

# FARRINGTON PARK GOLF CLUB, FARRINGTON GURNEY

## Landscape and Ecological Management Plan

for

Oval Estates Ltd

June 2019

THE **Landmark**  
PRACTICE

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*\*D denotes a Draft version*

*The information which we have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.*

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## 1.0 INTRODUCTION

- 1.1 This Landscape and Ecological Management Plan (LEMP), hereafter referred to as ‘the Plan’, has been prepared by The Landmark Practice (TLP) on behalf of Oval Estates Ltd. This Plan sets out the design, future management measures, and monitoring provisions in relation to landscape and biodiversity, for development at Farrington Golf Course, Farrington Gurney (planning application reference 2018/0577/FUL), **Appendix I** refers.
- 1.2 The Plan has been produced in order to discharge Condition 10 of the planning consent and covers the first five years after project completion.

### *Condition 10*

*“A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority and be approved in writing by, the local planning authority within 3 months of the date of planning permission. The content of 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.*
- c) Aims and objectives of management.*
- 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) Details of the body or organization responsible for implementation of the plan.*
- h) On-going monitoring and remedial measures.*

*The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.”*

- 1.3 The Plan makes reference to the following reports submitted with the planning application:
- Preliminary Ecological Appraisal (Western Ecology, June 2016) and Addendum to Preliminary Ecological Appraisal (Western Ecology, April 2018)
  - Landscape and Visual Impact Assessment (Amalgam Landscape, July 2018)
- 1.4 This Plan draws on the findings and recommendations detailed in the above reports, to inform the design of the landscape and ecological enhancement measures and guide the future management and monitoring of the site.

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## 2.0 SITE BACKGROUND

- 2.1 The site and its boundaries are shown at **Appendix I**. The site is situated within the grounds of the existing Farrington Park Golf Course, between the settlements of Ston Easton and Farrington Gurney, approximately 15 kilometres south of the urban edge of Bristol and 12 kilometres south-west of Bath.

### Site Description

- 2.2 The site largely comprises managed grassland associated with the golf course, interspersed with woody scrub, ruderal weeds, ponds and tall grassland. Central to the site is a collection of buildings including a shop, restaurant and café, bar and studios. There are also areas of car parking and an existing driving range with covered bays, close-managed grassland, enclosed by high fences with a hedgerow at its eastern and southern boundaries. Existing habitats on site are shown on the Phase 1 Habitat Survey plan, at **Appendix II**.

### The Development

- 2.3 Development at the site includes construction of a new academy course, driving range, two golf holes to the north-west, front 5 holes converted to 9 hole course, new spa and accommodation, new touring caravan park and amenities, conversion of existing driving range to accommodation and proposed car park extension. This is shown on the approved Landscape Masterplans provided at **Appendix III**.

### Ownership and Responsibilities

- 2.4 Implementation of this Plan will be the responsibility of Oval Estates (Bath) Ltd, followed by its successor in title in the form of a Management Company, for a period of five years, after which time the ongoing maintenance, management and monitoring measures will be reviewed and updated as required. The management scheme detailed within this Plan covers provision, management, inspection, maintenance, and replacement as necessary.

### Landscape Designations

- 2.5 The western fringes of the site are within the Ston Easton Park Registered Park and Garden. The landscape design of the site has been developed in conjunction with a heritage consultant and a number of proposed mitigation measures have been included to replicate the 'lost' landscape features and improve overall the character and setting of this recognised landscape<sup>1</sup>. This includes retention of the existing mature vegetation on the boundaries and within the proposed development and enhancement with additional native tree and shrub planting where required. The management of this mitigation planting is brought forward at Section 4.0 of this Plan.

### Non-statutory nature conservation sites

- 2.6 There are eight Local Wildlife Sites (LWS) and one Site of Nature Conservation Interest (SNCI) within 1km of the proposed development. The nearest LWSs are Rush Hill Wood West and Rush Hill Wood East, both of which are adjacent to the eastern areas of the site. The Preliminary Ecological Appraisal (PEA)<sup>2</sup> concludes that the proposals for this site will not result in a loss in habitat extent within either of these LWSs, although there is some potential for accidental damage during construction. The PEA recommends mitigation

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<sup>1</sup> Landscape and Visual Impact Assessment (Amalgam Landscape, July 2018)

<sup>2</sup> Preliminary Ecological Appraisal (Western Ecology, June 2016) and Addendum to Preliminary Ecological Appraisal (Western Ecology, April 2018)

measures during construction to avoid accidental damage and these are brought forward at Section 4.0 of this Plan.

- 2.7 The remainder of the non-statutory sites are more than 140 metres from the proposed development. Due to separation distances and the low impacts associated with the proposed development, the PEA states there is negligible potential for the proposed development to impact the habitats for which these LWS sites and SNCI were chosen and no mitigation is required for these sites.

#### **Statutory nature conservation sites**

- 2.8 The PEA finds there are no statutory nature conservation sites within 1km, and the site is not within a SSSI Impact Risk Zone for the type of development proposed. The PEA<sup>2</sup> concludes that the potential for adverse effects on statutory nature conservation sites does not need to be considered further.

#### **Protected and Notable Species**

- 2.9 The following extracts of the PEA confirms the potential for the site to support the following protected species:

##### ***Amphibians***

*Areas of tall ruderal, grassland and woodland enclosing Area A have some potential for Great Crested Newt during their terrestrial phase. However, the two ponds in Area A are recent in construction (probably in 2005), and are isolated within a landscape where the only other ponds are those created as water-traps along the golf course.*

*There are no records of Great Crested Newt within 1km and they are scarce in this area of Somerset.*

*A Habitat Suitability Index (HSI) has been calculated for both ponds with the western pond scoring 'good' and the eastern pond scoring 'average'. Under this scoring Index, more than half of ponds (55%) with 'average' scores are likely to be occupied by Great Crested Newt and seventy-nine percent of ponds with 'good' scores are likely to be occupied.*

*Due to the isolation of these ponds from other water bodies likely to support Great Crested Newt, and their recent construction, unless Great Crested Newt have been purposefully translocated here from another site, they are extremely unlikely to be present. The translocation of Great Crested Newt without an appropriate licence is illegal, and there are no records of this site being used as a receptor.*

*Great Crested Newt are unlikely to be present here, and do not need to be considered further.*

*The western pond, and to a lesser degree the eastern pond, in Area A have the potential for Common Toad, Common Frog and Smooth Newt.'*

##### ***Badger***

*No evidence of Badgers or their setts were found and they do not need to be considered further.*

##### ***Bats***

*Boundary habitats enclosing Area A and Area B, and to a lesser extent Area C, have*

*potential for foraging and commuting bats, whilst grassland, scrub and ruderal herb habitats within Area A have potential for foraging bats.*

*A single Oak in Area A has unknown potential to support roosting bats.*

### **Birds**

*Woodland woody scrub habitats have value for nesting birds and it is likely that birds will feed across all areas.*

### **Water Vole**

*Water Vole are associated with water courses and are seldom present in standing water. The site has no potential for Water Vole and they do not need to be considered further.*

### **Reptiles**

*Habitats associated with Area B and Area C are suboptimal for reptiles, lacking suitable habitat structure and undisturbed areas.*

*Area A has potential for common and widespread reptiles amongst ruderals weeds, along scrub margins and associated with tall semi-improved grassland.*

### **Invertebrates**

*Ponds in Area A may support invertebrates of restricted distribution, although as a whole the Site has little potential for anything other than widespread and common invertebrates.*

### **Plants**

*Common and managed habitats within the Site provide little potential for notable or rare plants, and they do not need to be considered further.'*

### **Pest Species**

- 2.10 Japanese Knotweed is a species listed as an invasive non-native under Schedule 9 of the Wildlife and Countryside Act 1982 (as amended).
- 2.11 The PEA found the invasive non-native herb Japanese knotweed *Fallopia japonica* has become established within scrub, particularly along the eastern and western boundaries of Area A. A site specific management plan should be created that includes precise mapping of all areas containing this plant. Each area should then be assessed for further management, based on its potential to be disturbed during the proposed development.

### **Changes to Ecological Features**

- 2.12 No statutory sites will be affected by the scheme. The development proposals have been informed by the ecological assessment and, as such, the majority of high-quality habitats (hedgerows and woodland) are being retained. However, the PEA recommends mitigation measures during construction to avoid accidental damage and these are brought forward at Section 4.0 of this Plan.

### 3.0 SITE ANALYSIS AND CONSERVATION OBJECTIVES

#### Site Analysis

- 3.1 The strengths and weaknesses of the site in terms of ecology and landscape, along with opportunities and external influences, are set out in **Table 1** below:

**Table 1: Site Strengths and Weaknesses**

Site Strengths	Site Weaknesses	Opportunities	External Influences
<p>Good connectivity across the wider landscape via existing network of hedgerows and woodland within the landscape</p> <p>Actual/potential occurrence of protected/notable species.</p> <p>Located on privately owned land, thus added protection against unauthorised access and damaging activities.</p>	<p>Physical constraints imposed by the nature of the development proposals.</p> <p>Limited diversity of existing habitats.</p> <p>Presence of non-native invasive species.</p>	<p>Increase diversity and further improve structure of boundary features.</p> <p>Establish sensitive management regime for habitats and features to ensure longevity and benefit to wildlife.</p> <p>Increase sheltering/roosting/nesting opportunities for wildlife.</p>	<p>Locally native planting should be optimised to fit with existing landscape character.</p>

#### Site Management Objectives and Rationale

- 3.2 The main landscape and ecological management objectives of this plan, and the rationale behind them, are described below. Mitigation, compensation, enhancement and monitoring measures have been included in accordance with details included within the LVIA<sup>1</sup> and PEA.

##### Objective 1: Existing vegetation

- 3.3 Maintain and enhance, through appropriate management, the development area, site boundary and the retained vegetation.

##### *Rationale*

- 3.4 Existing trees and hedgerows bordering the site play an important role in providing connectivity to the wider landscape. Ecological connectivity is an important factor in helping wildlife to adapt to development and climate change pressures by providing dispersal corridors through the landscape.

##### Objective 2: New planting

- 3.5 Ensure that mitigation and enhancement planting is subject to appropriate monitoring and aftercare.

##### *Rationale*

- 3.6 Planting aftercare should adhere to the principles detailed in BS 8545:2014 (Trees: From Nursery to Independence in the Landscape) and CPSE '*Handling and establishing*



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*landscape plants*'. Any new planting for mitigation or enhancement will require aftercare to ensure its longevity.

**Objective 3: Protected and notable species**

- 3.7 There should be no adverse effects on protected and notable species. The site should provide opportunities for protected and notable species including invertebrates, reptiles, nesting and foraging birds and roosting bats.

*Rationale*

- 3.8 To ensure works and ongoing management are in accordance with legislative requirements.

**Objective 4: Rough grassland and meadows**

- 3.9 Rough grassland and meadows should support a diversity of herbaceous species and be structurally diverse.

*Rationale*

- 3.10 To ensure maximum habitat value.

**Objective 5: Grass swards**

- 3.11 Grass swards should be healthy and relatively free from weeds with no bare patches.

*Rationale*

- 3.12 To create areas of managed grassland for recreation, with a tidy appearance.

**Objective 6: Ponds**

- 3.13 New and existing ponds should provide marginal habitats of value to invertebrates and vegetation should be managed to keep areas of open water.

*Rationale*

- 3.14 To ensure maximum habitat value.

**Objective 7: Hard surfaces and street furniture**

- 3.15 A management programme for public spaces including hard surfaces and street furniture should be implemented.

*Rationale*

- 3.16 Public areas should be safe, attractive and well maintained.

**4.0 MANAGEMENT METHODOLOGY**

- 4.1 In conjunction with the 'Site Conservation Objectives' this Plan provides detailed management prescriptions to outline the management methodology in order to achieve the stated objectives.

- 4.2 Management prescriptions are therefore outlined below and then summarised in **Table 2** at the end of this section. The objectives outlined above incorporate aspects of both landscape and ecology and, as such, include some areas of overlap.

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## General Management Prescriptions

### Construction

- 4.3 Throughout site construction, all avoidance and mitigation measures will be implemented in-line with the CEMP. The CEMP will incorporate ecological recommendations and ensure compliance with species specific mitigation during the construction period. It will include measures such as sensitive working methods to avoid direct killing and/or injury of reptile and protective fencing around woodland edge/hedgerows.

### Programme for Vegetation Removal and Management

- 4.4 Where vegetation is to be removed, it will be carried out outside the bird nesting season, i.e. not between mid-February and mid-September. Where works in the spring/summer are unavoidable, vegetation will be cleared the preceding winter or following a survey to confirm the absence of nesting birds.
- 4.5 Trees and structures with the potential to house bat roosts will be checked by a licensed bat worker prior to felling, demolition or arboricultural works being undertaken.
- 4.6 This is likely to involve a combination of tree climbing inspections and/or emergence surveys. Should the presence of a bat roost be confirmed, the tree will be felled (or surgery undertaken) under licence from Natural England. In any event, the works will be carried out under the supervision of a licensed bat worker, outside the times when hibernating bats or bats with dependant young could be present. To avoid a conflict with nesting birds, mid-September to October is the optimum period.

## Detailed Management Prescriptions

### Management Prescriptions: Existing vegetation

*Maintain and enhance, through appropriate management, the development area, site boundary and the retained vegetation.*

- 4.7 Prescription O1-1: Hedgerows are to be cut biennially (every other year) between 1 January and 28 February. This will promote increased blossom availability for invertebrates and allow fruits and berries to ripen providing a vital source of food for wintering birds. Ideally, some of the trees should be allowed to develop as standards above the hedge. The hedges should be pruned to 3 m high and 2 m wide with high basal density to provide maximum protection for wildlife.
- 4.8 Prescription O1-2: All trees will be pruned to promote healthy growth and natural shape, and any dead, dying or diseased wood and suckers will be removed. Overhanging branches will be pruned to ensure that growth is prevented from encroaching onto grassed areas. Pruning will be undertaken annually or as appropriate to each species and in accordance with best practice, between October and February inclusive to avoid the main bird breeding season. All arisings will be removed for composting. All management works shall be carried out by experienced operatives holding relevant horticultural qualifications, training certificates, or under the direct supervision on site of such a person.
- 4.9 Prescription O1-3: Health and safety inspections are to be carried out by an arboriculturalist to note any major deadwood that needs to be removed from crowns; split or damaged branches, storm damage, hung-up limbs, and jagged or open wounds that require tidying; forks, cavities and major defects that could result in structural failure, cavities, cracks or bark wounds at the base of trees, together with bracket fungus. An arboriculturalist will probe cavities as required to determine the course of action; basal

suckers or epicormic growth that require removal from the main trunk; poor quality trees with structural defects, such as forked trunks that may require pruning or felling; and diseases.

- 4.10 Prescription O1-4: Any deadwood cleared will be retained on site and used to create log piles beneath the hedgerows and woodland. Log piles will be topped-up every three years as original woody material rots down. The size/shape of each wood pile will not exceed 1.0m x 1.0m x 0.6m high, and piles will be tidy.

Management Prescriptions: New planting

*Ensure that mitigation and enhancement planting is subject to appropriate monitoring and aftercare.*

- 4.11 All mitigation and enhancement planting works shall be carried out in accordance with CPSE 'Handling and establishing landscape plants', using materials, plant and machinery appropriate to the task, undertaken in such a manner that avoids damage and/or nuisance to the site and its surroundings. Locally appropriate native species shall be used where appropriate.
- 4.12 Prescription O2-1: Water all new planting during prolonged dry spells to prevent plant failures (during first 2 years following planting).
- 4.13 Prescription O2-2: Maintenance operations will include edge trimming, leaf/litter removal and moss/weed removal.
- 4.14 Prescription O2-3: Check stakes, shelters and ties and adjust if needed, in summer and winter. Remove stakes and shelters when no longer required (i.e. after 3 years). Prune dead, damaged or dying branches.
- 4.15 Prescription O2-4: Each autumn, the new planting scheme will be inspected, and dead or dying plants recorded and replaced in the next winter planting season, until 100% canopy is achieved and/or hedgerow gaps are filled.
- 4.16 Prescription O2-5: A slow release fertiliser (4:19:10) will be spread annually in early March in the first three years after planting or replanting after defects replacements. Any compost used on site is to be peat-free.
- 4.17 Prescription O2-6: Plants will be pruned annually to remove any dead, dying or diseased wood and suckers to promote healthy growth and a natural shape. Plants overhanging roads or paths or starting to encroach onto public footpaths will be trimmed back annually.

Management Prescriptions: Protected and notable species

*There should be no adverse effects on protected and notable species. The site should provide opportunities for protected species including nesting birds and foraging bats.*

- 4.18 Prescription O3-1: Six bat boxes suitable for crevice roosting bats such as Schwegler 2Fn (or acceptable equivalent) shall be attached to trees within the hedgerow at the eastern margin of Area C to enhance this area for roosting bats. Once installed, the boxes shall be retained thereafter.

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#### Management Prescriptions: Rough grassland and meadows

*Wildflower grassland and hedgerow and woodland grassland should support a diversity of herbaceous species, be free from 'weed' species and be structurally diverse.*

- 4.19 Prescription O4-1: Areas of rough grassland will be sown with a diverse grassland mixture such as Emorsgate EM2 standard general purpose meadow mixture (or acceptable equivalent). This will create a diverse grassland habitat for invertebrates, reptiles and small birds. Mow all plant growth (sown grasses and weeds) regularly to 40-60 mm throughout the first growing season to prevent weeds smothering the slower-growing grasses and remove arisings. Very little management is required once the mixture has established. Over time it will develop an open, tussocky structure which is a good refuge for wildlife.
- 4.20 Prescription O4-2: Semi-rough margins will be sown with a robust meadow mix that responds well to regular short mowing, such as Emorsgate EL1 flowering lawn mixture (or acceptable equivalent). This will provide a nectar source for invertebrates and a food resource for small birds. Mow all plant growth (sown grasses and weeds) regularly throughout the first growing season to prevent weeds smothering the slower-growing grasses. Once established, mow regularly as a lawn (25-40mm). To permit flowering, mowing can be relaxed from late June. Litter will be removed before each cut and cuttings will be collected and removed.
- 4.21 Prescription O4-3: Seeded and turfed areas will be inspected every autumn following practical completion. Bare areas, dead grass, settlement, shrinkage, wheel ruts and other damage to the seeded or turfed areas will be made good by re-cultivation, re-seeding and re-turfing.
- 4.22 Prescription O4-4: Invasive weeds such as thistles will be removed. Avoid the use of herbicides and artificial fertilisers, hand pulling should be used if possible. Herbicides should only be applied to spot-treat or weed-wipe for the control of injurious weeds or initially to control undesirable species such as docks, thistles and nettle, to assist in the establishment of the newly seeded areas.

#### Management Prescriptions: Grass swards

*Create tidy areas of managed grassland for recreation, ensuring healthy swards with no bare patches and relatively free from weeds*

- 4.23 Prescription O5-1: Fairway grass will be closely cut regularly to 10-20mm and the Greens will be cut at 4-10mm. General areas, such as grass verges and amenity grassland around buildings, will be cut regularly to 50mm throughout the growing season. The maximum height will not exceed 100mm. Cutting will be suspended in periods of drought. Litter will be removed before each cut and cuttings will be collected and removed. Edges will be cut and be well-defined, including around obstacles such as manhole covers at the time of each mowing visit. A grass-free circle of 1.2m diameter will be maintained around new trees and grass cut at 11mm to 17mm around mature trees.
- 4.24 Prescription O5-2: A selective herbicide will be applied to ensure perennial weeds/moss do not make up over 20% of the sward.
- 4.25 Prescription O5-3: Fallen leaves will be removed in autumn.

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- 4.26 Prescription O5-4: A general purpose fertiliser will be applied in the autumn to maintain healthy growth.
- 4.27 Prescription O5-5: Wear and tear, bald patches or wheel ruts will be reinstated by means of re-cultivation and re-seeding. This will be done biannually.

Management Prescriptions: Ponds

*New and existing ponds should provide marginal habitats of value to invertebrates and vegetation should be managed to keep areas of open water.*

- 4.28 Prescription O6-1: Existing and proposed ponds will contain sloping edges with a shallow gradient as this will create varying depths suitable for a variety of aquatic life and allow hedgehogs and other mammals to escape should they fall in. The ponds will be left to fill naturally with rainwater to prevent contamination. Grass above the waterline will be cut as set out above in Prescriptions O4-1, O4-2 & O5-1. Re-seeding will not take place where grass/wildflowers have died out due to regular water inundation. Invasive weeds such as thistles will be removed and encroaching vegetation managed to keep areas of open water. **Do not use herbicides and artificial fertilisers in the vicinity of ponds.**

Management Prescriptions: Hard surfaces and street furniture

*Ensure footpaths remain unobstructed and safe to use*

- 4.29 Prescription 07-1: Hogin footpaths will be maintained free of invasive vegetation, litter and fallen timber. Unsafe overhanging vegetation will be removed. The hogin should be maintained to designed depth and an even finish with no depressions or exposed membrane.

*Ensure street furniture and boundaries are safe, secure and that timber is free from decay*

- 4.30 Prescription 07-2: Street furniture including bins, seats and signs will be inspected monthly to ensure timber is not rotten, there is no vandalism or missing features, and no health and safety issues. Missing or broken items will be repaired or replaced. Arrange RoSPA inspections on a regular basis during the plan period.
- 4.31 Prescription 07-3: Boundary walls, railings and fences will be checked annually for damage and deterioration. Any necessary repairs will be carried out in accordance with UK and EU safety standards

**Table 2: Monthly management actions**

Management Objective	Management Prescription	Month											
		J	F	M	A	M	J	J	A	S	O	N	D
<b>Objective 1</b>													
Maintain, and enhance, through appropriate management, the development area, site boundary and the retained vegetation.	Prescription O1-1: Prune hedgerows to 3 m high and 2 m wide biennially.	✓	✓										
	Prescription O1-2: Prune trees to promote healthy growth and natural shape.	✓	✓								✓	✓	✓
	Prescription O1-3: Woodland inspections to be carried out by an arboriculturalist to note any major deadwood that needs to be removed from crowns; split or damaged branches etc.						✓						✓
	Prescription O1-4: Any deadwood will be retained on site and used to create log piles beneath the hedgerows and woodland. Top up wood piles every three years as original woody material rots down.												
<b>Objective 2</b>													
Ensure that mitigation and enhancement planting is subject to appropriate monitoring and aftercare.	Prescription O2-1: Water new planting (trees and hedgerows) during prolonged dry spells to prevent plant failures (during first 2 years following planting).				✓	✓	✓	✓	✓	✓	✓		
	Prescription O2-2: Maintenance operations to include edge trimming, leaf/litter removal & moss/weed removal.			✓	✓	✓	✓	✓	✓	✓	✓		

Management Objective	Management Prescription	Month											
		J	F	M	A	M	J	J	A	S	O	N	D
	Prescription O2-3: Check stakes, shelter and ties and adjust if needed, in summer and winter. Remove after 3 years when no longer required. Prune dead, damaged or dying branches.				✓							✓	
	Prescription O2-4: Inspect & record dead or dying plants and replace in the next winter planting season.											✓	
	Prescription O2-5: Application of slow release fertiliser in the first 3 years after planting.			✓									
	Prescription O2-6: Formative pruning and trimming back from roads and footpaths if required.										✓	✓	
<b>Objective 3</b>													
There should be no adverse effects on protected and notable species. The site should provide opportunities for protected species including roosting and foraging bats.	Prescription O3-1: Install six bat boxes within the hedgerow at the eastern margin of Area C to enhance this area for roosting bats.											✓	✓
<b>Objective 4</b>													
Rough grassland and semi-rough grassland should support a diversity of herbaceous species, be free	Prescription O4-1: Areas of rough grassland will be sown with Emorsgate EG2 (or acceptable equivalent) in autumn or spring. Mow regularly to 40-60 mm in the first year, remove arisings. Once established mowing is not required.				✓							✓	

Management Objective	Management Prescription	Month												
		J	F	M	A	M	J	J	A	S	O	N	D	
from 'weed' species and be structurally diverse.	Prescription O4-2: Semi-rough margins will be sown with Emorsgate EL1 (or acceptable equivalent) in spring or autumn. Mow regularly throughout first year, remove arisings. Once established mow regularly as a lawn (25-40mm).				✓				(✓)	(✓)		✓		
	Prescription O4-3: Inspect seeded/turfed areas every autumn. Make good any damaged areas by re-cultivation, reseeding or re-turfing.											✓		
	Prescription O4-4: Invasive weeds will be removed, avoiding the use of herbicides and artificial fertilisers.								✓					
<b>Objective 5</b>														
Create tidy areas of managed grassland for recreation, ensuring healthy swards with no bare patches and relatively free from weeds	Prescription O5-1: Cut fairway grass to 10-20mm; greens to 4-10mm; and general areas, such as grass verges and amenity grassland around buildings, to 50mm throughout the growing season. Remove litter. Cut edges around obstacles such as manhole covers. Maintain grass-free circle around new trees.			✓	✓	✓	✓	✓	✓	✓	✓	✓		
	Prescription O5-2: A selective herbicide will be applied to ensure perennial weeds/moss do not make up over 20% of the sward.			✓	✓	✓	✓	✓	✓	✓	✓	✓		
	Prescription O5-3: Fallen leaves will be removed in autumn.										✓	✓	✓	
	Prescription O5-4: Apply general fertiliser			✓							✓			



Management Objective	Management Prescription	Month											
		J	F	M	A	M	J	J	A	S	O	N	D
	Prescription O5-5: Reinstate bald patches or wheel ruts.			✓									
<b>Objective 6</b>													
New and existing ponds should provide marginal habitats of value to invertebrates and vegetation should be managed to keep areas of open water.	Prescription O6-1: Ponds will contain sloping edges with shallow gradient. They will be left to fill naturally with rainwater. Grassland above the waterline will be cut as set out above. Reseeding will not take place where grass/wildflowers have died out due to regular water inundation.			(✓)				(✓)		✓			
<b>Objective 7</b>													
Ensure footpaths remain unobstructed and safe to use	Prescription 07-1: Check Hogin footpaths, remove invasive vegetation, litter and fallen timber; maintain to designed depth and an even finish with no depressions or exposed membrane.				✓		✓	✓		✓			
Ensure street furniture and boundaries are safe, secure and that timber is free from decay	Prescription 07-2: Inspect street furniture including bins, seats and signs. Missing or broken items will be repaired or replaced. Arrange RoSPA inspections on a regular basis during the plan period.	As required											
	Prescription 07-3: Check boundary walls, railings and fences for damage and deterioration. Carry out necessary repairs.	As required											

## **5.0 MONITORING**

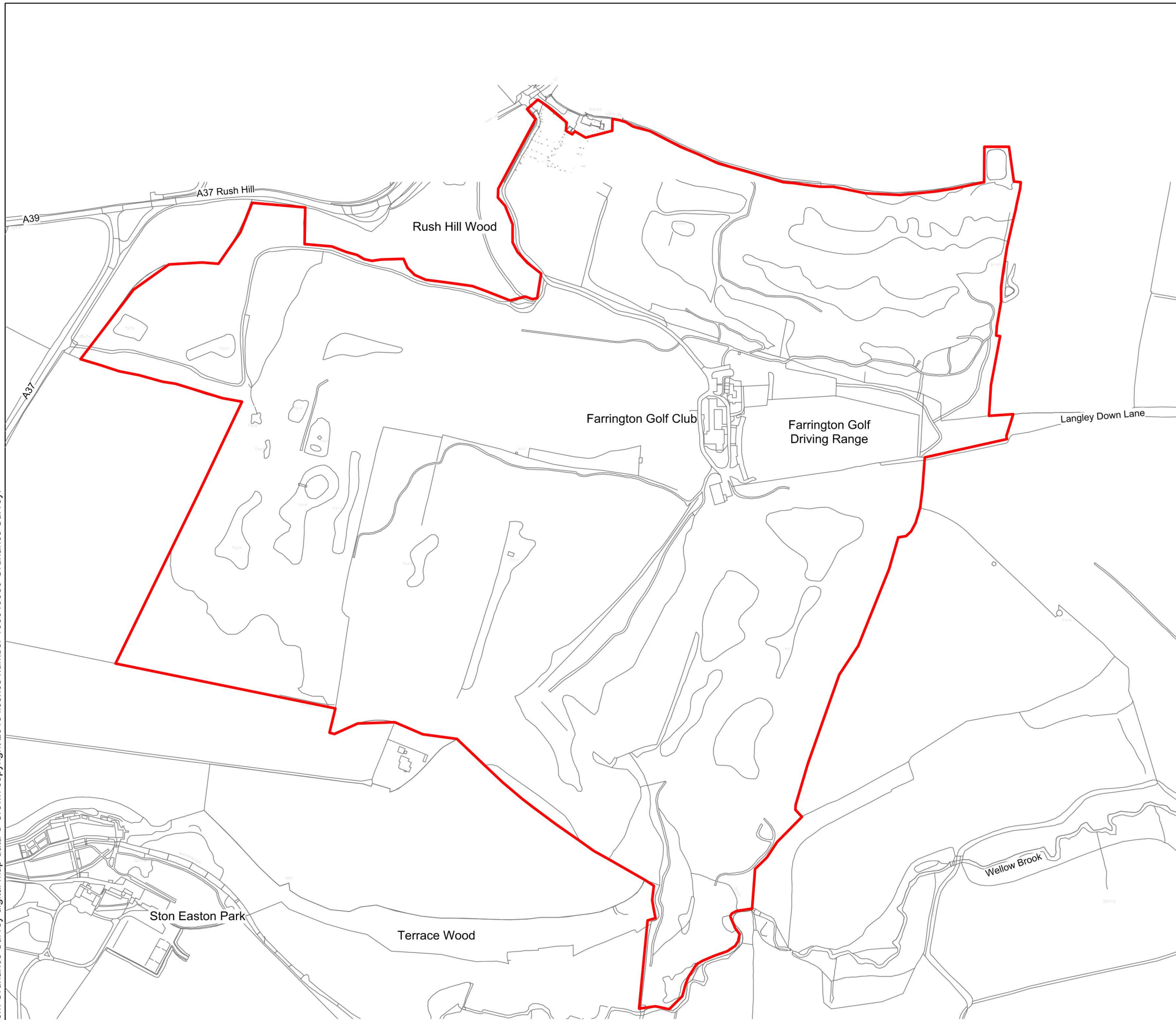
5.1 Monitoring of the site is crucial to ensure that the development will result in valuable long-term benefits to wildlife and to measure the success of the proposed landscape and ecological enhancements. The Plan is to be managed as a 'live' document, with reviewed iterations on a five yearly basis. This initial iteration covers the first five years of operation.

5.2 The following monitoring is proposed:

- Post construction monitoring checks to be undertaken in years 1, 3 and 5 to ensure the mitigation measures are operational. This will include monitoring the condition of enhancement features (bat boxes).
- Provide a brief annual report to the site owner/operator summarising actions undertaken as part of this Plan and any recommendations arising from monitoring.

5.3 Upon completion of this period, the success of the management regime is to be assessed and reviewed, with management prescriptions revised, as necessary, in the next Plan iteration. Ideally, the Plan should be adopted for the lifetime of the development.

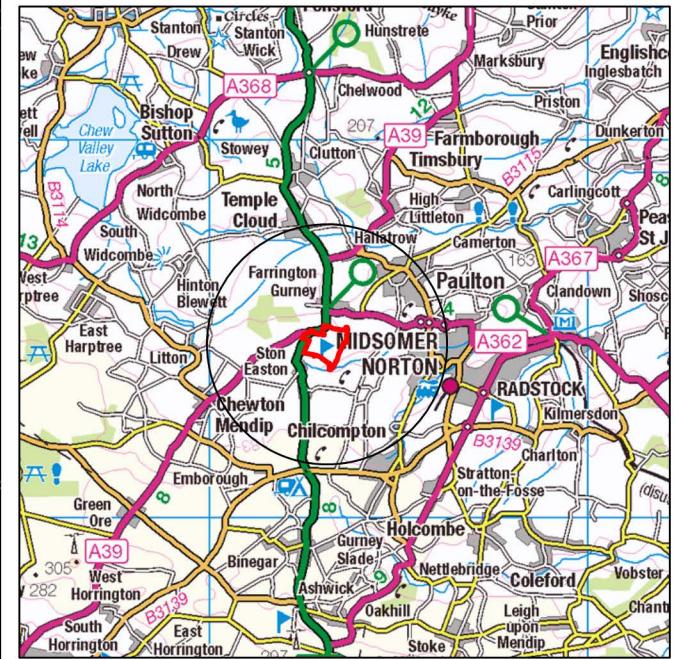
## **APPENDIX I: LOCATION PLAN**



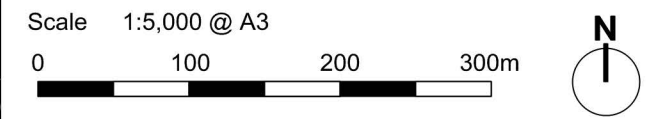
**Key**

- Proposed Development Boundary
- Study Area (2.5km radius)

**Location Plan**



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Date : 10/07/2018	



**Location Plan**  
Figure 1

**Farrington Park Golf Club**

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## **APPENDIX II: PHASE 1 HABITAT SURVEY**

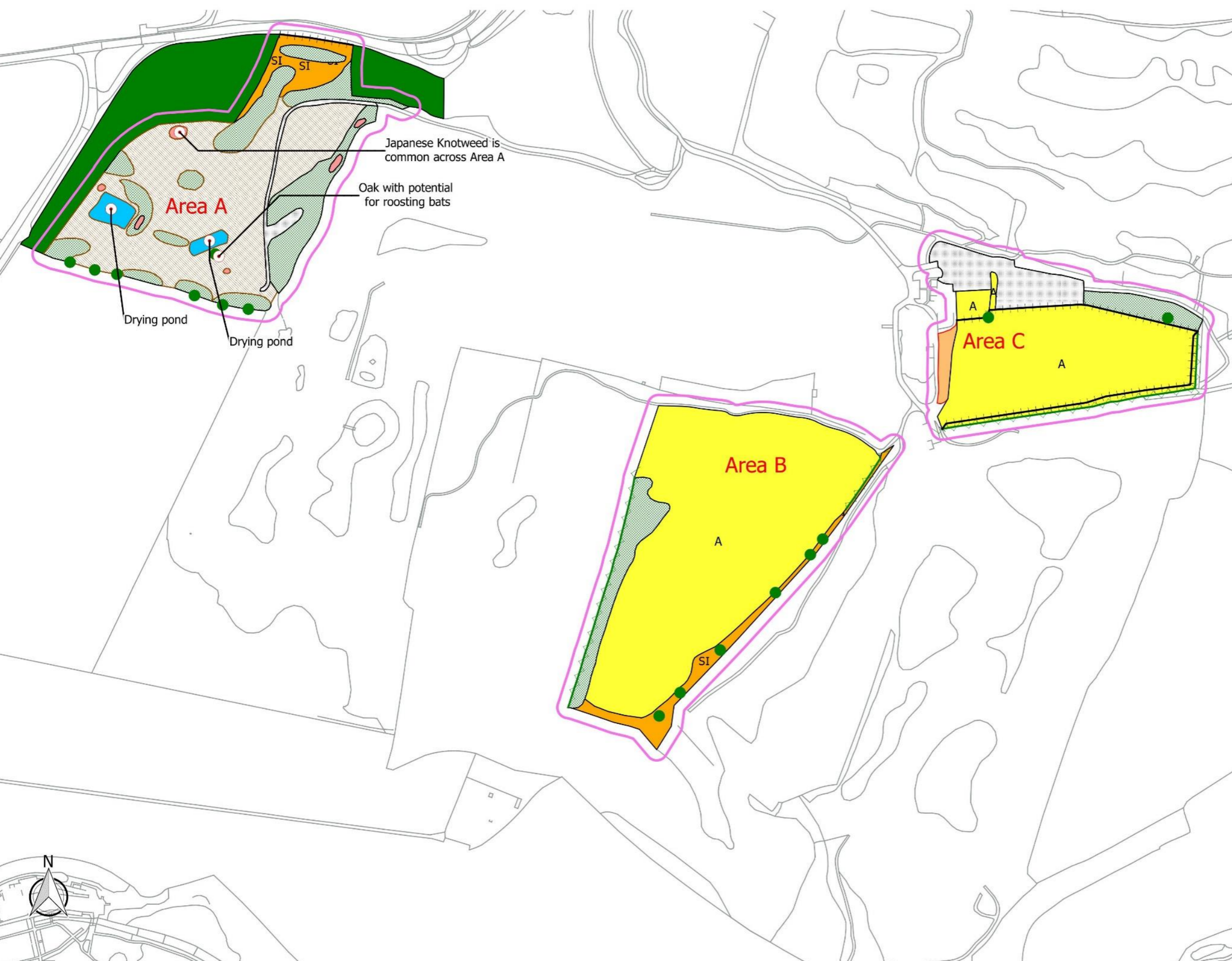
Legend

-  Target note
-  Broadleaved tree
-  Intact hedge, native species rich
-  Fence
-  Survey area (Approximate)
-  SI Semi-improved neutral grassland
-  A Amenity grassland
-  Tall ruderal
-  Scrub
-  Standing water
-  Bare ground
-  Semi-natural broadleaved woodland
-  Building
-  Japanese Knotweed

Title: Map 1. Phase 1 Habitat Survey, April 2018

Project: Land at Farrington Golf Club, Farrington Gurney in Somerset

Checked by: CDH    Version: 02  
Date: 25 April 2018



Area A

Area B

Area C

Japanese Knotweed is common across Area A

Oak with potential for roosting bats

Drying pond









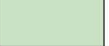
Drying pond

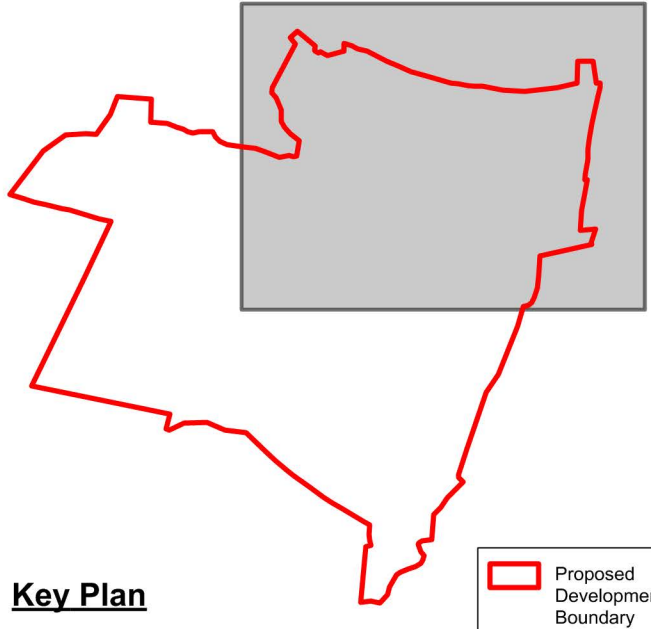


## **APPENDIX III: LANDSCAPE MASTERPLANS**


Imagery Google Earth © 2018 Infoterra Ltd and Bluesky Image © 2018 Getmapping plc

**Key**

	Existing mature trees and shrubs to be retained and protected		Proposed tee		Proposed bunker
	Proposed green		Proposed pond		Proposed tree and shrub planting
	Proposed fairway		Proposed path		Proposed rough grassland



**Key Plan**

 Proposed Development Boundary



Existing woodland protected and retained

Additional planting around the house will help to screen the golf course

Additional native tree and shrub planting will have nature conservation and biodiversity value

The majority of existing vegetation will be protected and retained in the proposed front nine holes area. Additional tree and shrub planting will help to separate fairways and break up views of the sloping part of the golf course from the north, including from the fringes of Farrington Gurney

ACADEMY COURSE

FRONT NINE HOLES

The mature band of vegetation separating the northern fringes of the golf course from the car park will be protected and retained. This will provide wider screening of the existing and proposed buildings and car parks as the landform levels out to the south

The majority of existing vegetation will be protected and retained in the proposed academy course. This will be further supplemented by additional tree and shrub planting to help break up the golf course particularly when viewed from the north

The proposed extension to the car park, adjacent to the existing car park, will involve minimal loss of existing vegetation

CAR PARK EXTENSION

TOURING CARAVAN PARK

The holiday lodges and spa will be situated in and adjacent to the existing buildings associated within the golf course and form part of the central building complex

SPA AND HOLIDAY LODGES

EVENTS FIELD

The proposed touring caravan park area will be focussed within the enclosed eastern fringes of the golf course. The mature surrounding existing vegetation will be protected, retained and supplemented with additional tree and shrub planting for screening and separation as well as nature conservation and biodiversity benefits

The former driving range will be used as an informal events field

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Scale 1:2,500 @ A3


0 50 100 150m



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**Landscape Masterplan**  
Figure 9A

**Farrington Park Golf Club**









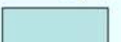


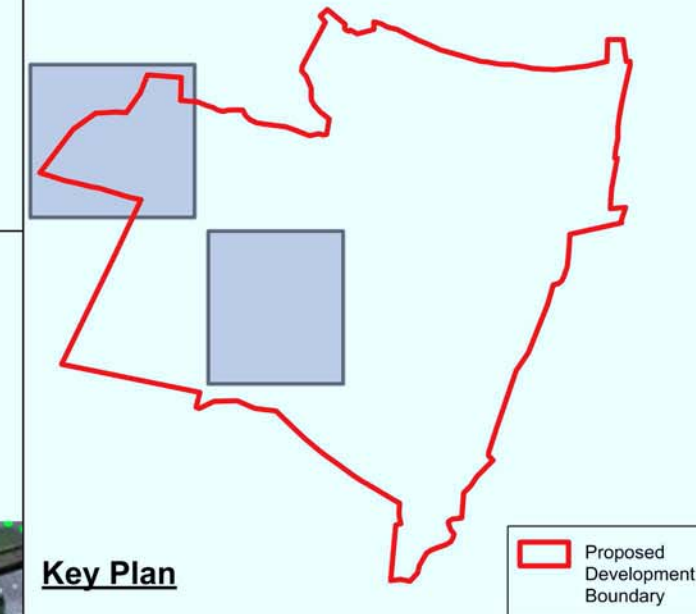
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**Key**

-  Existing mature trees and shrubs to be retained and protected
-  Proposed green
-  Proposed fairway
-  Proposed tee
-  Proposed pond
-  Proposed path
-  Proposed bunker
-  Proposed tree and shrub planting
-  Proposed rough grassland



Within the Ston Easton Park Registered Park and Garden, the design of the two additional holes has been carefully considered to acknowledge its historic location and setting. The proposed tree planting has been designed to sustain and enhance the significance of the heritage aspect.



Proposed driving range will be largely enclosed by existing and proposed tree and shrub vegetation



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**Landscape Masterplan**  
Figure 9B

**Farrington Park Golf Club**



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