

## Old Park Farm Phase 2 (Further Amendments Proposed by Applicant, 20<sup>th</sup> February 2014)

Proposed GI clauses for S106 obligation

### Green Infrastructure Management Plan (GIMP)

- Prior to development commencing, a plan will be agreed for the management of Green Infrastructure, which will, in a single document, cover landscape and open spaces, heritage, ecology, and access on foot and cycle and.
- The content of the GIMP will include;
  - an assessment of the condition and location of important existing features<sup>1</sup> prior to the commencement of development
  - methods for the protection of features during development
  - a description of the target condition and/or design for features 1, 5 and 20 years after establishment
  - methods of creating and/or restoring, and managing features
  - a monitoring protocol, with thresholds defined for management intervention so that the chances of achieving the target condition are optimised
  - provision for the relevant contact details responsible for the above to be provided to the local planning authority

### Key features to be covered by the GIMP (within red boundary i.e. on site)

- Reference Plan 7a – Green Infrastructure Framework Plan submitted with outline application
- **Enhancements**, which **must** include new foot and cycle path, no or low-level lighting if required (to reduce disturbance to bats), the removal of any invasive, non-native species (if present) e.g. Japanese knotweed, and new planting with native trees and shrubs of local provenance.
- **Existing woodland and trees**
- **New woodland and trees** established with native trees and shrubs of local provenance, especially adjoining the site of Old Park Wood and Ash Copse, and along the ridgeline that forms the northern boundary of the application site.
- A new **community orchard** established with local varieties of top fruit.
- **Allotment** of at least 0.21ha
- **Species rich grassland**, in the areas indicated on the Framework Plan, (shown in greater detail on the Landscape Masterplan and GI Proposals for the East Site Area. Within these areas, the GIMP needs to include an assessment of soil phosphate levels to identify the best locations for species-rich grassland and propose methods of reducing soil phosphate prior to sowing with wildflower seed. For example, this might include a period when a crop such as lucerne is grown to reduce phosphate levels in the soil.
- **An access way** along the ridgeline that forms the northern boundary of the application site i.e. new access on foot and cycle to link in with new linear access in Poltimore Park (see below).
- **Detention basins** planted with **species-rich damp grassland** in a small section of floodplain in the eastern corner of application site

<sup>1</sup> "features" are the elements that make up the Green Infrastructure e.g. trees, paths, play areas, old buildings

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- **Two Locally Equipped Areas of Play** totalling at least 0.09ha and within 10 minutes walking distance for children from any dwelling.
- **Improve dilapidated farm buildings** but retain as a working farm
- Provision of **information packs** for new homeowners explaining, in non-technical language, how the features are being managed, and why.
- **Footpath** and **cycleways** linking all green spaces together, ideally creating 20, 40, and 60 minute circular walks from dwellings.
- **Cycle parking** to be provided within the Eastern visitor car park
- Areas identified as stream corridor enhancements to be designed to be dark corridor

Key features to be covered by the GIMP (within blue boundary i.e. off site)

- **Parish boundary enhancement** with native trees and shrubs of local provenance.
- New **footpath link** from western corner of application site up to Green Lane.
- New **bus stop** pull-in off the Poltimore Road at the eastern entrance to the development, subject to confirmation that this is acceptable in terms of highways impacts.

Poltimore Historic Parkland Restoration Plan

- Prior to development commencing, a plan will be agreed for the restoration and management of Poltimore Park, which will, in a single document, cover landscape, heritage, ecology, and access on foot and cycle and.
- The content of the plan will include;
  - an assessment of the condition and location of important features<sup>2</sup> prior to the commencement of development
  - methods for the protection of features during development
  - a description of the target condition and/or design for features 1, 5 and 20 years after establishment
  - methods of creating and/or restoring, and managing features
  - a monitoring protocol, with thresholds defined for management intervention so that the chances of achieving the target condition are optimised
  - provision for the relevant contact details responsible for the above to be provided to the local planning authority
  - Grassland within Parkland to be planted with a semi-natural grassland mix

Key features to be covered in Poltimore Historic Parkland Restoration Plan

- **Appraisal of historic features** to be retained and/or restored, using **documentary evidence**.
- **New group** and **individual trees** of locally native provenance or faithful to historic parkland.
- Reversion of arable to **grassland**, consistent with grazing requirements.
- The reintroduction of commercial **livestock grazing** as a principal management tool.
- The provision of **new linear access on foot**
- **Parkland boundary enhancement** including native planting of local provenance.
- **Stream corridor enhancement** with native trees and shrubs of local provenance.
- **Interpretation panels** at public access points and/or at points of historic interest along newly provided access.

<sup>2</sup> "features" are the elements that make up the historic parkland e.g. trees, railings, old buildings

#### Restoration of historic carriageway

- **Restored historic carriageway** from eastern corner of development through parkland to edge of applicant's land. Provision to be made for reinstatement of carriageway across third party land subject to receiving consent from third party owner. Works on third party to be carried out directly by applicant or via a payment of not more than £30,000
- Materials, design and method to be appropriate to historic parkland.
- Provision of new permissive **public access** along carriageway.

#### Permissive footpaths proposed as part of the scheme

- These are to be provided and made available for use for a minimum of 10 years