

Application Details	
Application Reference Number:	34/22/0011
Application Type:	Approval of Reserved Matters (Appearance, Landscaping, Layout, Scale) following an Outline Consent
Description	Application for Approval of Reserved Matters for the appearance, landscaping, layout and scale following outline approval 34/16/0007 for the northern ecological buffer, public open space, drainage and landscaping for Staplegrove West Phase 1, North of Staplegrove Road, Taunton
Site Address:	Phase 1 of Staplegrove West, North of Staplegrove Road, Taunton
Parish:	Staplegrove
Conservation Area:	No
Somerset Levels and Moors RAMSAR Catchment area:	Yes
AONB:	No
Case Officer:	Simon Fox, Major Projects Officer (Planning) 07392 316159 s.fox@somersetwestandtaunton.gov.uk Should you wish to discuss the contents of this report item please use the contact details above by 5pm on the day before the meeting, or if no direct contact can be made please email: planning@somersetwestandtaunton.gov.uk
Agent:	Origin3
Applicant:	Bloor Homes South West
Reason for reporting application to Members:	In the public interest. Staplegrove (West) Garden Community is a significant development.

1) Recommendation

That planning permission be **GRANTED** subject to conditions

2) Executive Summary of key reasons for recommendation

- 2.1 The application seeks reserved matters approval for the laying out of the northern ecological buffer, public open space, drainage and landscaping comprising Phase 1 of the Staplegrove West half of the wider Staplegrove Garden Community allocation.
- 2.2 The application builds on the parameters set at the outline stage and will provide the bat habitat enhancement required due to mitigate the impacts of the development.

2.3 After consideration of all representations and consultations, planning policy and material considerations including the planning history and the scope of the application as one for approval of reserved matters, the application is considered appropriate to be recommended for approval subject to the conditions listed at Appendix 1 to this report.

3) Planning Obligations and conditions and informatives

3.1 S106 Obligations

No agreement is needed in connection with this application because the outline is accompanied by a site-wide section 106 agreement.

3.2 Conditions (see Appendix 1 for full wording)

- 1) In accordance with the approved plans and documents
- 2) Plan to set out the specification and phasing of the path
- 3) Tree protection measures to be implemented
- 4) Additional Tree Planting within the SUDS and Rag Hill area
- 5) Specification for bird boxes, log piles and hibernacula to be submitted
- 6) Public Rights of Way protection

3.3 Informatives (see Appendix 1 for full wording)

- 1) Working together
- 2) Public Rights of Way
- 3) Utilities protection measures

4) Proposed development, Site and Surroundings

Details of proposal

- 4.1 This Phase 1 Green Infrastructure (GI) application seeks to deliver the following design principles:
- protection and preservation of the Back Stream floodplain whilst integrating sustainable surface water drainage to manage runoff from Phase 1 and future development,
 - ensuring safe custody of existing natural landscape assets through retention of trees and hedgerows,
 - delivery of a tree planting belt along the Rag Hill ridge providing biodiversity linkages and visual screening,
 - establishment of GI corridors which provide movement linkages and connect to destination parks.
- 4.2 The application also includes a Development Phasing Plan as required by Condition 03 of the outline.
- 4.3 The application red-line representing Phase 1 of the development is in three parts:

- the long linear area of ecological buffer planting on the northern edge of the Staplegrove West site ‘the northern buffer’ – here will be largely planting, inclusive of a bat house, and an informal footpath;
- a small isolated area adjacent to Staplegrove Road where the overhead wires that extend across the site from the north will be buried up to. Two existing pylons will become termination towers, to the east of the proposed access road. Within this parcel there will be planting; and
- lastly a separate and distinct field to the west of Mill Lane ‘the Mill Lane Field’ – here will be a surface water detention basin created that gathers water from filter drains in the Phase 1 area and will in future take surface water for the wider development, hold it and then release it into the Back Stream.

Site and surroundings

- 4.4 The application site is located to the north of Taunton, forming part of the outer northern edge to the allocated site known as Staplegrove.
- 4.5 The ‘northern buffer’ area currently comprises existing hedged and treed boundaries to several fields and is crossed by 2 Public Rights of Way and Rectory Road. There is one isolated property located on Rectory Road adjacent to the proposed buffer. The ‘Mill Lane field’ is bordered and accessed by Mill Lane to the east, the Back Stream to the west and Staplegrove Road to the south. A cluster of properties accessed via Mill Lane are located to the north. The ‘termination towers parcel’ is located high above Staplegrove Road behind a planted boundary and borders a cluster of properties located to the east.
- 4.6 Part of the site is included in and the rest adjoins the Rag Hill Special Landscape Feature designation. It is said *“The gently sloping escarpment significantly ‘hides’ the built up areas of Staplegrove village as seen from the Vale of Taunton and the higher ground of the Quantock Hills to the north. Although the area is generally degraded by three major power lines the underlying landscape is still an important feature within the local landscape”*.
- 4.7 Part of ‘the Mill Lane field’ is located in Flood Zone 3 which is deemed to be the most at risk land of flooding from rivers. This will be discussed in more detail later in the report.
- 4.8 No part of the application site is within a Conservation Area, nor does it contain any Listed Buildings. The Staplegrove Conservation Area does come within close proximity of ‘the termination towers parcel’. However, there are listed buildings in the wider vicinity, including Staplegrove Lodge, located off Mill Lane (Grade II) and Staplegrove House (and Gates and Piers thereto), located off Staplegrove Road (Grade II)
- 4.9 There are Tree Preservation Orders evident. The ‘Mill Lane field’ has protected Horse Chestnut and Oak tree around its edges (TD561), whilst the ‘northern buffer area’ has a number of protected oaks (TD1072) and some

other oak, poplar and apple trees subject to a much wider TPO record TD1073.

- 4.10 As mentioned, a couple Public Rights of Way cross the northern buffer. These are T24/15, which links Manor Road to the south with Dodhill Road to the north, whilst further to the west T24/6 links Manor Road (near the Church) to the south with Langford Lane to the north. T24/6 is also part of the West Deane Way.
- 4.11 A medium pressure gas main crosses the 'Mill Lane field' connecting into a Gas Governor located just off site on the corner of Staplegrove Road and Mill Lane which will be redirected to allow construction of the detention basin. Another intermediate gas main runs from the Gas Governor north west across the north buffer and will similarly need to be adjusted to suit the development.
- 4.12 The northern buffer area will also provide a corridor for the existing 132kV powerlines to be undergrounded as part of the wider site works. The undergrounding of wires does not explicitly form part of this application. No planting other than wildflower planting will take place in this exclusion zone. Another line of 11V overhead wires cross the northern buffer and will be undergrounded in time.

5) Planning (and enforcement) history

Reference	Description	Decision	Date
34/16/0007 <i>'The Staplegrove West Outline Consent'</i>	Outline permission (with all matters reserved except for access) for a residential-led, mixed use urban extension to include up to 713 dwellings, 1 ha of employment land comprising use classes B1(a) (up to a maximum of 2500sqm), B1(b), B1(c), B2, B8 together with green infrastructure, landscaping, play areas, sustainable drainage systems (SUDS) and associated works. An internal spine road is proposed to connect the A358 Staplegrove Road and Taunton Road at land at Staplegrove (West), Taunton	Approval	15/04/2019
34/16/0014 <i>Staplegrove East</i>	Outline permission (with all matters reserved except for access) for the erection of up to 915 residential units, a primary school, 1 ha of employment land, local centre, open space including allotments and sports pitches, green infrastructure, landscaping, woodland planting, sustainable drainage systems and	Pending - Resolution to grant (Oct 2017)	

	associated works; including provision of an internal spine road to connect A358 Staplegrove Road to Kingston Road on land at Staplegrove (East), Taunton		
34/19/0035 <i>'Redrow'</i>	Application for approval of reserved matters following outline application 34/16/0007 for construction of a spine road with associated drainage system and infrastructure on land connecting Staplegrove Road and Kingston/Taunton Road, Taunton	Withdrawn	15/02/2022
34/19/0036 <i>'Redrow'</i>	Application for approval of reserved matters following outline application 34/16/0007 for the erection of 173 No. dwellings including affordable housing (use Class C3), northern ecological buffer, temporary vehicular access from Corkscrew Lane, associated section of spine road, public open space and associated drainage, infrastructure, parking and landscaping for Staplegrove West Phase 1A, located north of Manor Road, Staplegrove	Withdrawn	15/02/2022
34/21/0033 NMA	Application for a Non-Material amendment to application 34/16/0007 to vary Condition No. 03 (to remove the requirement for the first phase green infrastructure RMA to be accompanied by a Place-Making Strategy) and Condition No. 24 (to clarify that the first residential phase can be accessed via the temporary access, as opposed to the first phase of green infrastructure) on land at Staplegrove (West), Taunton	Approval	08/03/2022
34/21/0017 <i>Wetlands</i>	Formation of 2 No. integrated constructed wetlands (ICW) including associated plant, infrastructure, landscaping and on-site redistribution of materials on land off Langford Lane, Langford and land off Nailsborne Road, Nailsbourne	Resolution to grant (Sept 2022)	

6) Environmental Impact Assessment

- 6.1 Upon receipt of an application the Council has to consider if the development falls into Schedule 1 or 2 of the Environment Impact Assessment Regulations. The Council concludes it falls into neither.

- 6.2 Then the Council must consider if the application is:
- i. a subsequent application in relation to Schedule 1 or Schedule 2 development
 - ii. has not been subject to a screening opinion and
 - iii. is not accompanied by an ES (under Reg 9 of the EIA regulations).
- 6.3 In this case the outline development proposal fell within Category 10b (Urban Development Projects) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and the outline application was accompanied by a full Environment Statement.
- 6.4 The Council therefore must assess whether the information it has within the outline ES is sufficient to determine the application now before it.
- 6.5 The conclusions hereon are such that the Council considers the application as an application for reserved matters will not have any further significant environmental effects over and above those assessed at the outline stage and a further environmental statement is not required.

7) Habitat Regulations Assessment

- 7.1 The site lies within the catchment area for the Somerset Moors and Levels Ramsar site. As Competent Authority it has been determined that a project level appropriate assessment under the Conservation of Habitats and Species Regulations 2017 is not required as the Council is satisfied that the proposed green infrastructure buffer, access, public open space, landscape and drainage works will not increase nutrient loadings at the catchment's waste water treatment works. The Council is satisfied that there will be no additional impact on the Ramsar site (either alone or in combination with other plans and projects) pursuant to Regulation 63(1) of the Habitat Regulations 2017.
- 7.2 The site lies within the Hestercombe House SAC, relating to bats. The original outline application was accompanied by a Habitat Regulations Assessment. The Council as Competent Authority was content that the outline proposal would not have a significant effect on the European site (either alone or in combination with other plans and projects) pursuant to Regulation 63(1) of the Conservation of Habitats and Species Regulations 2017 if mitigation took place. The significant planting in the northern buffer is part of that mitigation and as such no new HRA is required.

8) Consultation and Representations

- 8.1 Statutory consultees (the submitted comments are available in full on the Council's website.
Date of Consultation: 1 April 2022
Date of revised consultation: Specific dialogue has been needed with some consultees.

It should be noted not all statutory consultees are consulted on all planning applications. The circumstances for statutory consultation are set out in the Development Management Procedure Order. All comments on original submission unless otherwise stated.

Statutory consultee	Comments	Officer comments
Natural England	<p><u><i>“No objection</i></u> <i>This Reserved Matters (RM) application follows on from an Outline permission for up to 713 dwellings. We understand that this RM application does not include any dwellings and would not enable the build out of the dwellings approved at Outline.</i></p> <p><u><i>Somerset Levels and Moors Ramsar Site</i></u> <i>The application site is within the fluvial catchment of the Somerset Levels & Moors Ramsar Site. The Somerset Levels & Moors is also designated as a Site of Special Scientific Interest under the Wildlife and Countryside Act 1981 (as amended). The designated sites are considered to be in unfavourable condition or at risk due to high levels of phosphorus. If a development is identified as likely to add additional phosphorus to the catchment, planning permission should not be granted until a Habitats Regulation Assessment has been undertaken.</i></p> <p><u><i>Housing projects granted permission at the Outline application stage, prior to Natural England’s advice regarding the need for nutrient neutrality and HRA:</i></u> <i>We note that your authority has taken the view that RM applications for infrastructure, including green spaces/GI, for large housing allocations such as that at Staplegrove West can be approved in advance of further RM applications for dwellings. Natural England has no concerns in principle with that approach but we would advise your authority that you will need to be satisfied that RM applications for housing can and will deliver adequate mitigation to achieve nutrient neutrality and to ensure that there will be no adverse effect on the integrity of the Ramsar Site through a Habitats Regulations Assessment”.</i></p>	This is discussed in Section 7.
Environment Agency	<i>“The Environment Agency would have no objection to the proposal, in principle, providing there is no landscaping on land within Flood Zone 3 and the Suds ponds are located solely in</i>	There is no new landscaping in FZ3 and the SUDS pond is

	<i>Flood Zone 1, as indicated within the planning documents”.</i>	located in FZ1 – No further action.
Lead Local Flood Authority - SCC	<p>Acknowledgement that the application includes the approval of Condition 08 (surface water drainage scheme) from the outline consent.</p> <p><i>“LLFA comments on the above:</i></p> <p><i>a) The LLFA notes the preference to discharge to the A358 culverts and that the applicant is currently investigating the viability of this option. Confirmation of the appropriate right of discharge and any necessary improvements is required on the final strategy.</i></p> <p><i>b) The information submitted is acceptable.</i></p> <p><i>c) Please provide Confirmation on how the required 6m maintenance access strip is being provided.</i></p> <p><i>d) As per a), please provide any necessary information on the final strategy.</i></p> <p><i>e) The information submitted is acceptable subject to confirmation on the culverts as necessary.</i></p> <p><i>f) The information submitted is acceptable.</i></p> <p><i>g) The information submitted is acceptable.</i></p> <p><i>h) The proposed timescale for delivery should be confirmed.</i></p> <p><i>In summary, a number of the points on the condition have been addressed. However, the condition cannot be discharged until the final strategy for discharge has been detailed and demonstrated to be viable including any necessary approvals. Provision of the maintenance access will also be required as per point c)”</i></p>	<p>Information relating to points a), c), d), e) and h) has been received and sent to the LLFA.</p> <p>This relates to the discharge of Condition 08 of the Outline and so is not an impediment to approving this application.</p>
Highway Authority - SCC	<p>A summary of the highway comments is as follows:</p> <p>a) It is recommended that the Public Rights of Way team is consulted, the scheme will affect two Public Footpath routes.</p> <p>b) Further information relating to the construction access strategy is requested.</p> <p>c) Before the surface drainage strategy can be approved, further work is required to determine whether the proposed discharge arrangements would be acceptable to the highway authority.</p> <p>A final highways response to be provided following receipt of further information, and</p>	<p>The PROW team has been consulted.</p> <p>Information relating to points b) and c) has been sent to the HA/LLFA.</p> <p>The Construction Access Strategy is discussed as</p>

	<p>planning conditions to be recommended at that time.</p> <p>Further comments: <i>“Firstly, in terms of the PROWs that cross the site the applicant has responded stating that they have consulted with our Rights of Way colleagues and provided details of how the vegetation will be maintained through their Open Space Strategy and surface improvements will be secured through future S106 agreements. However, there is no evidence that my colleagues have accepted the response put forward by the applicant. As such I would recommend that the Rights of Way Team are consulted to make sure they are satisfied with what has been proposed.</i></p> <p><i>Turning to the construction access for the delivery of the scheme, our previous comments raised questions on how construction access will be provided as part of the scheme delivery as the submission shows the landscaping scheme being implemented in advance of the highway access arrangements. The applicant was required to clarify how safe access for construction activities will be achieved. In response the applicant has stated that Condition 9 of the O/L consent 34/16/0007 requires a Construction Environmental and Traffic Management Plan (CEMP) to be submitted and approved before any phase is commenced. It’s noted that this report is currently being developed by the applicant for this proposal. But as part of their response, they have provided details of what the principles will be based on. The applicant has stated that they can utilise existing field gate accesses along Rectory Road and Mill Lane. The Highway Authority has no objection to this in principle, but the applicant would be required to provide details in the CEMP on how these accesses will operate as well as the number of deliveries which would be expected as part of this process. It’s noted that larger vehicles will need to access Mill Lane for excavation works, having reviewed our GIS mapping PROW T24/7 terminates at the top of Mill Lane as such it is likely that pedestrians will use this route as such the applicant would be required to provide a suitable access into the field that provides good visibility along the Lane.</i></p>	<p>Para 11.19 onwards.</p> <p>PROW team comments indicate no objections.</p> <p>Await CEMP submission.</p>
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	<p><i>The applicant has stated that they have capacity to widen the access as the land is in their control to do so. In terms of the final point, I note the applicant's comment in relation to the amount of traffic which currently use the lane. Like the other points of access, the CEMP will need to provide details of the number of vehicles which will need to utilise the access, whilst it would also be prudent for delivery times to be set as well so that they do not conflict with the existing uses on Mill Lane.</i></p> <p><i>I note that the applicant makes references to the LLFA's response to the application in relation to the drainage strategy, as such I have taken the opportunity to review their latest comments and I note that they have stated that condition 8 of the O/L consent cannot be discharged until the final strategy for discharge has been detailed and demonstrated. I appreciate that the applicant wishes to take a simpler approach and not utilise the culverts under the A358, but before we can commit to this proposal the applicant would need to provide further details of this drainage strategy so that it can be checked and agreed with our drainage engineers.</i></p> <p><i>Regarding the drainage associated with the spine road, I would agree with the applicant that the requirements for the GI proposals would need to be factored into the detailed design of the road. This can be picked up through our ongoing meetings with the applicant on this matter".</i></p>	
<p>Staplegrove Parish Council</p>	<p><i>"Staplegrove Parish Council repeats its original objection made against 34/19/0035 and 0036 , in the strongest possible terms, to the currently proposed connection of the western end of the spine road to the A358 Staplegrove Road. No explanation has been forthcoming from the developer as to the advantages of this location nor has there been any justification from Somerset CC Highways Department as to why they thought that this was an acceptable solution. It is essential that the spine road should be a continuous link between Kingston Road and Silk Mills Lane and hence the obvious and very much the most desirable connection for the western end must be directly with Silk Mills. The connection here would be a simple traffic light controlled crossroad junction with the spine road and which would enable Mill Lane to</i></p>	<p>The position of the access to the Staplegrove site is not for determination as part of this application.</p>

	<i>join the spine road clear of the junction. It would also have the advantage of providing an easy exit for excavated material arising from the construction of the spine road higher up to the east of the junction. But more importantly it would also save the significant costs of the third suggested junction, together with its dangerous maximum inclined slope of the spine road's connection to that junction. On completion there would then be a circular route from Wellington Road round to Kingston Road, and beyond, to enable traffic to pass eastwards clear of the town centre".</i>	
Kingston St Mary Parish Council	<i>"Although fully supporting planning application 34/22/0011, the Parish Council requests that the proposed planting should contain more native species and be more substantial, thereby providing an effective ecological screen, in keeping with the size of the proposed Staplegrove West Development. The Parish Council also considers that the funding arrangements for maintaining the proposed ecological buffer should be agreed prior to this Planning Application being approved. It is considered inappropriate for Kingston St Mary residents to be responsible for any future ongoing costs arising from the proposed Staplegrove West Development".</i>	The mixture of species and the proposed size of trees is considered acceptable. Maintenance is addressed at Para 11.36 onwards.
Bishops Hull Parish Council	<i>"Resolved: Support the comments raised by Staplegrove Parish Council and enforce the need of a robust strategy to manage and maintain the open areas / ecological elements of the scheme well into the future. This should both mitigate against the loss of existing and increase native habitats".</i>	Maintenance is addressed at Para 11.36 onwards. A management plan has been submitted.

8.2 Non-Statutory Consultees

All comments on original submission unless otherwise stated.

Non-Statutory consultee	Comments	Officer comments
SWT Green Infrastructure Officer	<i>"Generally supportive with what is being proposed, I am writing here few comments – 1) I support the use of native species adjacent to the existing hedgerow and the 18m woodland buffer along the site's northern boundary. I also support</i>	2) Seating is discussed at Para 11.14. 3) Maintenance is addressed at

	<p><i>the use of taller trees species which will contribute to visual and light mitigation from (and to) the future development.</i></p> <p><i>2) The scheme connects to existing PROWs (PROW 24/6 and PROW 24/15). The existing PROWs interlink with the proposed pedestrian routes (in future phases) which creates a more comfortable network. At the specific areas where the north-south (the routes that comes from the neighbourhood and continuing to the countryside) interlinks with the east-west ecological buffer, I would suggest including benches and a sitting area and creating a place for people to stay. This is in addition to the future LEAP area that is proposed in the future phase.</i></p> <p><i>3) I support the proposed planting strategy the species and the provision of woodlands. I haven't seen management and an ongoing maintenance plan to secure a successful and long-lasting planted area.</i></p> <p><i>4) I would suggest further strengthening the identity of the different areas along the green buffer. This should be considered in relation to the future phases and development.</i></p> <p><i>5) The scheme drainage strategy proposes attenuation ponds on the east part of the development. Another attenuation pond is being proposed east of the future development. Rainwater is drained into the ponds using pipes. I would encourage considering a network of smaller filtration ponds to collect and clean runoff before it arrives to the large ponds on the east edge of the site. A number of SuDS elements could be integrated as part of the design rather than draining all the rainwater to larger attenuation ponds. I would also suggest considering planting specific filtration vegetation species within the larger attenuation ponds to clean the water”.</i></p>	<p>Para 11.19 onwards. A management plan has been submitted.</p> <p>4) This can be addressed as adjoining Reserved Matters applications come forward.</p> <p>5) The drainage strategy was established at the outline stage, although better use of integrated SUDs is being looked at across the wide site.</p>
<p>SWT Tree Officer</p>	<p><i>“I am generally in support of the proposed planting plans for this phase 1 northern buffer zone. We will need to see a detailed management strategy for the scheme, as</i></p>	<p>Maintenance is addressed at Para 11.36 onwards.</p>

	<p><i>well as the usual protection plans for existing trees and hedgerows where necessary. Regarding the 'standard' tree planting within the Suds areas, could we have more variety of native species – there's a lot of Acer campestre currently proposed – could add species such as Alnus glutinosa or incana or Salix (willow) species. Within the Rag Hill pasture, just two or three oaks through the middle would be good, given plenty of space to become broad mature specimens. I think that the woodland planting drawing number 3 is missing some detail about the standard tree species on the plan?"</i></p>	<p>Management is considered at Para 11.9 onwards.</p> <p>Additional tree planting in the SUDs area and several more oaks will be conditioned.</p>
SCC Ecologist	<p><i>"Having reviewed the submitted information for the reserved matters application, I am happy that the proposed landscaping is in line with the recommendations from HRA completed at outline stage. However a LEMP will still be required in line with condition 14 of the outline in order to detail the management of these proposed habitats. In addition I would like to reiterate that conditions 15, 16, 17, 18, 19, 20 and 21 in regards to ecology are still outstanding and are still required to be discharged"</i></p>	<p>Noted.</p>
SW Heritage Trust	<p><i>"The applicant submitted an archaeological Written Scheme of Investigation for excavation in February 2020 in response to the requirements of Condition 6 of outline permission 34/16/0007. Therefore there are no archaeological issues associated with this reserved matter application and we have no objections to this proposal".</i></p>	<p>No further action.</p>
SCC Rights of Way	<p><i>"I can confirm that there are public rights of way (PROW) recorded on the Definitive Map that run through the site (public footpath T 24/6 and T 24/15) at the present time. Two trails, the West Deane Way and Channel to Channel, run along path T 24/6. We have no objections to the proposal, subject to the following:</i></p> <p><u><i>1. Specific Comments</i></u></p> <p><i>The proposed tree and shrub planting must not obstruct the legal lines of the PROWs. Surface improvements to the paths T 24/6 and T 24/15, and contributions to cope with an increase in future use, as well as the connecting path to the PROWs, should be</i></p>	<p>Informative note proposed.</p>

	<p><i>secured through a s106 agreement and can be technically approved under a s38 adoption agreement. In the event that there is not a s38 agreement, then a separate s278 agreement will be required</i></p> <p><u>2. General Comments</u></p> <p><i>Any proposed works must not encroach onto the width of the PROW”.</i></p> <p>Later comments – <i>“We are happy with these proposals assuming that the maintenance will be transferred to the management company/open space responsibility in future. For the areas that cross the footpaths, a surface improvement application to SCC Rights of Way Team will be required”.</i></p>	
Health and Safety Executive	The “ <i>development does not intersect a pipeline or hazard zone, HSE Planning Advice does not have an interest in the development”.</i>	No further action.
National Grid	Presence of electricity lines – need to consult prior to works.	Informative note proposed.
Wales and West Utilities	Presence of gas mains – need to consult prior to works.	Informative note proposed.
Wessex Water	<p><i>“There is an existing private main crossing the site providing a public water supply from the A358 to Staplegrove Lodge and neighbouring properties. Appropriate easements from major planting or structures to be observed which will be subject to building regulations.</i></p> <p><i>If elements of the SuDS strategy are to be offered for adoption by Wessex Water the strategy will need to conform with Sewerage Sector Guidance and Wessex Water’s SuDS adoption guide”.</i></p>	Informative note imposed.

8.3 Local representation

8.3.1 This application was publicised by 90 letters of notification to neighbouring properties and site notices were displayed around the periphery of the site, at site entrances and on Public Rights of Way.

8.3.2 The consultation resulted in 5 representations, all raising objections or concerns.

Comment - Objection	Officer comment
Principle	

<p><i>“The Flora and Fauna are very important for wildlife habitat etc. and protecting the landscape for all concerned, and flooding is certainly a concern for everyone. This development should be reconsidered given the changes to our climate and views on habitat since this planning conception”.</i></p>	<p>The development benefits from outline consent.</p>
<p><i>“With the sheer number of houses recently built or under construction in and around Taunton I do not believe that a further development of the size of Staplegrove West and East is necessary”.</i></p>	<p>The development benefits from outline consent.</p>
<p>Motive</p>	
<p><i>“It is patently obvious that this application is only being put forward so that the ill-conceived Outline Planning Consent does not lapse, and so that the latest incarnation of a developer will obtain some greenwash...”</i></p>	<p>The submitted Reserved Matters application does have the effect of maintaining the outline consent as being able to be lawfully implemented.</p>
<p>Access</p>	
<p><i>“...we would suggest that the developer needs to provide detail of where the access is intended for the work involved in grounding of the Electricity supply and any other relating work. We are unaware of any agreement in the outline planning of access accept via a “drop down road” off Corkscrew Lane, which arguably is not suitable for the heavy machinery / transport required. Should this access be used, how would this machinery /transport, safely access the said site?</i></p>	<p>The Construction Access Strategy is discussed as Para 11.19 onwards.</p>
<p><i>“Manor Road in Staplegrove is already subject to traffic calming measures and Rectory Road is a narrow residential road with much on street parking and a bend with a high wall near the junction with Manor Road. It is unsuitable for construction traffic. The matter of access was highlighted as an area of concern and subject to much discussion with the original planning application and I understood that the only site access for construction traffic would be through the temporary access road near the old Village World site on Corkscrew Lane which would be reached from the Kingston Road end. The scale of the works required to put the electricity cabling underground will require large machinery and no doubt many deliveries to the site as well as site workers vehicles. Unless this construction traffic is able to access the site from the temporary</i></p>	<p>The Construction Access Strategy is discussed as Para 11.19 onwards.</p>

<p><i>access road as previously agreed for the original planning application, I believe this current application 34/22/0011 should be refused”.</i></p>	
<p><i>““The Northern Ecological Buffer” - Does this suggest that the Spine Road will be given higher priority? At various times over the past seven years – e.g. 'Public Consultation' in 2015 and Plans Committee in 2017 – everyone was assured that the Spine Road would be built first and no drop down road off the hazardous Corkscrew Lane would be needed. I strongly suspect the answer is “no”. Also if it is to be an ecological buffer shouldn't it be wider?”</i></p>	<p>The Outline Consent and accompanying s106 set out the delivery timescale for the spine road. This application does not seek to change that. In terms of the width of the buffer the extent of buffer required is set out by Condition 16 of the Outline Consent which this application meets. It is already shown at circa 18m wide.</p>
<p>Other matters</p>	
<p>There are no timescales for the planting to take place.</p>	<p>It is envisaged the planting will take place during a planting season over the next two years.</p>
<p><i>“Drainage – I believe that the large ponds envisaged could increase the risk of flooding. Since initial studies going back seven years much has changed. Climate change and localised flooding has increased. Sudden heavy rain is now much more frequent and with far fewer green fields to absorb the rain, I believe that further smaller networks of ponds would be needed to collect and clean water runoff”.</i></p>	<p>The EA nor the LLFA support the suggestion this application will increase the risk of flooding. The site wide drainage scheme will account for climate change and employ SUDs.</p>
<p><i>“...the planting scheme allows for some dwellings to be constructed between Whitmore Lane and the line of trees running north and south behind the old Village World premises. This is wrong as all of that land should form part of the Green Wedge in line with the previous recommendations for the extended Green Wedge from Taunton Deane Borough Council, dating back to 2012”.</i></p>	<p>This application does not seek to establish the extent of the Green Wedge. The approved Outline Consent includes an agreed Masterplan showing the extent of the Green Wedge.</p>

8.3.3 There were no letters of support received.

9) Relevant planning policies and guidance

9.1 Section 70(2) of the Town and Country Planning Act 1990, as amended ("the 1990 Act"), requires that in determining any planning application regard is to be had to the provisions of the Development Plan, so far as is material to the application and to any other material planning considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) ("the 2004 Act") requires that planning applications should be determined in accordance

with the Development Plan unless material considerations indicate otherwise. The site lies in the former Taunton Deane area. The Development Plan comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (SADMP) (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

- 9.2 Planning (Listed Buildings and Conservation Areas) Act 1990 sections 66 and 72 are relevant in order to assess the impact on heritage assets.
- 9.3 Both the Taunton Deane Core Strategy and the West Somerset Local Plan to 2032 were being reviewed and the Council undertook public consultation in January 2020 on the Council's issues and options report for a new Local Plan covering the whole District. Since then the Government has agreed proposals for local government reorganisation with a Structural Change Order for a new unitary authority for Somerset to be created from 1 April 2023. The Structural Change Order requires the new Somerset authority to prepare a local plan within 5 years of vesting day.
- 9.4 Relevant policies of the Development Plan in the assessment of this application are listed below.

Core Strategy 2012

SD1 - Presumption in Favour of Sustainable Development
CP1 - Climate Change
CP7 - Infrastructure
CP8 - Environment
DM1 - General Requirements
DM2 - Development in the Countryside
DM5 - Use of Resources and Sustainable Design

Site Allocations and Development Management Plan 2016

ENV1 – Protection of trees, woodland, orchards and hedgerows
ENV2 – Tree Planting within new developments
ENV4 – Archaeology
ENV5 – Development in the vicinity of rivers and canals

Relevant Supplementary Planning Documents

None are applicable.

Other relevant policy documents

Somerset West and Taunton Council's Climate Positive Planning: Interim Guidance Statement on Planning for the Climate Emergency

Neighbourhood Plans

There is no made Neighbourhood Plan for either Staplegrove or Kingston St Mary parish areas.

The National Planning Policy Framework

The revised National Planning Policy Framework (NPPF), last update July 2021 sets the Governments planning policies for England and how these are expected to be applied.

Relevant Chapters of the NPPF include:

2. Achieving sustainable development
3. Decision-making
11. Making effective use of land
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

10) Local Finance Considerations

Community Infrastructure Levy

The application is for a development type where the Community Infrastructure Levy (CIL) is not charged. As such there would not be a CIL receipt for this development.

11) Material Planning Considerations

11.1 The main planning issues relevant in the assessment of this application are as:

- The principle of development
- Phasing
- Flooding and Drainage
- Landscape
- Ecology
- Transport and Highways
- Impact on Residential Properties
- Heritage and Archaeology
- Roles and Responsibilities

Principle of Development

11.2 At its centre this is a nature based low impact development which achieves multiple benefits, notably mitigation for the resident bat population from harm caused by the wider residential development to follow.

11.3 To properly perform the S38(6) duty the LPA has to establish whether or not the proposed development accords with the Development Plan as a whole. This needs to be done even if Development Plan policies "pull in different directions", i.e. some may support a proposal, others may not. The LPA is required to assess the proposal against the potentially competing policies and then decide whether in the light of the whole plan the proposal does or does not accord with it. In these circumstances, the Officer Report should

determine the relative importance of the policy, the extent of any breach and how firmly the policy favours or set its face against such a proposal.

- 11.4 This application and the assessment of it is not an opportunity to reopen an assessment of the principle of the Staplegrove (West) development. As an application for Reserved Matters it draws on the framework and requirements established at the Outline stage.
- 11.5 The section 106 agreement which accompanies the Outline decision required a Public Open Space Strategy to be submitted to guide the design of all public green spaces. This has been submitted and has been subject of consultation with the local Parish Councils and SWT Ward Members. A revised version is now considered acceptable by Officers and is attached as Appendix 2. This application has been brought forward in accordance with the Public Open Space Strategy.
- 11.6 This report assesses the material considerations and representations before reaching a conclusion on adherence with the Development Plan as a whole.

Phasing

- 11.7 A phasing plan is required to be submitted with the first Reserved Matters application; such a plan has been submitted. This Reserved Matters application for green infrastructure is Phase 1 which has already been agreed with the Council. The proposed phasing plan shows changes from that envisaged at the Outline stage and so this requires further consideration. It was not and is not expected that the Phasing Plan be agreed as part of this application so that process will continue offline.

Flooding and Drainage

- 11.8 Policy CP8 understandably seeks to manage development in flood zones, but the development is largely planting and within Flood Zone 1. The proposed detention basin required excavation but is also located with Flood Zone 1 but is located adjacent to Flood Zone 3 and will ultimately discharge into the Back Stream.
- 11.9 Information has been submitted to satisfy LLFA/HA concerns. Initially some surface water was to be discharged to a highway culvert, but this has now been switched to discharge into the watercourse. Outline Condition 08 will need to be agreed before works start and so is not an impediment to approving this application.
- 11.10 It is considered the proposal complies with the National Planning Policy Framework (NPPF) and local planning policy CP8 with respect to flood risk and is an appropriate development at this location.

Landscape

- 11.11 The assessment of the impact of this development from a landscape perspective starts with understanding the baseline, the context and use of the current site. As a farmed, managed and man-made landscape the site presents a typical countryside scene, of improved grassland, large field patterns, hedged and treed boundaries with grazing dairy herds. The site is criss-crossed by lanes and rights of way which bring an element of public intrusion and visibility.
- 11.12 Part of the site is included in and the rest adjoins the Rag Hill Special Landscape feature designation. It is said *“The gently sloping escarpment significantly ‘hides’ the built up areas of Staplegrove village as seen from the Vale of Taunton and the higher ground of the Quantock Hills to the north. Although the area is generally degraded by three major power lines the underlying landscape is still an important feature within the local landscape”*. Within the designation at ‘Recommendations for Enhancement’ it states, *“good hedgerow management and encouragement of hedgerow trees would help maintain a more enclosed and intimate landscape”*. This proposal meets that objective.
- 11.13 With the provision of circa 7.8ha of habitat enhancement through hedge and tree planting it is felt CS Policy DM1, and SADMP Policies ENV1 (hedge and tree protection) and ENV2 (tree planting in new developments) will be met.
- 11.14 Whilst this will be a predominately landscaping scheme when first installed the area will in time become part of the public open space network within the residential development. It is not intended to allow any greater public access than already exists until that time, but the proposal allows for a path to be installed, subject to a phasing condition and future seating and viewpoint areas will be ratified once adjacent uses are known.

Ecology

- 11.15 Policy DM1 seeks to ensure proposals will not lead to harm to protected wildlife species or their habitats. The 7.8ha ‘Northern Buffer area’ of hedging and trees exists to provide mitigation for the local bat population situated at Hestercombe House. A new bat house will be constructed via Condition 17 of the Outline Consent. The creation of an 18m wide corridor will also create increased biodiversity for a number of species.
- 11.16 No additional HRA is required for this proposal within the Bat Consultation Zone relating to Hestercombe House, as referred to in Policy CP8, as this proposal is the mitigation for the assessed harm to the bat population undertaken at the Outline stage, see Para 7.2.

- 11.17 Outline Condition 14 requires a Landscape and Ecological Construction Method Statement to be agreed before works start. Outline Condition 17 requires a bat house to be to be constructed within 24 months of a start on site. Outline Condition 19 requires ecological monitoring of the whole site to be undertaken up to 12 months after the final residential occupation. Outline Condition 21 requires external lighting to safeguard biodiversity, although no lightning is proposed in this phase.
- 11.18 The Council published an update to its Interim Guidance Statement on Planning for the Climate Emergency in March 2022. It questions, via an embedded checklist, whether the development responds to the ecological emergency by protecting and enhancing ecology, whether it acts as a carbon store, whether it uses sustainable materials and whether it mitigates flood risk. Whilst the guidance, and questions, were not written specifically with his development type in mind it is considered the proposal is positive on all of these aspects and this is further ratified by the comments of the statutory consultees.

Transport and Highways

- 11.19 The proposal will not attract traffic movements initially given it is to serve a future development and will not be opened to the public beforehand. The transport considerations largely therefore revolve around the implementation period.
- 11.20 The Outline consent (Condition 09) requires a Construction Environmental Management Plan (CEMP) to be agreed for each phase prior to works on that phase. The Outline consent was approved on the basis that all construction traffic is to access the site via a drop-down road off Corkscrew Lane and via internal haul road thereon. Outline Condition 32 requires all construction vehicles leaving the site to be in such a condition as to not transfer mud etc onto the highway.
- 11.21 When viewed in isolation this application is for planting and very specific groundwork, predominantly in the 'Mill Lane field' which is separated from the main site, situated as it is on the west side of Mill Lane.
- 11.22 If the Council wishes the planting to be undertaken sooner rather than later then it may be considered reasonable to allow other specific points of access mindful that the level and nature of traffic is envisaged to be appropriate for the nature of the lanes/roads that would be used. Otherwise the implementation of this scheme will have to wait for the full haul road to be constructed.

- 11.23 Paragraph 111 of the National Policy Framework states “*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*”, and it is considered this proposal, in terms of the traffic impacts would not reach that trigger.
- 11.24 Whilst all these conditions can be considered offline, by officers and consultees, and need not impede the approval of this application the specific points of access to implement this phase is of interest now to local residents.
- 11.25 Concerns have been expressed regarding the potential for local roads to be used and how they may be impacted by ‘construction’ traffic. It will need to be decided whether the one-off delivery and collection of heavy earth moving equipment, and the fact other agricultural/delivery vehicles would continue to use the same routes throughout the construction phase are reasons to require the developer to construct the drop-down road and create a haul road to undertake this specific work and any concession is carefully worded so as not to imply suitability for the future traffic associated with a residential parcel for example. If other access points are not deemed suitable for this specific application then the haul road would need to cross Rectory Road and Mill Lane, plus a right of way to reach the ‘Mill Lane Field’ in any case.
- 11.26 The applicant is drawing up a CEMP to demonstrate how these access points could be used to serve this application, until that is submitted and considered it is not felt appropriate to discharge Condition 09 but that doesn’t stop this application being approved, with those safeguards in place.

Impact to Adjacent Residential Properties

- 11.27 In this regard the principle issue relates to any impacts during the construction phase. When completed it is not envisaged any routine maintenance tasks will cause undue disturbance.
- 11.28 Some noise is likely from the delivery, operation and collection of heavy earth moving equipment during the construction period. Two important points to consider are part of the site is adjacent to the very busy and noisy A358 and the remainder is a working landscape, and as such the operation and movement of agricultural machinery is commonplace (and occurs without planning control). As such this assessment has been made against that context.
- 11.29 Policy DM1 outlines that potential noise pollution which could adversely impact amenity of residents or occupants of a site should be appropriately dealt with.

- 11.30 The enforcement of any future CEMP is somewhat complicated by the fact this is a working farm and therefore there will be at times activity that is associated with that which may cause harm and will not be 'caught' by the CEMP. Working hours, vehicle routes and task assignment may become hard to differentiate and lead to a challenge to provide suitable enforcement capacity to police.
- 11.31 It is considered given the nature of the proposal that potential air pollution, water pollution, noise, dust, lighting, glare, heat, vibration and other forms of pollution or nuisance which could arise as a result of the development will not unacceptably harm public health or safety, the amenity of individual dwellings or residential areas or other elements of the local or wider environment will not occur.

Heritage and Archaeology

- 11.32 The General Duty on the LPA in its exercise of planning functions with respect to listed buildings is set out under s66 and s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In the case of s66 the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and in the case of s72 a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings. Paragraphs 189-208 of the NPPF set out the policy guidance for the enhancement and conservation of the historic environment.
- 11.33 Neither application site is within a Conservation Area, nor does it contain any Listed Buildings. However, there are a number of listed buildings in the wider vicinity. In this case the main consideration is regarding the setting of those assets. Staplegrove Lodge is the closest to the proposed excavated detention basin in the 'Mill Lane field'. The likely attenuation feature was tested at the Outline Stage and found to be acceptable. Whilst there will be a short-term impact during and immediately after construction, the general open view will be maintained and enhanced with more planting. This area also falls with the Rag Hill SLF and near to a Flood Zone and so isn't appropriate for residential development.
- 11.34 Given the nature of the proposal, the wider farmed landscape and intervisibility these heritage assets are unlikely to be adversely impacted by the proposal. This view has been reached mindful of the Historic England's advice contained in 'The Setting of Heritage Assets' (2017).
- 11.35 With respect to archaeology, the wider site has some potential and so a Written Scheme of Investigation (WSI) was conditioned as part of the Outline Consent. SADMP policy ENV4 is relevant. Outline Condition 06 will need to be agreed before works start.

Roles and Responsibilities

- 11.36 The issue of management and maintenance requires assessment and revolves around three main questions – who has the ultimate responsibility to maintain the planting and basin, who pays for the ongoing maintenance and what is the maintenance that needs to take place?
- 11.37 Who pays for the ongoing maintenance? Given the surface water drainage scheme and landscape planting will mitigate impacts caused by and provide public open space for the Staplegrove (West) development the costs and responsibility for ongoing maintenance will be borne by a management company which will be financed via a charge to new properties within the Staplegrove (West) development. This long-term funding model will only change if the current SWT work on Stewardship elicits a different funding model. The initial planting and set-up costs plus initial management, until there are sufficient new properties to pay, will rest with the landowner/developer.
- 11.38 Given this linkage there is less reason to be fearful about the future management company or landowning company 'going bust' or getting wound up, leaving the responsibility for maintenance unclear or with a Parish Council, community interest company or lands trust.
- 11.39 It is worth noting that at present all POS, attenuation basins, play areas and the community hall to be provided at Staplegrove will also likely be managed by the same Management Company in all likelihood, and so the default concern is actually a much wider issue at Staplegrove and in the town more widely than just this proposal.
- 11.40 Finally it is of course evident that the site contains significant hedging and many mature trees and the site is criss-crossed by public rights of way which appear to be already well managed and maintained.
- 11.41 What is the maintenance that needs to take place? The scheme is such that little day-to-day management is required. The planting will require supervision after planting and the basin will be monitored for performance and then will be managed as per the other existing landscape features, hedges and trees by the landowner/developer and then a more detailed plan of weekly, monthly, annual tasks will be established by the Management Company or other such arrangement as may be put in place.

12) Planning Balance and Conclusion

- 12.1 The creation of the proposed surface water attenuation and northern buffer planting is entirely consistent with the Outline Consent granted in 2019.

- 12.2 The recorded concerns and objections have been replicated, explained, and assessed in this report, balanced against a series of material considerations.
- 12.3 It is considered that the application accords with the Development Plan when taken as a whole, with any residual concerns able to be mitigated by condition on this application or via existing safeguards via conditions imposed on the Outline Consent alongside its signed s106. For the reasons set out above, having regard to all the matters raised, it is therefore recommended that planning permission is granted subject to the stated conditions set out in full in Appendix 1 and the prior signing of a legal agreement.
- 12.4 In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998 and the Equality Act 2010.

Appendix 1 – Planning conditions and Informatives

1. The development hereby permitted shall be carried out in accordance with the plans and documents

DrNo. 21-056-100 RevA	Site Location Plan
DrNo. 21-45-PL-201 RevE	Northern Buffer Woodland Planting (1of3)
DrNo. 21-45-PL-202 RevD	Northern Buffer Woodland Planting (2of3)
DrNo. 21-45-PL-203 RevE	Northern Buffer Woodland Planting (3of3)

Phase 1 Masterplan and Design Guide, Dated 29 March 2022
 Ecological Statement, ead Ecology, Dated 28 March 2022
 Arboricultural Survey, Impact Assessment and Protection Plan, mhp, ref 22013 V3, Dated 29 March 2022
 Surface Water Drainage Technical Summary, Stantec, Rev F, Dated 28 March 2022
 Reason: For the avoidance of doubt and in the interests of proper planning.

2. Prior to the commencement of development, a plan detailing the specification and installation phasing of the informal path shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the agreed phasing and specification plan. Reason: To ensure that the future public use of the site is afforded suitable pedestrian infrastructure.

3. The tree protection measures set out in the Arboricultural Survey, Impact Assessment and Protection Plan, mhp, ref 22013 V3, Dated 29 March 2022 shall be fully implemented prior to the commencement of any works and maintained throughout the construction phase. Reason: To safeguard tree and hedgerows in accordance with Policy ENV1 of the SADMP.

4. Prior to the commencement of works revised plans showing additional trees within the SUDs and Rag Hill area as described in the email form Origin3 dated 21 October 2022 shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the agreed plans. Reason: To encourage a greater coverage of tree planting to accord with Policy ENV2 of the SADMP.

5. In accordance with the Phase 1 Masterplan and Design Guide a specification for bird boxes, log piles and hibernacula shall be submitted to the Local Planning Authority with installation to take place in accordance with a timescale agreed in writing with the Local Planning Authority prior to commencement of development. Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in paragraph 174(d) of the National Planning Policy Framework.
6. No development hereby approved shall interfere with or compromise the use of the public rights of way unless previously agreed. Details of the location and treatments of any construction traffic crossing points over the PROWs shall be submitted to and approved by the Local Planning Authority prior to any works taking place and thereon the development shall be carried out in accordance with such approved details. Reason: To ensure the use of PROWs is not compromised during the course of the development.

Notes

1. In accordance with the National Planning Policy Framework the Council has worked in a constructive and creative way with the applicant to find solutions to problems in order to reach a positive recommendation and to enable the grant of planning permission.
2. The comments of the SCC Rights of Way Team, dated 21/06/2022, should be reviewed. The SCC Rights of Way Team should be contacted regarding a temporary path closure and for surfacing authorisation prior to any works commencing (email scresswell@somerset.gov.uk). Development, insofar as it affects the rights of way should not be started, and the rights of way should be kept open for public use until the necessary Order (temporary closure/stopping up/diversion) or other authorisation has come into effect/ been granted. Failure to comply with this request may result in the developer being prosecuted if the path is built on or otherwise interfered with.
3. The applicant is advised to contact Wessex Water, Wales and West Utilities and National Grid prior to any works commencing to agree rerouting of services and/or any protection measures relating to utilities crossing the site.

Appendix 2 – Proposed Public Open Space Strategy

Staplegrove West

Public Open Space Strategy

for Somerset West and Taunton Council

February 2022

Staplegrove West			Document Ref: 21-45-CR01	
Revisions				
Revision	Date	Description	Prepared	Approved
0	03/02/2022	Document created	JS	JBG
A	16/03/2022	Client Comments	JS	JBG
B	18/05/2022	SWT Comments	JS	DRAFT
C	26/05/2022	SWT Comments	JS	JBG
D	28/09/2022	SWT/Parish Council Comments	JS	JBG

Contents

1 : Introduction

2 : Summary Strategic Landscape/POS Objectives

3 : Landscape Maintenance Regime/Management Objectives

4 : Landscape Management Operations

5 : Post Construction Management Actions

6 : Roles and Responsibilities

1: Introduction

The Staplegrove West Development (Application No. 34/16/0007) was granted Outline planning approval by Somerset West and Taunton Council (SWT) in April 2019.

As part of the accompanying Section 106 Agreement, SWT require the submission of a Public Open Space Strategy.

The Section 106 agreement defines Public Open Space as:

'the open space including woodland planting and SuDS to be provided on the Site pursuant to the Public Open Space Strategy and Reserved Matters Approvals'

The agreement goes on to define the Public Open Space Strategy as:

'an overarching landscape strategy for the Development (to be generally in accordance with the Parameters Plan 5 - Landscape Strategy (Drawing Number 604 Rev M) submitted as part of the Planning Application and identifying inter alia strategic areas of planting, open space, meadow and woodland planting and species to be used, the number of LEAPs and NEAPs and location of the LEAPs and NEAPs to be submitted for approval to the Borough Council in accordance with Paragraph 1.1 of this schedule, the works specification for the laying out of the Public Open Space and the proposed timing of provision of the same (to be generally in accordance with the Parameter Plan 6 Indicative Phasing Plan Drawing Number 605 Rev L)'

Paragraph 1.1 of the Section 106 agreement sets out the requirement for the following;

1.1 Not to submit applications for Reserved Matters Approval until they have submitted to and received approval from the Borough Council:

1.1.1 for the Public Open Space PROVIDE THAT if the Public Open Space Strategy is not approved or refused by the Borough Council within 30 working days of submission to them for approval, ..then it shall be deemed approved

1.1.2 of a fully detailed regime to manage and maintain the Public Open Space "the Management Regime" and which identifies:

- i. The future management and maintenance requirements of the Public Open Space in perpetuity.*
- ii. The proposed ongoing maintenance operations for the Public Open Space, specifically identifying the management objective, task and the timing and frequency of the operation for all the features of the Public Open Space.*
- iii. The proposed means of ensuring access to the Public Open Space and use thereof by the public in perpetuity.*
- iv. A mechanism for the periodic review with the Borough Council and where necessary amendment of the Management Regime*

The Richards Partnership were commissioned to prepare a Public Open Space Strategy and Management Regime for the Staplegrove West development in line with SWT requirements.

This document sets out the overarching strategy for the wider site and should be read in conjunction with the Surface Water Strategy Technical Summary produced by Stantec.

Detailed proposals and individual Landscape and Ecological Management Plans (LEMPs) will come forward with each Application for Reserved Matters Approval. As they are approved, each LEMP should be appended to this strategy and any targeted and/or general management recommendations deemed supplementary to those within this document included within the management operations and schedules contained with Sections 4 & 5.

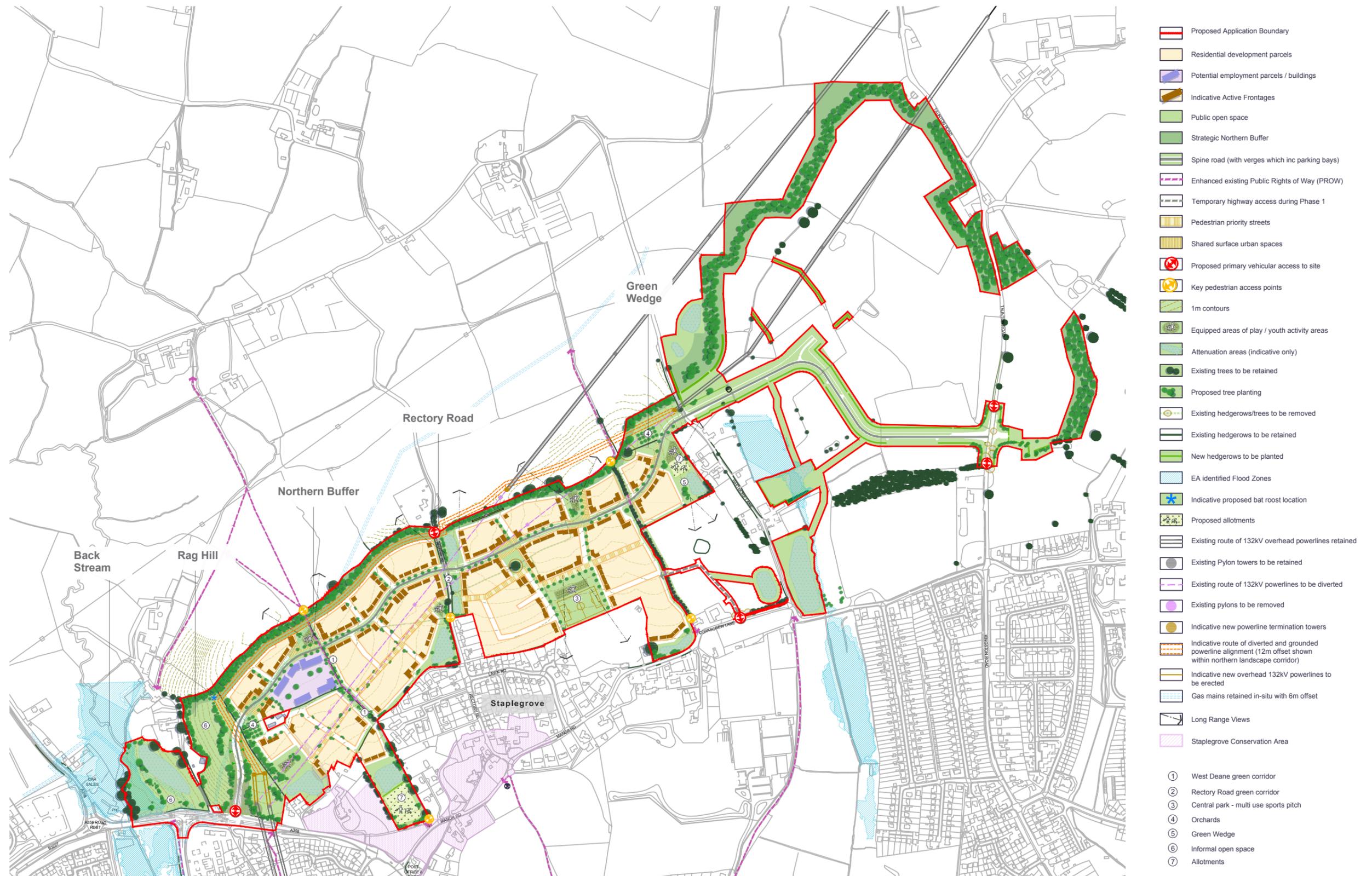
Appendix 3 of this document sets out a short summarised checklist of the strategic landscape and POS objectives for Staplegrove West. Each application for reserved matters approval should be considered against this checklist.

The consented masterplan for Staplegrove West included a quantum of 11.09 ha public open space. The Public Open Space Strategy (POS) was based upon Taunton Dean Borough Council's policy requirement at the time and the POS equated to 28% of the overall Staplegrove West development. Although not counted towards the POS provision, the northern green buffer and attenuation areas will also function as usable open space.

It is acknowledged that the site is located within a nationally designated Garden Town. As such, any proposed development will be required to demonstrate accordance with the associated Garden Town principles.

It is also acknowledged that the Section 106 Agreement requires that all Reserved Matters applications will be accompanied by a Place-making Strategy (Condition 3), Neighbourhood Masterplan and Design Guide for the Neighbourhood Area (Condition 4) and Landscape and Ecological Management Plan (Condition 14).

Consented Masterplan for Staplegrove West Dwg No. 407 Rev E (Origin 3)



2: Summary of Strategic Landscape/Public Open Space Objectives (Refer Consented Parameters Plan 5)

The development's Public Open Space (POS) provision and categories are defined on the consented Landscape Strategy parameter plan as shown opposite.

In developing the Landscape Strategy for Staplegrove West, an overarching objective has been to ensure the new neighbourhood is delivered in a way which responds to the setting of the site and recognises the site's role in defining a new urban edge for Staplegrove.

The landscape structure has therefore developed as a network of linked open spaces and green infrastructure (GI) corridors which stretch across the site and provide the following key features;

- A robust tree planting belt and POS corridor along the site's northern boundary providing visual screening and protecting the attractive views from the Quantock Hills AONB towards the site, and from the site to the AONB.
- Biodiversity linkages, and a fully accessible and continuous POS corridor along the northern boundary, featuring an informal pathway and nodal 'pocket parks' which provide and protect publicly accessible views toward the Quantocks.
- Strong north-south GI corridors which contain PROWs and form linkages with the northern boundary corridor, creating numerous attractive and fully accessible connections between the open countryside, the new neighbourhood and existing Staplegrove.
- Retention of open space across Rag Hill and along the Back Stream Corridor protecting views on approach to Staplegrove and providing informal public access.
- Provision of a publicly accessible 'Green Wedge' between Staplegrove West and East.
- Provision of attractive and overlooked pedestrian and cycle routes across the site linking to key open spaces, LEAPs, NEAPs and allotments.

This green network of interconnected spaces will provide landscape structure, biodiversity linkages, visual screening, integrated drainage features and above all an attractive and healthy setting for the new neighbourhood.

The following section identifies Staplegrove West's strategic network of GI and open space provision and outlines the overarching usage aspirations and long term objectives for each strategic area.

As a general long term principle, all areas of POS and strategic planting across the site will be designed and managed as ecologically diverse, attractive, robust and fully accessible assets which will ensure the new community adopts and uses these spaces as intended. The linked nature of the POS and GI infrastructure, including the shared pedestrian cycleway along the spine road, will be maintained and protected in perpetuity in order to sustain the green network as set out in the consented masterplan.

All visual and ecological mitigation planting will be detailed and specified utilising the species selection developed for the northern buffer planting in consultation with Somerset County Council's ecologist and which comprises locally prevalent native species which will establish and respond to the wider setting. (Refer Appendix 1). This principle will also extend to the north-south landscape corridors.

All built form, surfacing, boundary details, street furniture and play equipment will be fit for purpose, sourced from reputable manufacturers and selected for strong sustainability credentials.

Long term management must ensure the diverse nature and landscape character as originally set out in the approved Landscape, Land Budget and Movement Parameter Plans is maintained and that the proposed function or multi-functions as set out, whether it be active recreation, visual mitigation, habitat provision or GI linkage is sustained. Responsiveness to change, both social and environmental, must ensure continued compliance with the original parameter plans.

All detail designs which come forward with Reserved Matters applications, should encompass best practice guidance on the creation of sustainable, inclusive environments including all current and emerging local guidance.

1. Green Infrastructure Corridors

These GI corridors perform many roles including ecological/landscape mitigation, place-making, SuDS, creation of landscape structure and biodiversity linkages, connecting accessible movement routes (including PROW's), and provision of opportunities for formal/informal recreation provision. Although these corridors must work in conjunction with, and respond to, their new surrounding neighborhoods, the predominant ongoing objective will be to enhance biodiversity.

Each Reserved Matters application must consider this key objective in the development of the detailed design for GI corridors, including the provision of sensitive lighting solutions and achieving an acceptable balance between natural surveillance within the new neighbourhoods and promoting landscape features of biodiversity value. It is anticipated that these corridors will vary in width from 10 to 30 metres.

Northern Boundary Strategic Landscape Buffer

This continuous wooded corridor will provide a visual buffer between the new housing and the open landscape to the north and also deliver additional bat foraging habitat as an extension to the Hestercombe SAC. It will also enhance landscape structure and biodiversity linkages by providing woodland edge, wildflower margins, amenity grassland and an accessible continuous footpath running the length of the buffer and linking into pocket parks and housing areas. Informal seating, wayfaring and natural play elements will be set close to the path and adjacent to wildflower meadows. Placement of occasional fruiting trees along the path will also aid legibility and encourage fruit picking.

The northern landscape buffer connects into all north/south corridors to provide an integrated provision of movement and biodiversity linkages. All key nodal interfaces will serve as landmarks and legibility markers will be provided at these points to aid navigation across the wider site and encourage usage.

The form of the woodland belt, including planting structure and a varied micro climatic/scalloped woodland edge was agreed with the County Ecologist and should be delivered through Reserved Matters applications.

Management objectives for the northern buffer must support the establishment of a dense, multi-layered woodland belt with an ecologically diverse edge. In 'pocket park' locations high canopy trees will be managed to achieve continuous tree canopy whilst retaining views beneath the trees to the Quantocks. A 'natural' landscape character should evolve whilst ensuring natural surveillance is achieved. Management should be 'low key' with the existence of small pockets of fruiting brambles along the footpath considered valuable.

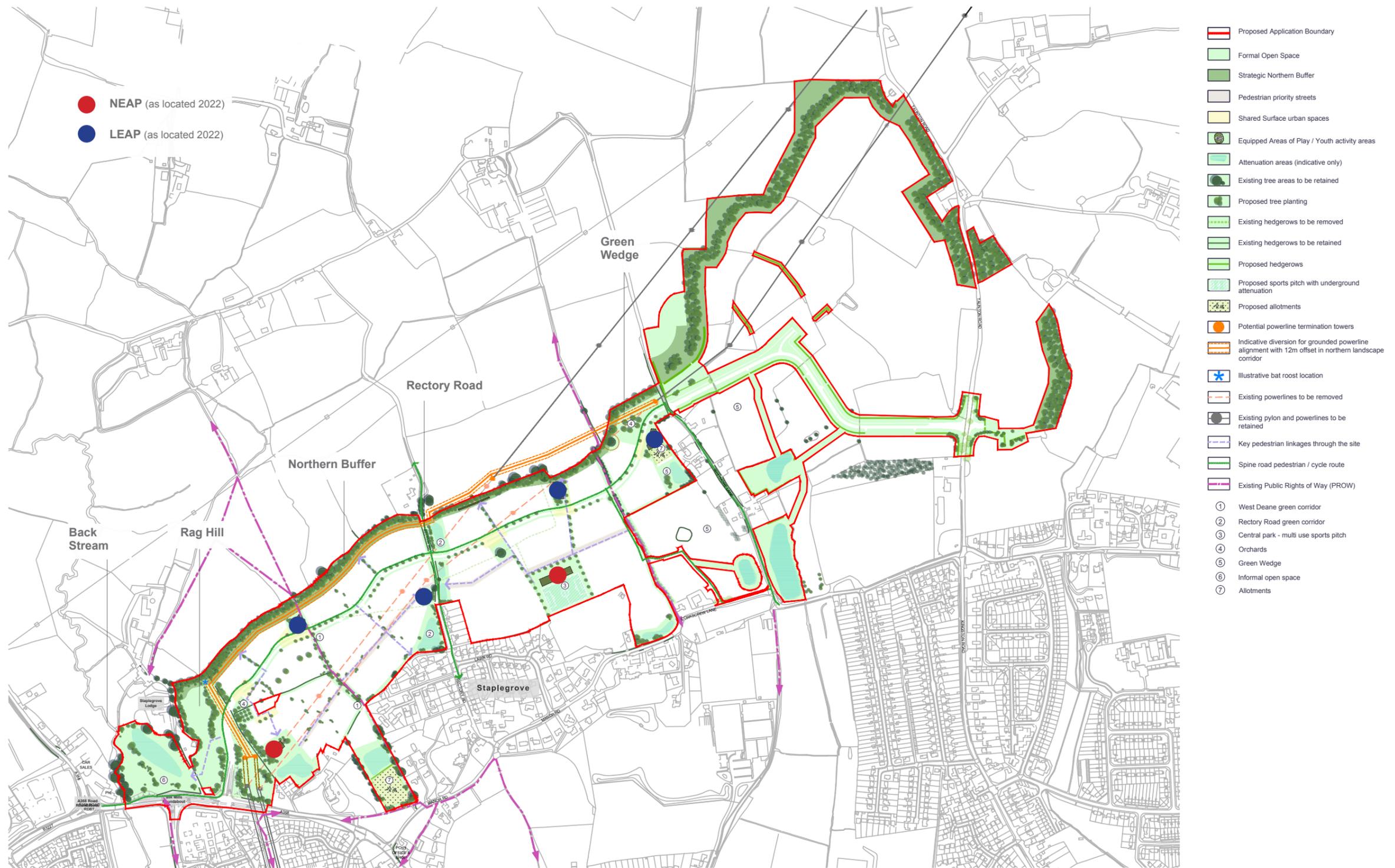
North/South Corridors.

These predominantly native tree/hedge corridors form key movement and biodiversity linkages connecting both the new neighbourhood and existing Staplegrove with the open countryside to the north. As established landscape features with public rights of way running through, they will make a strong contribution to the development, providing mature landscape character and amenity from the outset.

The West Deane Way corridor will contain a SuDS feature which will be designed to integrate with the immediate landscape character. The North/South corridors also form key pedestrian gateway points between the new housing and existing Staplegrove. These entrance areas should therefore be considered appropriately.

Management objectives must ensure that ecological assets are protected, new landscape features thrive and that corridors respond to the new setting eg. hedges maintained to retain natural surveillance where desirable so that the footpath routes are welcoming and fully usable. Beyond Hillhead Cottages, Rectory Road is subject to a stopping up Traffic Order and will be managed as a pedestrian/cycle route.

Consented Parameters Plan 5 : Landscape Strategy Dwg No. 604 Rev M (Origin 3)



2. Key Open Spaces

These focal points provide opportunity for formal and informal recreation and deliver a diverse range of amenity grassland, meadows, permanent water bodies, dry rainwater attenuation features, pockets of ornamental planting, allotments and natural features eg. watercourses.

Management objectives for all key open spaces will be to maintain a diverse landscape character and to sustain spaces which are attractive, bio-diverse, fully accessible, welcoming and tolerant of regular use.

Each Reserved Matters application must consider these key objectives in the development of detailed designs for open spaces within all phases.

Rag Hill/Western Buffer/Back Stream Corridor

The western buffer zone will include narrow belts of native woodland planting alongside the new access road to provide structure and filter views of the road from the A385. A new hedge will follow the edge of the planting and tie back into existing hedges. The remainder of the Rag Hill slopes will be managed as open meadow incorporating informal paths. To encourage wider use of the GI network.

A proposed rainwater attenuation basin within the back stream corridor has been designed as an integrated landscape feature which will be fully usable when dry. A level pathway has been created to the east of the basin which will promote public access and overlooking. The basin itself will be augmented/naturalised with tree grouping and 'scrapes' to enable and support the establishment of a range of wetland/ marginal species. (Refer Rainwater Attenuation Basins for further details on objectives).

Northern Boundary Pocket Parks

Pocket parks along the northern buffer will provide formal/informal recreational space & safeguard viewpoints to the Quantocks. Each equipped area of play will provide a safe, stimulating and attractive environment with formal play equipment/seating/litter bins. (Refer to Equipped Areas of Play for further details on objectives). Seating will also be provided to enjoy the panoramic views to the north. Trees will provide structure/shade and considered amenity planting will provide seasonal interest and value for pollinators. Signposting to the wider POS framework will be provided.

Management objectives will be to maintain attractive, safe and fully accessible and usable assets with regular safety inspections. Fencing/gates would be introduced for LAPs and along boundaries close to the Spine Road. These should be well maintained.

Green Wedge Open Space

The Green Wedge marks a separation between the east and west development sites. The northern woodland belt will be locally widened at this location to create a publicly accessible informal open space with a predominantly natural 'parkland' character. Native structure planting, wildflower meadow margins and 'parkland' species tree planting will be introduced. A LEAP, Community Garden and allotment will also be provided.

Central Park

Two main Neighbourhood Equipped Areas for Play (NEAP) will be provided across the development in accordance with the Section 106 Agreement Central Park will provide a multi-use sports pitch and a NEAP set within informal amenity grass. Wildflower meadow swathes, ornamental planting beds and groups of large 'parkland' trees will provide structure and character. Seating and occasional trim trail equipment will be provided.

Management objectives will be to retain a 'parkland' character with seasonal interest, biodiversity and accessibility maintained.

3. Pocket Open Spaces

These smaller spaces provide additional legibility across the site. They may be sited to retain existing GI assets such as mature Grade A trees.

Management objectives will be to maintain well kept areas of landscape structure and support biodiversity. 'Feature trees' would be allowed to mature true to form, and to support this, selective thinning maybe agreed with the LA as the landscape matures.

4. Rainwater Attenuation Basins

Staplegrave West will manage surface water run-off as part of the drainage strategy to ensure a responsible scheme which minimises its impacts. All drainage and SuDS systems will comply with current DEFRA SuDS standards.

Attenuation basins, rain-gardens and wetland areas will be designed as part of an integrated landscape as far as possible, with SuDS features considered part of the POS in terms of usage/opportunity. Basins, swales and wetlands will have 'natural' form where possible, including undulating banks, shelving to support marginal planting and tree planting to soften the visual extents of the basins. The attenuation basins will be sown with species rich wildflower meadow mixes which tolerate periodic flooding. Interpretation boards will provide information on the drainage function of the attenuation basins and the rich ecological value that they have.

Existing trees/GI assets will be protected and no earthworks will occur within their rooting zone.

Where overlooked the attenuation basins would be designed to be usable when dry, with gradients providing safe egress. Where not overlooked, means of safe egress would still be provided.

Refer to the Surface Water Strategy produced by Stantec, for further information and details on compliance with the CIRIA SuDS Manual, DEFRA's SuDS standards and Local Developer Guidance produced by Taunton Deane Borough Council.

Management objectives will be to provide usable spaces which blend into the wider area, make a positive contribution to their surroundings and are ecologically diverse with managed areas of marginals. Trees should be retained within these areas and not removed in future in order to assist mowing regimes.

Each Reserved Matters application must consider the objectives set out above in the development of detailed designs for rainwater attenuation basins. During each detail design phase the Principle Designer would consider the public safety elements of each individual basin designs and fencing would be provided where safe egress is not considered possible.

5. Equipped Areas of Play

Four LEAPs and two NEAPs will be provided within Staplegrave West, achieving walking distances and overall quantum areas as set out with the Section 106 agreement. (Refer location Pg.7). Minimum sizes for each provision will be as set out in current Fields in Trust guidance below;

- LEAP: 0.04ha with a minimum activity zone of 400SqM and a minimum 20 metre separation between activity zone and the habitat room facade of dwellings.
- NEAP: 0.1ha with a minimum activity zone of 1000SqM and a minimum 30 metre separation between activity zone and the boundary of the nearest property containing a dwelling.

Provision must also be in accordance with the quality guideline outlined in the FIT standard and current Local Authority guidelines on equipment provision.

Each equipped area of play will provide a stimulating, safe and attractive environment with play equipment, seating and litter bins provided. Trees will provide structure/shade and ornamental planting value for wildlife and pollinators, seasonal interest and opportunities to experience plant texture and smell. All LEAPs and NEAPs will be compliant with current national guidance on play space and mindful of Taunton Deane Play Strategy (2015-20).

The character of each equipped area of play should respond to the immediate setting of the individual LEAP/NEAP and enhance landscape structure and biodiversity. In some locations it may be appropriate to create additional informal play opportunities through the manipulation of local ground levels.

Connections with the site's wider GI network should be clearly waymarked in order to facilitate access to the wider site and countryside PROW network.

Management objectives will be to maintain attractive, safe and fully usable assets with regular safety inspections. Fencing/gates would be introduced for LAPs and along boundaries close to the Spine Road. All elements will be well maintained.

Each Reserved Matters application must consider the objectives set out above in the development of detailed designs for formal play areas.

6. Allotments

Allotments will include vehicular access for deliveries, set down space, secure boundaries and access to water. Boundary hedgerows must screen out low level clutter where necessary, whilst allowing in light and promoting overlooking for an increased sense of security.

Each Reserved Matters application must consider the setting and functionality of individual allotments in the detailed design. RM applications should ensure that the proposed allotments provide workable spaces which are fit for purpose and capable of adapting to growth and changing needs. It is anticipated that the allotments should have a minimum area as per guidance set out below. Overall allotment provision will be in accordance with the Section 106 Agreement and with regard to the National Allotment Society's guidance.

Management objectives would be to provide robust, accessible facilities, which foster community ownership and knowledge sharing. All built form, services etc should be kept in good working order with pathways kept clear and well drained. Guidance on hours of operation, plot usage, sheds/chickens/noise/bonfires/nuisance etc. would be as per SWT regulations.

7. Community Orchards

Fruit trees would be planted across the site both as orchard groupings and incidentally within green infrastructure corridors, reflecting the existing distribution of fruit trees within hedgerows. This will provide seasonal and community interest and help encourage the use of the wider green infrastructure network. Where small orchards are proposed, trees would be set with wildflower meadows for biodiversity/seasonal interest.

Each Reserved Matters application must consider the objectives set out above in the development of detailed designs for fruit tree placement and orchards.

8. Cycle Route

Provision of a connected cycle route is a key part of the GI proposals and contributes to the interconnected nature of the site-wide public open space. The cycle route will be LTN 1/20 compliant where appropriate, providing a coherent, safe, comfortable and attractive facility.

In each Reserved Matters application, the detail design would be set out to reflect the immediate surroundings eg. kerbs /signage only specified where necessary and surfacing appropriate to immediate surroundings. However, the route's surface will be uniform to aid legibility and in accordance with SWT regulations.

Management objectives would be to maintain good forward visibility and sound surfaces.

9. Streets

The proposed street hierarchy for Staplegrove West is set out on the approved Access Parameter Plan. The character of all streets will reflect their position in this hierarchy and also respond to local characteristics such as adjacent local public open space.

The street hierarchy will be supported by a corresponding tree and planting strategy which will strengthen the legibility of pedestrian and cycle movement routes across site, provide landscape structure, seasonal interest, shading and strong GI linkages and greening.

Through consultation with the local authority, it was agreed that the spine road should feature predominantly regular spacings of large species trees to provide cohesion, with occasional landmark or feature species trees set within local parks and incidental spaces to aid legibility. Native tree species will be grouped at points where North/South GI corridors interface with the spine road. It was also agreed that species grouping would be alternated along the wider spine road to provide greater resistance to disease.

Selected key 'Green Streets', which form linkages into existing GI assets and public realm spaces, would have more generous dimensions to allow the planting of large species native trees. These trees would be set within wider verges which may be managed as bio-diverse wildflower meadows or utilised as swales which would be sown with suitable wetland meadow species and augmented with marginal planting. A minimum offset of 6.5m should be allowed between Green Street trees and habitable windows.

Within the secondary roads, smaller species trees would be introduced in a more informal arrangement and in the lanes and mews, spacing of trees would be more incidental with a higher degree of smaller flowering trees introduced where space allows. Proposed shared spaces designed in lanes and mews would be enhanced with domestic scale ornamental planting to aid in traffic management.

Across the Staplegrove West development, all trees planted within a hard-surface should have planting medium volumes which are compatible with species/form and a minimum of 15 cubic metres. Where necessary tree planting crates would be installed in order to provide an optimum rooting volume for healthy tree growth.

Each Reserved Matters application must consider the objectives set out above in the development of detailed designed for street planting.

Management objectives will be to allow street trees to grow true to form and free of mutual suppression.

10. Public Art

Any Public Art proposals contained with future RM applications should accord with the overarching objectives for the area within which the public art is to be sited. For example, within the northern buffer zone any proposals should enhance the informal character, protect habitat value and potentially support bio-diversity knowledge.

Species and Works Specification

The Section 106 agreement also states that proposed planting species should be identified along with the works specification for the laying out of the Public Open Space. This information is provided in Appendix 1 & 2.

3 : Landscape Maintenance Regime / Management Objectives

In addition to the overarching strategic objectives described above, more detailed landscape management objectives for structural elements are set out below. These objectives are applicable across the development phases and would inform the detailed 'Management Regime' for the site.

The development will come forward in phases as shown on the Phasing Strategy (Page 9). Each Application for Reserved Matters Approval will be accompanied by a LEMP providing detailed management prescriptions specific to the application. This document would inform each LEMP.

Retained Vegetation

The management objectives for retained vegetation are as follows:

- To retain and enhance existing wildlife corridors.
- To maintain the health and ecological value of retained trees and mature tree groupings for their contribution to the 'established' nature the new development and visual softening across the site.

Existing Trees

- Retained existing trees would be managed in accordance with good Arboricultural Practice. Ongoing periodic inspections should be carried out in perpetuity in accordance with best arboricultural practice to ensure health and viability and management operations undertaken as advised.
- Subject to health and safety constraints and current Government guidance on disease, retained trees should be allowed to develop naturally as far as possible. The presence of dead wood/fungal growth should be viewed as a positive attribute and retained where health of tree and safety allows.
- Fallen trees should be cleared from watercourses/maintenance access routes and either retained as logs/habitat features or removed in accordance with the Surface Water Strategy Tech Summary.

Existing Hedges & Boundaries

- To ensure all retained hedgerows continue to form strong continuous and bio-diverse features providing structure for the development.
- All retained hedgerows would be trimmed annually in perpetuity to maintain heights as currently established except the following.
 - (i) Hedgerow to the eastern side of Rectory lane to be reduced in height to ensure overlooking along footpath link section.
 - (ii) Hedgerow along northern boundary to be 'sided up' for initial 5 years but allowed to grow up with the structure planting after this point.
- To maintain robust stock fencing as necessary

New Planting

The masterplan includes a variety of new planting including structure and hedgerow planting, street trees, residential amenity planting, pond and marginal plants and a range of grassland swards, including wildflower and wetland meadows. The management objectives are detailed as follows:

Native Woodland/Structure Planting

- To create and maintain native mixed species/age tree groups which provide a strong landscape feature, create additional wildlife habitat and mitigate for tree and hedgerow removal.
- To provide dense landscape buffers where identified and a significant woodland grouping along the northern boundary, filtering views of the housing and contributing to the landscape character of Staplegrove.

Spine Road Tree Planting

- To promote healthy tree growth along the spine road to establish mature tree coverage across the site.
- Care to ensure avenue trees develop balanced crowns/form.
- Large species feature trees, planted to aid legibility/landscape character should grow without suppression from adjacent trees.

Residential Amenity Tree and Shrub Planting

- To promote healthy tree growth and establish mature tree coverage.
- Particular care to ensure avenue trees develop balanced crowns and large species trees grow without suppression from adjacent trees.
- To establish healthy, weed & litter free shrub planting with sustained year round interest and varied character areas as designed.

New Hedgerows within POS

New native hedgerows within POS would be subject to cyclical inspection by a qualified arborist in accordance with LA requirements. Selective pruning in Years 1 & 3, subsequently managed in perpetuity to ensure overlooking is maintained where desirable for security and allowed to obtain heights no greater than 2.2m elsewhere.

- New ornamental hedges within POS and outside of private areas to be selectively pruned Years 1 & 3 and subsequently trimmed annually to 1.2m height and width maximum 1m to maintain structure.

All hedgerow management should be undertaken outside of bird nesting season (March to October inclusive), but extended if necessary in response to local conditions/temperatures.

Grassed Areas: Amenity, Wildflower Margin, Wetland , Pond Edge

Amenity Grassland

- To provide grassland swards which are drought resistant & tolerant of informal recreation, with margins managed as appropriate to promote a diverse wildflower sward with bulb planting where appropriate.

Wildflower Meadow Areas and Margins

- To create and maintain diverse ecological swards, with cutting timed to promote flowering whilst maintaining species diversity.
- To remove arisings to prevent nutrient level build up within the soil.
- To control the growth of invasive annuals and scrub.

Wetland Meadow Areas & Pond Edge

- To create/maintain permanently wet and ephemeral ponds promoting natural colonisation of submerged, emergent & marginal plant zones.
- To time management to maintain species diversity
- To remove arisings to prevent nutrient build up with the soil.
- To control the growth of invasive species.
- To maintain safe access points from SuDS basins, free from litter.
- To retain any water loving trees that are planted as part of the design and not to remove to aid mowing regimes.
- Keep SuDS inlets and outlets clear
- To maintain vegetation as necessary to allow the free flow of water within Back Stream
- Maintenance of the SuDS attenuation infrastructure would be in accordance with the Surface Water Strategy Technical Summaries submitted for each relevant development phase.

Public Rights of Way

- To maintain fully accessible footpaths free from weeds and physical obstruction and with legible signage denoting rights of way.

Play Areas

- To provide well maintained surfaces, site furniture, railings and gates free from weeds and physical obstruction.
- To maintain safety in conjunction with regular RoSPA inspections.

Health & Safety Checks

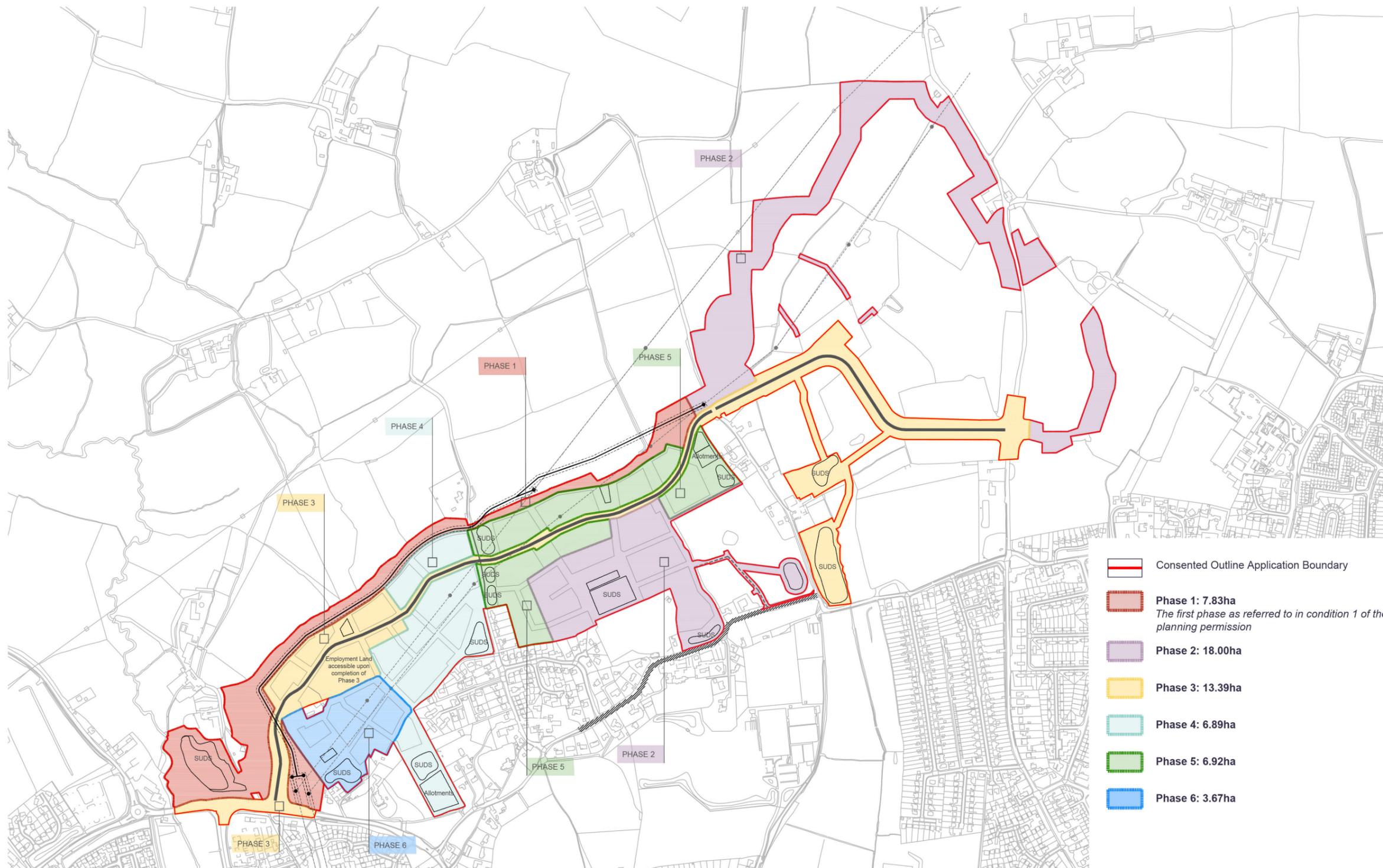
To carry out regular monitoring of public open space to ensure no risks to the general public, including, but not limited to, hard-surfaces, furniture play equipment, SuDS basins, inlets/outlets, planting etc.,

Monitoring

Some strategic objectives for the site, such as protection of biodiversity assets or maintenance of visual buffers, are long term aspirations and management will be relatively stable. For other elements, such as usage of open space, individual play areas or allotment provision, management may need to be responsive to the needs/aspirations of the community as it grows. Management may also need to adapt to changes that could arise through climate change or disease.

To this end, a monitoring process will be carried out by the Management Company's appointed consultant which will run alongside the Management Regime and feed back into the Management Plan. Any general issues would be recorded annually and maintenance techniques adjusted to rectify problems. Any SuDS specific issues would be fed back into the Surface Water Strategy Technical Summary report.

A broader periodic review of the overarching strategic objectives for the POS and Management Regime would be carried out between the Management Company and SWT at Years 5 and 10 and thereafter as agreed with Somerset West & Taunton Council.



4 : Landscape Management Regime / Operations

The following section sets out the management tasks that will be included in the maintenance programme for the Public Open Space.

Native Structure Planting

- During the establishment period, annual weeding should be carried out around new planting, 0.5m radius each tree. Localised manual weeding where possible. Additional spot treatment with an approved forestry herbicide e.g. creeping thistle. Care to avoid damage to trees themselves.
- Woodland to be managed to create a mixed species/age woodland. Selective pruning would be undertaken in Years 2, 5, 7 & 10 to promote growth & vigor.
- In Year 10 a management review to be undertaken to assess the need for thinning. Subsequently the woodland would be managed in perpetuity through a rotational coppice of under-story species to retain a multi-layered structure.
- Within the northern planting belt, the overarching landscape objective is to allow natural characteristics to develop as far as possible. Brambles and scrub should be allowed to establish in limited areas for their ecological value and fruit picking opportunities. However, annual management should be undertaken to ensure brambles do not spread and are contained to pockets which do not encroach on to the footpath, seating areas, natural play opportunities or viewpoints.

New tree planting within POS

- All new street tree and tree planting within POS areas would be managed to ensure the stock establishes, thrives and retains characteristics as designed. Early management and watering would be in accordance with construction contractual agreements.
- Trees should be subject to regular safety checks by an experienced arboriculturalist and management undertaken as advised. This should take place in years 1,2,3 and thereafter every 3 years.
- Annual weeding around new planting, 0.5m radius around each tree. Weeding to be by maintenance of mulch layer, strimming and/or chemical clearance using an approved forestry herbicide. Care to be taken to avoid damage to new trees.
- Check/re-adjust tree shelters, stakes and ties. Prune as appropriate for five years following planting. Shelters, stakes and ties to be removed when trees are stable/established, This should be by year 5.
- Undertake annual monitoring of newly planted trees each autumn for the first five years after planting and replace any dead trees the following winter. Following this management should be reactive to condition.
- For all building phases, an assessment should be carried out to consider all tree planting after 10 years and to assess whether any selective removal should be undertaken in order to allow feature trees or street trees to grow true to form without mutual suppression.

New hedgerow planting with POS

- All hedgerow planting with the POS would be managed to attract wildlife and to sustain and increase biodiversity.
- New hedgerows will be managed to heights and widths dependent on their immediate setting and generally to the same specification along the length of the hedgerow.
- Where appropriate within informal areas a 1-2m base of long grass to be left for increased biodiversity.

New ornamental planting within POS

- All new ornamental planting within POS would be managed to ensure stock establishes, thrives and retains characteristics as designed. Early management and watering would be in accordance with construction contractual agreements.
- Regular weeding around new planting to be carried out. Weeding to be by maintenance of mulch layer, strimming and/or chemical clearance using an approved herbicide. Care taken to avoid damage to new planting. After all planting has established, management should be reactive to condition in perpetuity and planting managed to ensure ongoing health and that weed growth is less than 5% of area.
- Pruning to be carried out annually according to species to promote health and vitality.
- Undertake annual monitoring of newly planted areas each autumn for the first five years after planting and replace any shrubs as necessary. Following this, management should be reactive to conditions and species.
- Many common landscape shrubs reach maturity in the medium term. In order to retain a vibrant contribution, their replacement should be considered periodically. In year 10 a management review should be undertaken to assess the need for replacement of any over-mature shrubs and to take account of any species which are not thriving due to unforeseen circumstances.

New herbaceous planting within POS

- All new herbaceous planting within POS would be managed to ensure the stock establishes, thrives and retains characteristics as designed. Early management and watering would be in accordance with tender documentation for implementation.
- Depending on species, seed heads should be left in place over the winter to continue to provide landscape and ecological value and removed in early spring.
- Where necessary, selective thinning should be undertaken periodically to ensure herbaceous species diversity is retained.
- Many common perennials can reach maturity in the medium term,

or spread across the planting bed. In order to retain an attractive/diverse planting a periodic view should be carried out. In year 10 an assessment should be carried out covering the need for replacement of any over-mature shrubs, or thinning or substitution to take account of any species which are not thriving due to unforeseen circumstances.

Grassland within POS

Amenity grassland

- The height of growth should not exceed 120 mm at any time. Cut as and when necessary to a height of 40 mm, using a rotary mower fitted with a steel roller and remove all arisings.
- Before each cut remove all litter and debris.
- At each cut, trim all grass edges round the base of trees, manholes, etc. taking precaution not to damage the tree trunks. Remove arisings. Sweep all adjoining hard areas clear of cuttings and remove.
- Keep the sward substantially free of broad leaved weeds by applying a suitable approved selective herbicide.
- Water as necessary to ensure a healthy sward.

Wildflower grassland mixes within POS and attenuation basins

- During first year after sowing undertake mowing to promote establishment as follows:
- Grassland should be cut at the same time as the amenity grassland (Section 5.1) to a height of between 100mm-150mm as per amenity grassland.
- Mowing may be undertaken using an appropriate mechanical mower, or using a brush-cutter / strimmer where access with larger machinery is not possible.
- Cut material must be removed and disposed of away from the grassland areas and sent for composting. Ideally, material should be cut and left on the ground for 2-3 days to allow seed and invertebrates to drop out, but it may be necessary to use a mower / collector for practical reasons.
- In subsequent years, cutting should be undertaken as follows: Cut 75% of grassland to 100mm in September each year on rotation.
- In all cases cut material must be removed. Cutting and collection methods should follow the guidance above.
- Weed and scrub control should be undertaken if required:
- Scrub encroachment is unlikely to be a problem in the first years after sowing, but should be monitored and controlled if the area of scrub exceeds 5% of the identified grassland areas. Control should comprise cutting and removal, with cut stumps treated with an approved forestry herbicide.
- Encroachment of undesirable weed species (i.e. common nettle, dock sp. (excluding common sorrel), creeping thistle, spear thistle, willow herb sp., bramble) should be monitored. During the early

developmental stages of the grassland sward some 'undesirable' species are to be expected, and should become less dominant as the communities become established and stabilised. However, where the levels of weed growth are considered to be excessive (i.e. where the weed species occurs in more than 5% of the total area), direct control should be undertaken. Control methods should comprise hand-pulling or spot treatment with a suitable approved selective herbicide.

Pond wildflower mixes

- During the first year after sowing, annual weed growth to be cut back twice during the growing season to encourage perennial cover. Appropriate lightweight machinery to be used.
- Once established, any dense stands of single species (eg Yellow Iris) to be selectively thinned every 2-3 years in rotation. Works to take place between September and November in accordance with ecological constraints. Machines and heavy equipment should be used with care on wet sites to avoid damage to soil and vegetation
- Monitor wetland vegetation, marginals and water quality of the pond, particularly during the first few years after establishment, to develop an understanding of seasonal changes/water levels and allow more effective landscape management of the wetland areas.
- Monitor algal levels in the pond during the first few years after establishment. Treat to remove if necessary.
- Monitor marginal and submerged / emergent vegetation, and undertake winter clearance / cutting as necessary. This will be required within the pond when the ratio of aquatic vegetation to open water is less than 50%. Where clearance is required, no more than 1/3 of the pond or swale should be cleared in any one year. Plants should be pulled by hand (including roots) or cut to just above the surface water.
- Undertake periodic dredging of wetland features if required to return the pond to its original profile and in accordance with Ecologist's approval. This should only be undertaken if excessive siltation is observed. Dredging should be undertaken during the winter months, and no more than half of pond should be cleared in any one year.
- Monitor for presence of non-native and invasive wetland species (such as Canadian pond-weed, New Zealand pygmy-weed, parrot's feather and Japanese knot weed). If such species are found, they should be eradicated using approved methods in consultation with the Environment Agency and giving notice as required.
- Check safety equipment associated with water and replace if necessary.

SuDS Features and Inlets and Outlets

Maintenance of the SuDS attenuation basins and all associated features would be in accordance with the Surface Water Strategy Technical Summaries submitted for each relevant development phase.

Regular monitoring should be undertaken as prescribed in the SWS Technical Summary and to ensure all inlets and outlets are free of obstruction

Formal Play Areas and Informal Natural Play Features

- Monitor equipment and surfaces for safety on a regular basis and keep the area clear of rubbish and deleterious materials.
- Commission regular RoSPA inspections in line with RoSPA recommendations
- Maintain fully accessible footpaths and surfaces free from weeds, litter and physical obstruction.
- Maintain site furniture, railings and gates in good working order and free from weeds and physical obstruction.
- Maintain gulleys free of obstruction.

Footpaths, cyclepaths and hard-surfaces

- Maintain fully accessible and free draining footpaths and cyclepaths free from weeds, litter and physical obstruction.
- Maintain all associated signage and railings in good working order.
- Maintain all gulleys within POS free of obstruction to ensure free draining

Street Furniture

- Maintain all street furniture in good working order and replace as necessary.

Allotments

- Maintain robust, accessible, well drained and secure facilities with access to water. Ensure all allotment holders adhere to any guidelines set out.

General Safety Checks

- The management company will undertake regular checks to ensure the general safety of areas and equipment within the public open space and identified issues rectified as soon as possible.

Monitoring

As set out in Section 3, a monitoring process will run alongside the Management Regime and feed back into the plan in order to ensure its continued effectiveness.

All landscape management issues identified on site as part of the regular and ongoing maintenance works should be recorded and either dealt with immediately, (as per safety issues as set out above) or scheduled for discussion as part of an annual review process.

Any adjustments required to ensure the Management Regime continues to achieve the stated landscape management objectives should be put in place annually and recorded within the Management Plan.

Any SuDS related issues should also be fed back into the SWS Technical Summary.

The broader 5 and 10 year review of the overarching management objectives and regime, and all further reviews carried out thereafter, should be carried out in consultation with SWT.

5 : Post Construction Management Actions

Action	Month											
	J	F	M	A	M	J	J	A	S	O	N	D
Existing Trees												
Annual inspection of retained trees by qualified arboriculturalist												/
Undertake essential safety works on mature trees.	/	/	/	/	/	/	/	/	/	/	/	/
Retained Hedgerows												
Trimming		/	/							/	/	
New Hedgerow Planting												
Weeding around new plants				/	/	/	/	/	/			
Pruning to promote vigor(in accordance with species)		/	/							/	/	
Replacing dead or diseased new plants during establishment phase	/										/	/
Watering as necessary to ensure thriving during establishment phase				/	/	/	/	/	/			
Replacement of dead or diseased plants (bare root) during establishment phase		/	/							/	/	
New Woodland Planting												
Weeding around new plants				/	/	/	/	/	/			
Pruning to promote vigour (in accordance with species)												
Replacement dead/diseased new plants during establishment phase		/	/							/	/	
Removal and spot treatment of weeds.					/	/	/	/	/			
Removal of tree shelters and guards by year 5.									/			
New tree and shrub planting												
Weeding around new plants					/	/	/	/	/			
Removal/spot treatment of weeds.					/	/	/	/	/			
Pruning to promote vigor		/	/							/	/	

Action	Month											
	J	F	M	A	M	J	J	A	S	O	N	D
New tree and shrub planting (continued)												
Replacement dead/diseased new plants (container) during establishment phase	General management commitment to be carried out as and when necessary and therefore no timed response											
Check tree ties and adjust/ remove as required by year 5				/					/			
Watering as necessary to ensure thriving during establishment phase			/	/	/	/	/	/				
Years 5 &10 undertake review of management and need for replacement planting.										/		
Grassland												
Management/cutting of amenity grassland.				/	/	/	/	/	/		/	/
Management of wildflower edge grassland & Wetland Margin swards 1st Year				/	/	/	/	/	/			
Subsequent Years 2-10: Rotational mowing of 75% of wildflower grassland areas							/	/	/			
Undertake weed and scrub control				/		/		/				
Undertake wildflower meadow review at year 10 to assess species diversity and effectiveness of management timings						/						
Pond.												
Management of Pond Edge Swards 1st year					/							
Subsequent Years 2-10:					/							
Removal of rubbish.	/	/	/	/	/	/	/	/	/	/	/	/
Management of pond vegetation. Removal of excessive algae, veg/ silt/non-native species as required.								/	/			
Replace dead/diseased plants (CG/Plugs) during establishment phase			/	/	/							

Action	Month											
	J	F	M	A	M	J	J	A	S	O	N	D
Pond												
Check safety equipment associated with water.	/	/	/	/	/	/	/	/	/	/	/	/
Undertake essential safety works on mature trees.	/	/	/	/	/	/	/	/	/	/	/	/
SuDS Basins Generally												
Maintenance SuDS features will be in accordance with the relevant phase Surface Water Strategy Technical Summaries.	Refer to Surface Water Strategy for management actions and timings											
Play Areas												
Check safety of equipment and arrange RoSPA inspections on a regular basis.	/	/	/	/	/	/	/	/	/	/	/	/
Clear site of rubbish and deleterious materials	/	/	/	/	/	/	/	/	/	/	/	/
Check bird/bat boxes and clear nesting material and other debris.		/	/						/	/		
Allotments												
Maintain access/set down weed free & well drained.	/	/	/	/	/	/	/	/	/	/	/	/
Maintain secure boundaries	/	/	/	/	/	/	/	/	/	/	/	/
Maintain dense boundary hedges at max 2m heights		/	/						/	/		
Maintain hub building, water tap & informal play equip.	/	/	/	/	/	/	/	/	/	/	/	/
POS Generally												
Maintain street furniture in good working order & replace matched as required.	/	/	/	/	/	/	/	/	/	/	/	/
Maintain hard surfaces sound, free draining & consistent. Replace as required to match, including after trenching for services	/	/	/	/	/	/	/	/	/	/	/	/
Maintain gulleys to ensure draining	/	/	/	/	/	/	/	/	/	/	/	/
Maintain litter free.	/	/	/	/	/	/	/	/	/	/	/	/
Maintain robust stock proof fencing	/	/	/	/	/	/	/	/	/	/	/	/
Replacement of dead/diseased plants during establishment phase	General management commitment to be carried out as and when necessary and therefore no timed response											

6: Roles & Responsibilities, Proposed Means of Ensuring Access to the Public Open Space & Use Thereof by the Public in Perpetuity.

Stewardship Model For Future Management

The Section 106 Agreement which accompanies the outline planning permission for Staplegrove West (34/16/0007) includes a schedule (Schedule 6) setting out arrangements for the provision of Public Open Space. In summary, Schedule 6 sets out that:

- A Public Open Space Strategy should be submitted to and approved by Somerset West and Taunton Council before any reserved matters applications are submitted,
- That the Public Open Space Strategy should include a fully detailed regime for the management and maintenance the public open space, including ongoing maintenance operations,
- That the arrangements for the management and maintenance of the public open space may be transferred to a Management Body, which is described as “a body which has been first approved in writing by the Borough Council and whose primary objects require it to fund manage maintain and renew the public open space”.

This Public Open Space Strategy fulfills the requirements set out in Schedule 6 of the above s106 Agreement, setting out the details of the public open space to be provided at Staplegrove West and details of ongoing management and maintenance. The elements of Schedule 6 looking at transfer to a Management Body would normally be achieved by transferring the Staplegrove West public open space to a Management Company set up to oversee future management of the whole development and associated requirements.

As part of the Garden Town agenda, however, Somerset West and Taunton have decided to set up a Stewardship model for the future management of developments across Taunton, and Staplegrove West is likely to be one of the first developments to be use the new arrangements.

The Town and Country Planning Association has described Stewardship as “ensuring that a community asset is properly looked after in perpetuity”. In order to follow this aim, many stewardship regimes are guided by the following principles:

- provides for the long-term management and control of assets that are important to a sustainable new community.
- ensures the long-term costs associated with management and maintenance are factored into the project.
- delivers sustainable management of community assets for the long term.
- enables the community to engage with and have ownership of asset management.
- enables a comprehensive and coordinated approach to public realm management.
- removes risk that responsibility and cost of management and maintenance falls back on local authorities.

Somerset West and Taunton Council are working with Arup to develop a comprehensive Stewardship scheme for the new garden communities that will deliver the Garden Town aspirations. At the time of producing this Public Open Space Strategy, Arup were in the process of producing principles and objectives for a stewardship scheme, and were consulting with stakeholders including the developers of the new Garden Communities including Staplegrove West. However, the final stewardship scheme had yet to be agreed.

Clearly, the requirements of the s106 could be fulfilled by the developers of Staplegrove West in the usual way by the creation of a Management Company. However, given the Council’s desire to look at alternative ways to organise ongoing management and maintenance arrangements for all aspects of Staplegrove West, it would seem better to work with the process the Council are going through with Arup.

Therefore, this Public Open Space Strategy does not set out a definitive solution to the governance of the arrangements for the funding, management, maintenance and renewal of the public open space at Staplegrove West. Instead, these arrangements will be developed in partnership with Somerset West and Taunton Council through the ongoing work with Arup, and will be set out as part of the conclusions of that work.

In the event that the Council is unable to agree a satisfactory stewardship regime for the management and maintenance of Staplegrove West, the developer will revert to the creation of a Management Company as envisaged by the s106 Agreement.

Management Company Model

In the event that a Management Company is to be created then the following would apply:

All landscape and ecological management within Staplegrove West, including maintenance of areas of public open space, would be the responsibility of a Management Company appointed by the site owner. The Management Company would own all areas of Public Open Space and would be responsible for the appointment of contractors as appropriate to ensure that all works included in this document are carried out, in perpetuity, including obtaining the following additional reporting:

- appoint a qualified arboriculturalist to undertake the annual tree inspections.
- appoint a qualified arboriculturalist to undertake periodic 10 year tree establishment/long term reviews.
- appoint a drainage specialist to ensure the effective ongoing maintenance and functioning of all SuDS features.
- contact an independent inspector to undertake the regular Risk Assessment of the Equipped Children’s Play Area;
- appoint a consultant ecologist to inspect the wildflower grassland and any bird/bat/dormouse boxes etc.

The public open space would be managed and maintained in accordance with the principles set out in this ‘Management Regime’ and would remain open to use by the general public as open space, except for temporary closure periods as necessary in order to carry out operations such as maintenance or repair etc. as set out in Schedule 6 of the Section 106 Agreement.

In addition, it would be the responsibility of the Management Company to ensure ongoing monitoring of the Public Open Space Strategy is carried out and that the Strategy is updated as necessary to take account of comments and improvements suggested in response to environmental conditions and the needs of the growing new community.

The Management Company would conduct regular reviews of the Public Open Space Strategy, **in Year 5 and 10 and thereafter as agreed with SWT**. All reviews would be carried out in consultation with SWT and would ensure that any amendments as agreed with SWT would be incorporated into an updated strategy document, to the approval of SWT.

The Management Company may, as stated within Schedule 6 of the Section 106 Agreement, enter into discussions with SWT regarding the potential transfer of the Public Open Space and its management, in perpetuity, to SWT, excepting parts of the POS containing SuDS measures, which would remain the in the ownership and responsibility of the Management Company. Any such discussions to be in accordance with Schedule 6 of the Section 106 Agreement.

Appendix 1: Summary of Planting Species

Structure Planting Mix (northern boundary and across site)

1 plant per 1.5m sq planted in random groups of 5-10 per species

<i>Acer campestre</i>	Field Maple	10%
<i>Carpinus betulus</i>	Hornbeam	05%
<i>Castanea sativa</i>	Sweet Chestnut	05%
<i>Cornus sanguinea</i>	Dogwood	05%
<i>Corylus avellana</i>	Hazel	15%
<i>Crataegus monogyna</i>	Hawthorn	10%
<i>Euonymus europaeus</i>	Spindle	05%
<i>Ilex aquifolium</i>	Holly	5%
<i>Ligustrum vulgare</i>	Wild Privet	10%
<i>Malus sylvestris</i>	Crab Apple	05%
<i>Prunus avium</i>	Wild Cherry	05%
<i>Prunus spinosa</i>	Blackthorn	10%
<i>Quercus Robur</i>	English Oak	05%
<i>Tilia platophyllos</i>	Large Leaved Lime	05%

Structure Planting Mix (SuDS Attenuation Areas)

1 plant per 1.5m sq planted in random groups of 5-10 per species

<i>Alnus glutinosa</i>	Alder	10%
<i>Corylus avellana</i>	Hazel	15%
<i>Crataegus monogyna</i>	Hawthorn	15%
<i>Ilex aquifolium</i>	Holly	5%
<i>Prunus spinosa</i>	Blackthorn	10%
<i>Quercus Robur</i>	English Oak	5%
<i>Salix caprea</i>	Goat Willow	10%
<i>Salix viminalis</i>	Osier	10%
<i>Salix cinerea</i>	Grey Willow	10%
<i>Viburnum opulus</i>	Guelder-rose	10%

Trees planting within structure mix (12-14cm, 3.5-4m Ht feathered)

1 tree per 25m sq (5m grid) planted in groups of 3-5 per species

<i>Acer campestre</i>	Field Maple	10%
<i>Alnus glutinosa</i>	Common Alder	10%
<i>Betula pubescens</i>	Downy Birch	10%
<i>Carpinus betulus</i>	Hornbeam	05%
<i>Castanea sativa</i>	Sweet Chestnut	15%
<i>Populus nigra</i> 'Betulifolia'	Black Poplar	05%
<i>Quercus robur</i>	English Oak	25%
<i>Sorbus torminalis</i>	Wild Service	05%
<i>Tilia Platophyllos</i>	Large Leaved Lime	15%

'High Canopy' Trees or Pocket Parks to Northern Buffer

(4-4.5m Clear Stem 18-20cm girth)

<i>Castanea sativa</i>	Sweet Chestnut
<i>Fagus sylvatica</i>	Beech
<i>Juglans nigra</i>	Black Walnut
<i>Liriodendron tulipiferera</i>	Tulip Tree
<i>Quercus robur</i>	English Oak
<i>Tilia Platophyllos</i>	Large Leaved Lime

Shrub Edge Mix (to electricity cable zone)

<i>Corylus avellana</i>	Hazel	10%
<i>Cornus sanguinea</i>	Dogwood	05%
<i>Crataegus monogyna</i>	Hawthorn	15%
<i>Euonymus europeaus</i>	Spindle	05%
<i>Ilex aquifolium</i>	Holly	10%
<i>Prunus spinosa</i>	Blackthorn	10%
<i>Rosa canina</i>	Dog Rose	10%
<i>Salix caprea</i>	Goat Willow	10%
<i>Salix viminalis</i>	Osier	10%
<i>Salix cinerea</i>	Grey Willow	05%
<i>Viburnum opulus</i>	Guelder-rose	10%

Hedgerow Planting Mix

Allow 5 plants per linear metre in a double staggered row.

<i>Acer campestre</i>	Field Maple	10%
<i>Cornus sanguinea</i>	Dogwood	10%
<i>Corylus avellana</i>	Hazel	15%
<i>Crataegus monogyna</i>	Hawthorn	20%
<i>Ilex aquifolium</i>	Holly	10%
<i>Ligustrum vulgare</i>	Wild Privet	10%
<i>Malus sylvestris</i>	Crab Apple	05%
<i>Prunus spinosa</i>	Blackthorn	15%
<i>Rosa canina</i>	Dog Rose	5%

Wildflower Meadow Mixes

- **Open Meadow** : Standard General Purpose Meadow Mixture EM2/3 (Emorsgate Seeds or sim/app.)
- **New Hedgerows**: Hedgerow Mixture EH1 by Emorsgate Seeds or sim/app.
- **Structure Planting Areas (in year 3)**: Wild flowers for woodland EW1F by Emorsgate Seeds or sim/app
- **SuDS Depressions**: Meadow grass for wetlands EG8 & meadow for wetlands EM8 by Emorsgate Seeds or sim/app

Native Shade Tolerant Mix for Road Embankments

Plug plants (drifts along hedgerows & edges of structure planting).

<i>Anemone nemorosa</i>
<i>Asplenium scolopendrium</i>
<i>Digitalis purpurea</i>
<i>Dryopteris filix-mas</i>
<i>Galium odoratum</i>
<i>Geranium sylvaticum</i>
<i>Polypodium vulgare</i>
<i>Polystichum aculeatum</i>
<i>Primula vulgaris</i>

Marginal Plug Plants to SuDS Depressions

<i>Carex hirta</i>	Hairy Sedge
<i>Carex paniculata</i>	Greater Tussock Sedge
<i>Caltha palustris</i>	Marsh Marigold
<i>Iris pseudacorus</i>	Yellow Iris
<i>Mentha aquatica</i>	Water Mint
<i>Myosotis scorpiodes</i>	Water Forget-me-not
<i>Persicaria amphibia</i>	Amphibious Bistort
<i>Potentilla palustris</i>	Marsh Cinquefoil
<i>Sagittaria sagittifolia</i>	Arrowhead
<i>Speranium emersum</i>	Unbranched bur-reed

Tree Planting

Spine Road Avenue Tree Planting

(20-25 & 18-20cm girth mix. 4.5m & Clear Stem)

Acer campestre 'Streetwise'
Prunus avium 'Plena'
Quercus palustris
Tilia cordata 'Greenspire'

Feature Planting in pockets along spine road open space

(18-20cm girth 4.5M & Clear Stem)

Betula pendula multistem groups
Catalpa bignonioides
Fagus sylvatica 'Asplenifolia'
Liquidambar styraciflua
Magnolia grandifolia
Quercus ilex

Residential Road Tree Planting

(18-20 girth 4.5M & Clear Stem)

Acer campestre 'Elsrijk'
Ulmus 'New Horizon'
Pyrus calleryana 'Chanticleer'
Sorbus aria 'Majestica'

Courtyards/Incidental Spaces

(16-18 & 18-20 girth mix. 4.5m & Clear Stem)

Amelanchier lamarckii
Crataegus prunifolia
Magnolia Kobus
Malus Evereste
Sorbus thibetica 'John Mitchell'

Parkland Planting

(20-25cm & 18-20 girth mix. 4.5M & Clear Stem)

All trees listed in 'Feature tree planting' plus SuDS areas;
Alnus glutiosa
Betula pendula
Quercus palustris
Salix alba

Potential Ornamental Planting Schedule

(Outline list of structural & feature shrubs, groundcover & perennials. More detailed lists to come forward within each development phase)

Berberis buxifolia
Escallonia iveyi
Hebe rakaiensis
Hebe Great Orme
Hydrangea arborescens
Ilex crenata
Lavandula x intermedia
Osmanthus burkwoodii
Pittosporum tobira 'Nanum'
Pittosporum tenuifolium
Spiraea bumalda 'Anthony Waterer'
Viburnum davidii

Groundcover & Herbaceous:

Anemome hybrida 'Honorine Jobert'
Alchemilla mollis
Ajuga reptans
Bergenia cordifolia
Brunnera 'Emerald Mist'
Carex oshimensis 'Evergold'
Geranium Johnson's Blue
Euonymus fortuneii 'Darts Blanket'
Hemerocallis fulva
Heuchera Ruby Bells
Liriope muscari 'Big Blue'
Miscanthus 'Starlight'
Nepeta x faassenii
Pennisetum alopecuroides
Persicaria affinis
Phormium 'Emerald Green'
Polystichum setiferum 'Herrenhausen'
Rosmarinus officinalis 'Prostratus'
Sanguisorba officinalis 'Claire Austin'
Scabiosa 'Butterfly Blue'
Sedum spectabilis
Stachy byzantina 'White Carpet'
Stipa tenuissima *Verbenia bonariensis*

Appendix 2 : General Specification Notes for Public Open Space

The following section provides high level specification notes for the common elements within Staplegrove West's Public Open Space. It is noted however that each subsequent application for Reserved Matters would be accompanied by more tailored specification notes and that any subsequent construction tender documentation would include full landscape softworks and hardworks specifications.

Existing Vegetation to be retained

- All applications for reserved matters should be supported by updated arboricultural reports and all works should subsequently be carried out in accordance with recommendations set out with the relevant Arboricultural Report. This would include, but not limited to, avoidance of root protection zones, protection of amenity clearance zones and carrying out all necessary arboricultural works in accordance with good arboricultural practice.
- All site features to be retained to be verified before commencing work and all work in conjunction with BS 5837:2005 Trees in Relation to Construction.

Landscape Works Generally

- All landscape works should be undertaken in accordance with approval landscape drawings and landscape specification details.
- All levels, drainage, hardworks, boundary treatments and service details to be in accordance with Architects and Engineer's details.
- All materials & workmanship to be in accordance with relevant best practice.
- All works to be carried out by suitably qualified/experienced operatives and in accordance with relevant legislation.
- All works to be carried out in suitable weather and ground conditions.
- Any compound areas to be tested to ensure non contamination before ripping/topsoil placement for construction.
- All works relating to retention of existing topsoil, its stripping, storage & re-use, to be in accordance with Defra's 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites'.
- All subsoiling and topsoiling, topsoil testing etc to be in accordance BS 3882:2015 and in line with the detailed landscape specifications accompanying each work phase.
- All planting areas to receive 300mm topsoil over 300mm ripped non contaminated subsoil. All grassed areas to receive 150mm topsoil over 300mm ripped non contaminated subsoil.
- All wildflower areas to be seeded on ripped soil and care taken to keep the area clear of fertilisers.
- All landscaping/planting works to be in accordance with good horticultural practice and in line with BS 4428: 1989
- All tree and shrub planting works to be undertaken November to February inclusive unless containerised stock.
- All amenity grass/wildflower seed to be sown/oversown September to October or April to May as required.
- The use of Pesticides and herbicides to be in accordance with current COSHH Regulations.

Landscape Maintenance Works Generally

- All landscape maintenance to be in accordance with individual phase Landscape and Ecological Management Plan recommendations and operations.
- Structure planting bed weed suppression and replacement planting of failed stock to be reviewed year 3-5 and an establishment review carried out.

Materials Generally

- All materials and fixtures across Staplegrove West, including play equipment, street furniture, boundary treatments etc. to be fit for purpose, robust and of sustainable origin.
- All materials to contribute to surrounding local landscape character, eg. predominantly timber seating, informal play equipment to be sited along the northern buffer footpath.
- Clutter to be minimised as far as possible.

Lighting Generally

- Lighting within POS to be minimised and low level where necessary. Lighting to be always in accordance with ecological recommendations as necessary

Specification Notes for Soft and Hard Landscape Works.

- All works shall be carried out in accordance with a landscape softworks specification produced by a landscape architect as part of tender documentation

Setting Out

- Planting shall be set out as shown on the drawing, measured from existing fixed points. Curved beds shall be set out to form smooth, even flowing lines. Before cultivation and planting, check that all setting out conforms to the plan. Failure to do so may result in rejection of the work by the Contract Administrator.
- Within narrow planting beds ensure that the bed is freedraining. If the bed is sealed with concrete footings, the landscape contractor shall contact the site manager to determine if footings are excessive and can be reduced or else, the bed may be paved. Where bed width is not as drawn, the landscape architect may reject the work.

Ground Preparation.

- An approved Pre-planting translocated systemic herbicide shall be applied to all planting areas in accordance with the manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2003 COSHH regulations. Spray immediately if any weeds are present. If none are visible, and there may be a delay before planting, or the area is to be seeded, spray one month following cultivation after dormant seeds germinate. All spraying shall be carried out by skilled qualified operatives, using protective clothing, in suitable weather. Any damage caused by incorrect usage shall be rectified. Repeat as necessary to ensure complete kill and rake off all dead material from site.
- All topsoil within planting/seeding areas (imported or site won) to conform to BS 3882:2015. Fertilise with 100g per metre square of Fisons "Neutrocote" slow release fertilizer or similar/approved, in accordance with the manufacturer's instructions. For small beds, fork over or machine rotovate soil to a depth of 300mm, ensuring that the subgrade and topsoil are completely broken up, uncompacted and free draining. For beds greater than 5 metres in width, break up the subgrade and topsoil using a tractor mounted subsoiler or ripper at 500mm centres to a depth of 500mm, except where there are services, or within 10 meters of tree stems or 3 meters of existing hedges. Do not rip areas where roots greater than 10mm diameter are encountered.
- Topsoil within all planting beds to be graded to a level 65mm below adjacent grass or paved surfaces, within 400-600mm of edges to ensure bark or wood chip mulches are retained. Within grassed areas, soil level shall be flush (maximum 10mm below) of adjacent paved surfaces.

- Tree pits to be excavated to a depth of 1000mm with the bottom of the pit broken up to a further 150mm depth. Width of tree pit to be 500mm greater than the rootball in all dimensions.
- Root barrier such as ReRoot 1000 by GreenBlueUrban or sim/app to be provided for all trees within 1.5m of the adopted highway. For location refer to Engineer's Details.
- Any required tree planting crates to be installed in accordance with manufacturer's instructions.

Planting

- All planting must be carried out in accordance with a full softworks specification, produced as part of tender documentation. Refer to the specification for the preparation of existing topsoil and required depths for planting, turfing, and standard trees, and also for maintenance requirements.
- All plant stock, including trees, to conform to size, species and variety specified on the planting plan schedule, unless prior agreement to a substitution by the landscape architect has been received. All shrubs shall be as specified for the pot size by the HTA National Plant Specification. The landscape architect reserves the right to reject any stock falling below this standard.
- All trees, shrubs, herbaceous plants, whips and transplants shall be watered in on planting and thereafter during the contract period at regular intervals, as necessary to ensure thriving.
- All trees to be double staked with 1.6m (80-100mm dia) chestnut stakes 600mm above ground and 1000mm below ground) and fixed with an expanding rubber belt cut to size on site, Toms Ties B10 or sim/approved and positioned 25mm maximum from the top of the post.
- Turf to be of cultivated grade such as Rowlawn "Medalion", or similar/ approved.
- Mulch: All planting areas to receive 75mm Melcourt amenity bark mulch or similar/approved. All groundcover areas to receive 75mm Melcourt fine graded bark mulch or sim/app.

Relevant British Standard Codes

All workmanship and materials shall conform to the following codes:-

- General landscape operations (excluding hard surfaces) - BS 4428:1989.
- Trees in relation to construction- BS 5837:2012 and BS 6549:1990.
- BS 3998:2010 (recommendations for tree works) unless otherwise specified.
- Arboricultural Association - Standard Conditions of Contract and Specifications of Tree Works 1996.
- Nursery stock in accordance with latest horticultural trade association nursery stock specification entitled "National Plant Specification 2001".

Plants shall conform to:

- BS 3969- 1:1992 Nursery Stock - Specification for trees and shrubs.
- BS 3969- 2:1990 Nursery Stock - Specification for roses + AMD 6628.
- BS 3969- 4:1984 Nursery Stock - Specification for forest trees.
- BS 3936- 9:1998 Nursery Stock - Specification for bulbs, corms and tubers.
- BS 3936-10:1990 Nursery Stock - Specification for ground cover shrubs. CPSE-Committee for Plant Establishment, Handling and establishing landscape plants 1996, Part 3.
- Glossary for Landscape Works BS 3975 Pt 4:1966
- Turf - BS 3969:1998- recommendations for turf for general purposes.
- Seeding - EEC Regulations 1974. Use blue labelled certified varieties to EC purity and germination regulations. When requested, submit an official seed Testing Station Certificate of germination, purity and composition.
- Topsoil - BS 3882:2015
- Pesticides: Control of Pesticides Regulations 1997; The Health and Safety at Work Act 1974; the COSHH Regulation 2003, the product COSHH sheet Water Supply (Water Quality) Regulations amended 1991;Control of Pollution Act 1974; Hedgerow ACT 1997; Wildlife and Countryside Act 1981.

General Notes for the Developer.

Tree Protection

- Any existing trees to be retained and adjacent off site trees, are the responsibility of the main contractor on site who shall take all necessary protective measures set out in BS 5837:2012 to ensure no damage to stems or roots, to prevent compaction from vehicles or storage of materials, contamination of soil from spillages, scorching from fires and instability or stress from changes of soil level. The landscape contractor shall also conform to this. Any tree damaged on site shall be replaced with an appropriately sized tree at the contractor's expense. Suitable protective measures shall be as specified on the Tree Protection Plan.

Ground Work

- Before topsoil is spread any compacted subgrade within planting areas should be thoroughly broken up by machine.
- Formation levels should take account of the following planting depths; Shrub beds: 350mm. Grass areas 100mm. Tree pits will be dug by the landscape contractor. Tree pit dimensions will be 400mm topsoil over 600mm well consolidated washed, quarried sharp sand and 500mm wider than the rootball in all directions. Bottom of pit to be broken up to a depth of 150mm.
- Topsoil shall be spread for grass areas flush with any areas of paving and after settlement, the soil level should be no greater than 10mm below paved areas to allow for turf. For areas to be grass seeded, the soil level shall be flush with any finished paved surfaces after settlement (or to a maximum of 5mm below). Settlement shall be no greater than the tolerances given.

Hardworks

- All materials and workmanship shall be in accordance with the layout plan, construction details and Engineer's details.
- All paths and edgings shall be set out properly to lines and radii, with all curves achieving flowing natural arcs. Setting out shall be agreed with the landscape contractor and subsequently the landscape architect.

Appendix 3 : Strategic Objectives Checklist (For each RM application)

Strategic Objectives				
(A) Public Open Space Generally				
Objective	Consented Parameter Plans	Reserved Matters Design Proposals	Reserved Matters LEMP	Reserved Matters Supporting Design Documents (Design Code/Placemaking Strategy)
<i>Inclusive design and accessibility for all</i>				
<i>Provision of an attractive and greened environment with key assets retained and enhanced (eg. views to Quantocks from public open space and Grade 'A' trees retained in a range of key and incidental spaces)</i>				
<i>Provision of a range of public facilities enabling and encouraging both formal and informal recreation</i>				
<i>Robust landscape structure, tolerant of periodic drought and flooding</i>				
<i>An integrated SuDS strategy designed with 'natural' form where possible and to be fully usable when dry.</i>				
<i>An ecologically diverse landscape incorporating species mixes as agreed with SCC</i>				
<i>Retention and incorporation of existing GI assets within public open space providing maturity and immediate landscape impact</i>				
<i>GI linkages managed predominantly for sustained biodiversity</i>				
<i>All built form (including but not limited to, surfacing, boundary details, street furniture, play equipment) fit for purpose and sustainably sourced where possible.</i>				
<i>All planting (including but not limited to, species, topsoil, subsoil, sizing, irrigation) fit for purpose and sustainably sourced where possible.</i>				
<i>Maintain hub building, water tap & informal play equip.</i>				
<i>Contribution to Ecological Mitigation</i>				
<i>Contribution to Visual Mitigation</i>				
<i>Network of Linked GI Corridors and Open Spaces encouraging walking and cycling</i>				
<i>Detailed design at reserved matters application stage incorporating all current STW, SPG & National Guidance on Garden Towns</i>				
<i>Production of Design Guides and Placemaking Strategy at each reserved matters phase for SWT approval.</i>				

(B) POS/Landscape Structure				
Objective	Consented Parameter Plans	Reserved Matters Design Proposals	Reserved Matters LEMP	Reserved Matters Supporting Design Documents (Design Code, Placemaking Strategy)
(i) Northern GI Corridor (refer Pg 6)				
Provision of multi-functional linear spaces/GI linkages, (10-30 metres in width).				
Provision of site wide landscape structure, responsive to the wider setting, natural in character and species appropriate.				
Provision of dense woodland structure as per approved visual/ecological mitigation measures, with 'scalloped' edge zone for maximum micro-climates/ecological diversity.				
Provision of key views to Quantocks through localised raising of canopies at pocket park/LEAP locations.				
Provision of an informal recreational resource, continuous accessible footpath, occasional natural play/seating opportunities and ecological interpretation boards.				
Placement of occasional orchard trees along the footpath, combined with low key management allowing fruiting brambles				
Creation of strong landmarks/nodal points at formal play areas & the interface with north/south GI corridors aiding legibility.				
<i>Detailed design at reserved matters application stage incorporating all current STW, SPG & National Guidance on Garden Towns & RM Design Guide & Placemaking Strategy</i>				
(ii) North/South GI Corridors (refer pg.6)				
Provision of multi-functional linear spaces, (10-30 metres in width).				
Provision of site wide landscape structure of natural character in response to the wider setting.				
Provision of integrated SuDS opportunities which are natural in character and ecologically diverse.				
Provision of an informal recreational resource, continuous accessible footpath (PROWs), occasional natural play/seating opportunities and ecological interpretation boards.				
Provision of key pedestrian gateway points at the interface between the site and existing Staplegrove.				
<i>Detailed design at reserved matters application stage incorporating all current STW, SPG & National Guidance on Garden Towns & RM Design Guide & Placemaking Strategy</i>				
(iii) Key Open Spaces				
Provision of a range of robust open spaces, from smaller pocket parks and LEAPs to large neighbour parks (NEAPs) providing opportunity across Staplegrove West, for formal /informal recreation, accessed directly from housing areas and from the sitewide landscape framework/ walking/cycling network.				
Provision of street/parkland trees for landscape impact along with informal amenity grass areas, wildflower meadow margins and ornamental planting areas providing biodiversity, shading and a 'Parkland' landscape character.				
Retention of Key GI assets for immediate landscape character and value.				
Provision of integrated and overlooked SuDS features which are fully usable when dry, natural in form, augmented with appropriate native meadow planting, marginals and with permanent water features where appropriate. Interpretation boards to highlight function and ecological value.				
Provision of well sited wayfinding markers to encourage wider usage of pedestrian and cycle routes				
Refer Equipped Areas of Play for further details				
<i>Detailed design at reserved matters application stage incorporating all current STW, SPG & National Guidance on Garden Towns & RM Design Guide & Placemaking Strategy</i>				

(iv) Pocket Open Spaces				
<i>Smaller open areas sited as necessary to retained existing GI assets within housing areas, such as Mature Grade A trees.</i>				
<i>Provision of incidental spaces to aid legibility and provide possibility for 'Feature' tree planting with flowering qualities.</i>				
(v) Sustainable Urban Drainage Solutions				
<i>Provision of a diverse range of rainwater attenuation features including rain-gardens, wetland areas, attenuation basins and permanent water features.</i>				
<i>SuDS features considered usable spaces when dry, with year round accessible paths above flood zone to ensure overlooking</i>				
<i>Natural in form including undulating banks, marginal planting shelves and tree planting to soften visual extents of the basin.</i>				
<i>Species rich meadows tolerant of periodic flooding</i>				
<i>Interpretation boards describing function and ecological value.</i>				
<i>No-dig zone within root protection area of existing trees.</i>				
<i>Site wide Surface Water Strategy in accordance with the CIRIA SuDS Manual, DEFRA's SuDS standards, TDBC Local Developer Guidance & Lead Local Flood Authority's guidance 'Sustainable Drainage in Somerset'</i>				
(vi) Equipped Areas of Play				
<i>Provision of safe, stimulating and attractive play areas to parameters as set out in the agreed Section 106 Agreement.</i>				
<i>Incorporation of existing GI assets and topography in detail design proposals to create characterful spaces which respond to local character</i>				
<i>Incorporation of tree shrub and herbaceous planting for landscape structure, GI linkages, shading, wildlife and educational value.</i>				
<i>Provision of play equipment in accordance with national guidance as set out below.</i>				
<i>Provision of connections with the site's wider GI network and incorporation of clear signage/interpretation to encourage use of the wider POS network.</i>				
<i>Provision of fencing/gates only where necessary.</i>				
<i>Detail design at reserved matters application stage in accordance with current Fields in Trust, Play England & SWT guidance</i>				
(vii) Allotments				
<i>Provision of robust, well maintained, accessible & serviced allotment facilities which are fit for purpose & with capability to adapt to growth/changing needs. Overall provision in accordance with agreed Section 106 Agreement.</i>				
<i>Secure boundaries screening low level clutter, whilst allowing in light and retaining overlooking/security</i>				
<i>Provision of access to water</i>				
<i>Provision of vehicular access and set down space for deliveries, along with well drained pathways</i>				
<i>Guidance on hours of operation, plot usage, sheds, livestock, bonfires etc in accordance with an agreed rental agreement.</i>				
<i>Detail design at reserved matters application stage and pre-occupation rental agreement documents in accordance with the National Allotment Society's guidance.</i>				

(vii) Community Orchards				
<i>Provision of fruiting trees across the site to promote healthy lifestyle and encourage use of the POS network</i>				
<i>Provision of a range of fruiting tree locations including in orchards and as single trees along GI linkages and adjacent to footpaths</i>				
<i>Detailed design at reserved matters application stage incorporating all current STW SPG & National Guidance on Garden Towns</i>				
(viii) Cycle Route				
<i>Provision of a safe, comfortable and connected cycle route in accordance with LTN 1/20</i>				
<i>Consideration of the immediate surroundings in the detailed design of the surfacing, edging and signage so the cycle path does not detract from the landscape character</i>				
<i>Detailed design in accordance with all current national and local guidance</i>				
(v) Streets				
<i>Provision of landscape character in response to the Street Hierarchy set out in the approved Access Parameter Plan</i>				
<i>Provision of landscape character in response to adjacent POS where relevant</i>				
<i>Provision of a supporting and agreed site wide street tree planting strategy in conjunction with the first RM application following the GI RM application. This strategic consideration of tree planting will strengthen the legibility of movement routes across site, provide landscape character and structure, deliver landmark features, seasonal interest, shading and strengthened GI linkages.</i>				
<i>Provision of a higher proportion of native tree species where streets interface with GI corridors</i>				
<i>Consideration of resilience to disease in the whole-site specification of tree species along the spine road</i>				
<i>Provision of 'Green Streets' in accordance with the Access Parameter Plan which form linkages into existing GI assets and public realm space.</i>				
<i>Provision of more generous dimensions in Green Streets to allow planting of large tree species native trees. Allow minimum 6.5m from habitable room windows to centre of new trees.</i>				
<i>Management of tree planting verges as bio-diverse wildflower meadows, including where swales are provided</i>				
<i>Provision of more informal placement of smaller trees within secondary roads and incidental small species & flowering trees within lanes and mews.</i>				
<i>Production of Tree Planting Strategy as part of Design Guides and Placemaking Strategy at each reserved matters phase for SWT approval.</i>				