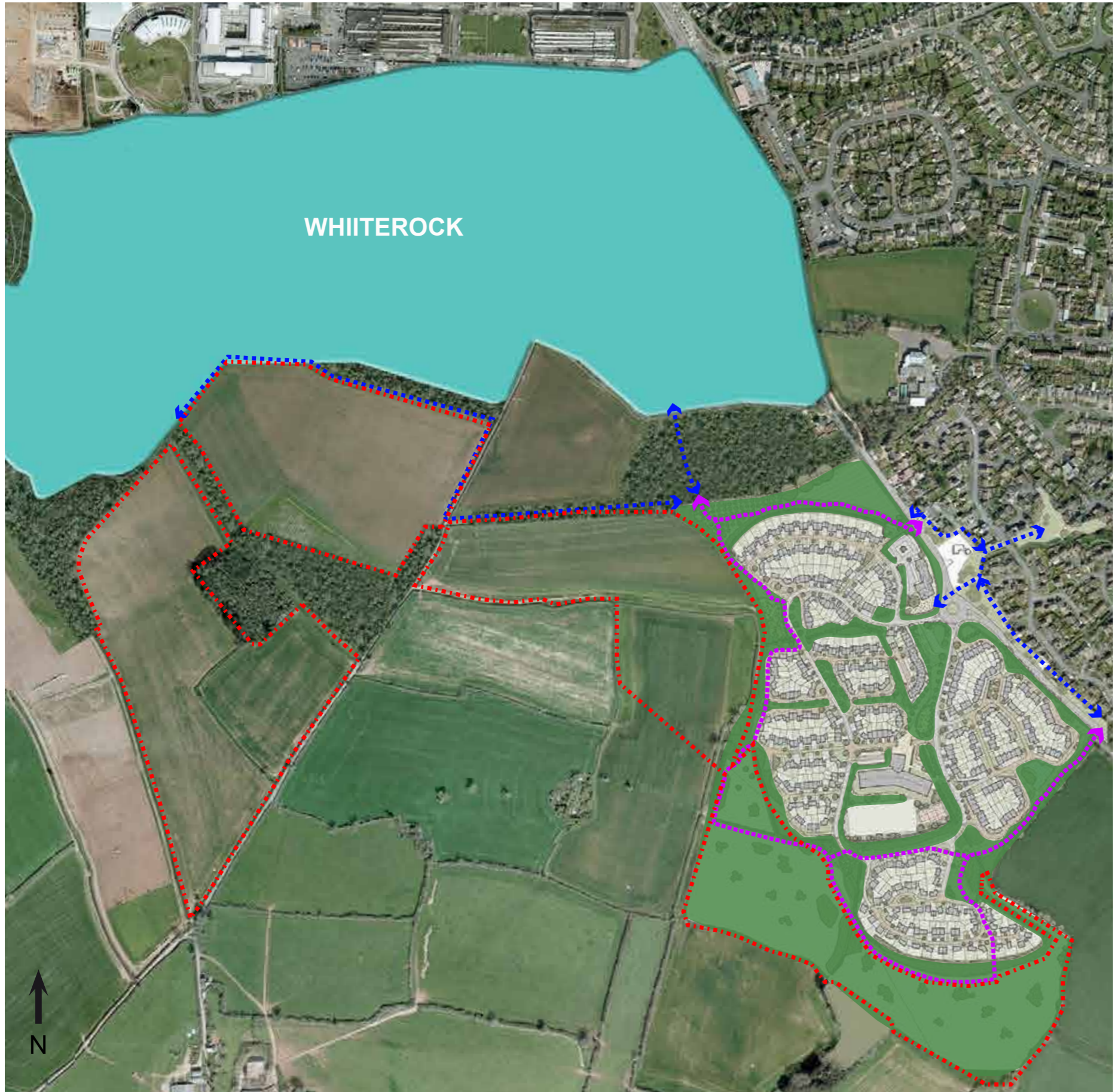
-  **Residential, School and Pub Development Areas**
-  **Public Open Space**
To be managed by Management Company.
-  **Ecology Mitigation Land (within application boundary)**
Proposed wood pasture, bounded by field margins, hedged and woodland. To be managed by tenant farmer.
-  **Ecology Mitigation Land (outside of application boundary)**
Refer to Figure 7: Proposed Farming Practices Plan for further information.
-  **Retained Hedgerows**
Retained and reinforced, Management Company or tenant farmer.
-  **Proposed New Hedgerows**
To be managed by Management Company or tenant farmer.
-  **Proposed New Trees**
To be managed by Management Company.
-  **Proposed New Orchard Planting**
To be managed by Management Company.
-  **Proposed Woodland block Planting**
To be managed by Management Company for the first 10 years then transferred to tenant farmer.
-  **Allotment Area**
Boundaries to be managed by Management Company. Allotments to be managed by either council or privately.
-  **Play Areas**
To be managed by Management Company.
-  **Countryside Access Walk**
To be managed by Management Company.
-  **Strategic Drainage**
To be managed by Management Company.
-  **Wildlife Pond**
To be managed by Management Company.



Development Character Areas Plan Key

-  Orchards
-  The Walks
-  Quarry's Edge
-  Nords Village
-  School and Associated Infrastructure
-  Rural Edge and Green Link
-  Brixham Road
-  Edible / Foraging Landscape Trail
-  Gateways
-  Feature Tree Lined Street
Lime Trees - pollarded after 20 years.





Linked Green Infrastructure Plan Key

- Inglewood green Infrastructure**
Refer to Figure 6 - Development Green Infrastructure Plan.
- Countryside access proposed as part of Inglewood masterplan**
- Pedestrian links with existing countryside walks and developments**
- Area of land reserved for ecological mitigation**
Management of areas detailed in Figure 7 - Proposed Farming Practices Plan by Nicolas Pearson Associates.
- Area of White Rock - Under Construction**







Green Infrastructure Notes:

LIGHTING - Will be in accordance with the street lighting proposals shown in the external Lighting Report. This includes all green infrastructure at the edge of the development and all hedgerows internal to the built development (and associated road breaks) being kept dark (i.e <0.5 Lux). It also includes lighting columns and the school building, where lighting is directed away from the AONB to the south west and no sports pitches are lit.

FARMING LAND - Refer to Figure 7 - Proposed Farming Practices Plan by Nicolas Pearson Associates for further detailed information.



Development Green Infrastructure Plan Key

-  **Existing Hedgerows**
Existing and retained on site hedgerows.
-  **Countryside Access Route**
Providing linked access to the countryside.
-  **Strategic Primary Street Tree Planting**
Large scale tree planting on primary streets - set within the streetscape (not in privately owned front gardens). Exact locations to detailed design.
-  **Strategic Secondary Street Tree Planting**
Tree planting on secondary street - set within the streetscape (not in privately owned front gardens). Exact locations to detailed design.
-  **Strategic Tree Planting in Public Open Space**
Large scale tree planting within the public realm. Exact location to detailed design.
-  **Native Woodland Block Planting**
Native woodland mix planting with large tree planting groups.
-  **Native Woodland Belt Planting - 8 to 10m wide**
Native woodland belt planting mix adjacent to existing hedgerows (and rear of properties to the South of orchards and allotments) - approximately 8 to 10m wide.
-  **Woodland Block Planting on High Point**
Large evergreen woodland mix.
-  **Proposed Woodland belt 'Hedgerow' Planting - 3 to 5m wide**
Native woodland belt planting managed to match existing outgrown / treed hedgerow along Brixham Road.
-  **Proposed Hedgerow**
Native mix Hedgerow, either:
- 1.5m bank with minimum of 2m hedgerow (subject to soil availability) or;
- hedgerow maintained to overall height of a minimum of 3m.
-  **Proposed Spit Level One-sided Hedgebank**
Native mix hedgerow - maintained to 1.m high.
-  **Proposed Hedgerows - 1m high / 1.5m wide**
Native hedgerow - acting as connectivity route of hedgerows within development.
-  **Proposed Hedge Bank**
New planting on crescent shaped bund 'wide hedge bank' - 8m wide at base, 4m at top, height 2m on lower side, 1.5m or more on upper side, subject to engineer's confirmation of soils and construction; or, 3m side hedgebank green strip.

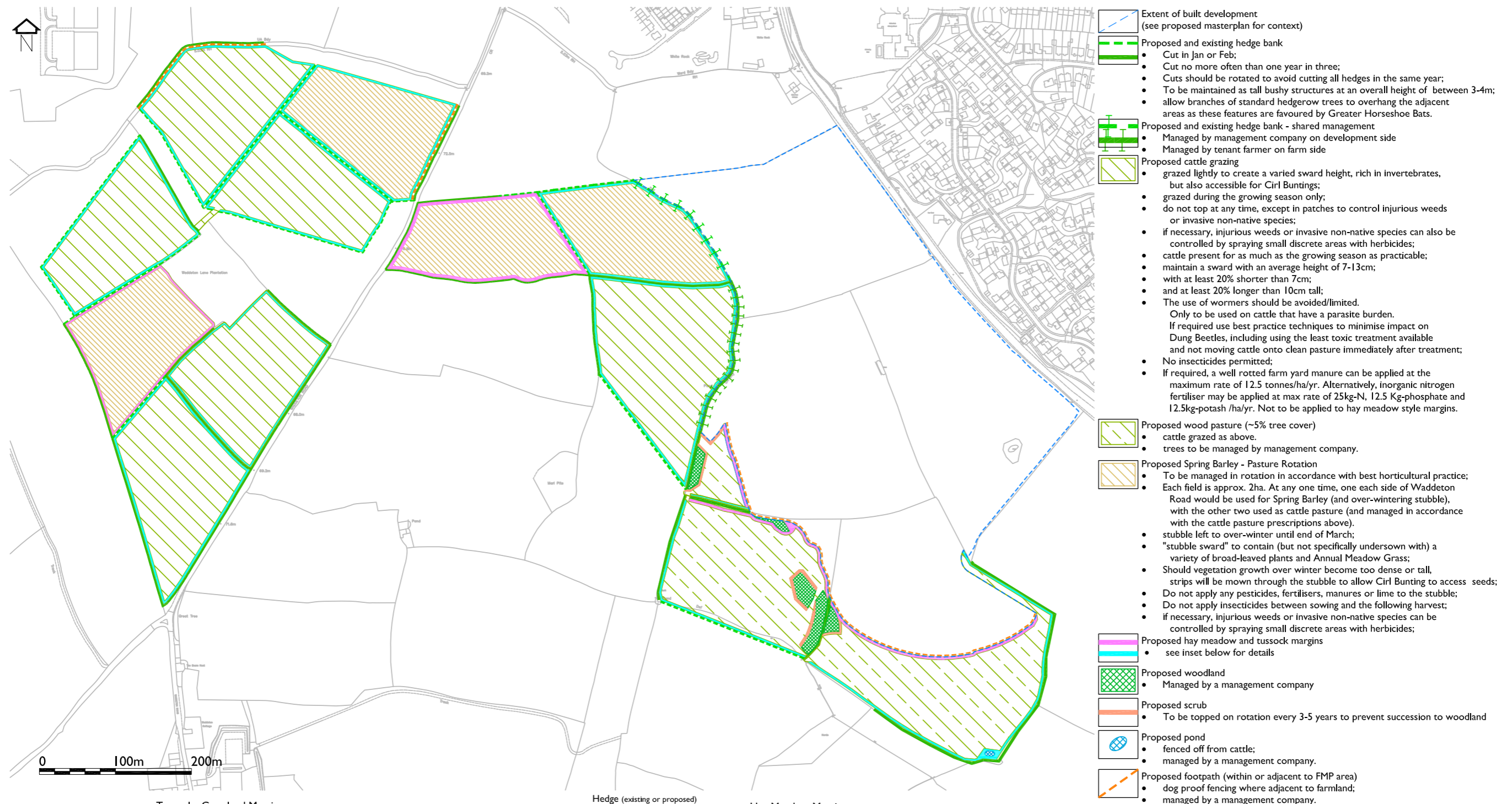
Green Infrastructure Notes:

HEDGE BREAKS - Indicative position's, breaks must be of the same number as shown on the masterplan and no greater in length

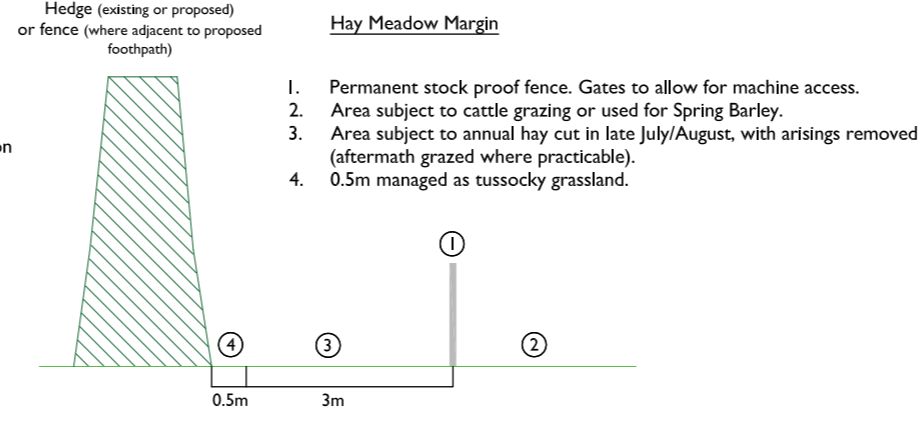
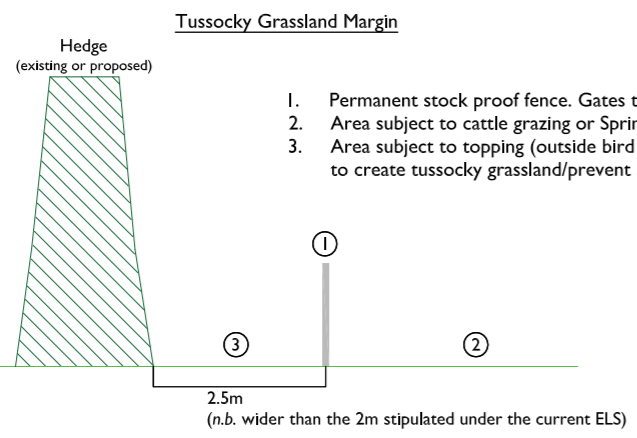
HEDGEBANKS - Subject to engineers confirmation of soils available and construction.

LIGHTING - Will be in accordance with the street lighting proposals shown in the External Lighting Report.. This includes all green infrastructure at the edge of the development and all hedgerows internal to the build developed (and associated road breaks) being kept dark (i.e. <0.5 LUX). it also includes lighting columns and the school building, where lighting is directed away from the AONB to the south west and no sports pitches are lit.

FARMING LAND - refer to Proposed Farming Practices Plan by Nicolas Person Associates for further detailed information.



0 100m 200m



NICHOLAS PEARSON ASSOCIATES
ENVIRONMENTAL PLANNERS · LANDSCAPE ARCHITECTS · ECOLOGISTS

Deeley Freed Estates

Inglewood, Paington

Proposed Farming Practices

February 2018

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