

24/00078/HYBRID Bassets Farm Approval – CONDITION 24

(24) **A Landscape and Ecological Management Plan (LEMP)** covering the area identified in the LEMP Plan, shall be submitted to and approved in writing by, the Local Planning Authority **prior to the commencement of development**. The LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management, including the overlap and interaction with the requirements for BNG.
- c) Aims and objectives of management, **to include a plan of community engagement and support**.
- d) **Appropriate management options** for achieving aims and objectives.
- e) **Prescriptions for management actions**.
- f) Preparation of a **work schedule** (including an annual work plan capable of being rolled forward over a five - year period).
- g) Ongoing monitoring and remedial measures.
- h) Details of **the body or organisation responsible for implementation of the plan**, which is to be overseen by a Steering Group.
- i) The composition and organisation of the **Steering Group** which, unless otherwise agreed should comprise 1 representative from each of the Borough Council, landowner, Parish Council and Kent Wildlife Trust.
- j) Where monitoring indicates that the conservation aims and objectives of the LEMP are not being met, the LEMP shall set out **how contingencies and / or remedial action will be identified, agreed and implemented** to ensure the development delivers the biodiversity objectives of the originally approved scheme
- k) a scheme of **community engagement** with new and existing residents of the development in management and monitoring activities of the LEMP Area **including management activities such as replacement planting, seasonal orchard pruning and harvesting, bat walks and reptile surveys**. At a minimum these should be **three half day events per year** for 5 years from practical completion. Such events to be run by an accredited body such as the Kent High Weald Partnership or similar and approved by the Council
- l) **Details of the legal and funding mechanism(s)** by which the **long term implementation** of the plan will be secured **by the developer** with the management body(ies) responsible for its delivery.

The LEMP area shall be retained for the lifetime of the development and shall be implemented in accordance with the approved details.

Reason: To protect and enhance the landscape and existing species and habitat



KEY TO STRATEGY PLAN

-  Vehicular access point.
-  Pedestrian/ equestrian / cycle access point.
-  PRoW WT340A
-  PRoW WT341
-  Proposed pedestrian route - Hoggins/Tarmac/Gravel
-  Proposed pedestrian route - mown path
-  Proposed main vehicular route
-  Proposed secondary vehicular route
-  Proposed tertiary vehicular route
-  Red line boundary.
-  Existing vegetation to be retained
-  Existing orchard to be retained
-  Proposed tree and native hedgerow planting
-  Public Open Space
-  Proposed wildflower meadow
-  New bollards.



Red Line Boundary

Landscape Vision

The landscape strategy plan sets out the level of strategic spatial arrangement envisaged for the Site in order to provide a high quality landscape setting and strong green infrastructure framework to the proposed buildings. The landscape objectives of the Proposed Development include:

- To ensure **retention and enhancement of existing vegetation** within the site and on site boundaries, ensuring nature conservation habitats for a range of locally occurring species.
- Development of strategic green infrastructure to create a framework for development.
- **Additional planting to screen and soften long distance views** from the south and edge of AONB.
- Retention of **substantial natural green open space to northern upper slopes**.
- **Retention of areas of orchard** to maintain the connection of history of site and local area and Horsmonden Fruit Belt

Residential Areas

The residential development will incorporate subtle details to define character and create a sense of place. The planting design will incorporate semi native and ornamental hedges to screen the development and ornamental shrub beds will be used in more formal areas to define the street and soften the built form. In other areas strategic planting will be used to strength and enhance existing boundary vegetation to **soften the development edge**. Native species will be used adjacent to and along the Site boundaries to create an **appropriate transition to the surrounding area**. Appropriate street trees will be used within the site to soften built form and frame views. **The development will incorporate local areas of play within the green corridors and a larger, equipped area of play with the northern public open space.**

Biodiversity Enhancements and Green Links

All strategic planting will incorporate species that are native and locally appropriate to the area; plant stock will be of local provenance where possible. **Existing boundaries will be enhanced to reinforce and expand ecological corridors** throughout the site and to the wider site setting where possible. These corridors will maintain and enhance habitat and foraging opportunities for local fauna and connect site features. Green corridors will run within the development to break the built form and connect the eastern and western boundaries.

The wildlife pond is located in a quieter corner of the large open space, set within a wider area that encompasses retained orchard and woodland buffer planting, **all protected by stock proof fencing in order to protect the area as a dog free zone**, to the benefit of local wildlife.

The use of further **tree planting (including retention and enhancement of orchard) along the north eastern and north western development edge**, as well as **retention of the south eastern historic orchard**, will increase the biodiversity around the site whilst also strengthening the natural defensible boundary to the development area.

Green Infrastructure

Most existing boundary **hedgerows and mature trees will be retained (with buffers to development), reinforced and brought into regular, long-term management.** This will protect visual amenity and landscape character as well as continuing to offer commuting and foraging opportunities for wildlife.

Multi-functionality is central to the green infrastructure concept and approach. It refers to the potential for green infrastructure to have a range of functions, to deliver a broad range of ecosystem services. The provision of new green spaces as part of the Green Infrastructure will be 'multifunctional', enabling the land to perform a range of functions, such as **the provision for healthy recreation whilst contributing to a wide range of species to increase and enhance biodiversity.** These functions are not limited to recreation, but also include ecological enhancement, visual amenity improvement resulting in mental and physical health benefits for the users.