

## CHAPTER 13: LANDSCAPE AND VISUAL

### 13.1 INTRODUCTION

13.1.1 This chapter of the ES Addendum Statement has been produced by Bryant Landscape Planning Ltd to review and, where necessary, update the assessment and findings of the Landscape and Visual assessment and the conclusions presented in the original Landscape and Visual ES chapter (the OHH ES) and the 2021 ES Addendum (the 2021 ESA).

13.1.2 This chapter should be read in conjunction with the following ESA Appendix:

- Appendix 13.1: Updated Viewpoint Photography

13.1.3 The assessment is of the Wider OPA (Scenario 2 in the OHH ES and the 2021 ESA), whose maximum parameters continue to be:

- Circa 2,500 dwellings comprising a mix of market and affordable housing;
- Mixed-Use centre of 3.1 Ha comprising residential, retail, leisure, community, employment facilities;
- 3.3 Ha of employment land;
- A 3 FE primary school and early years education facilities;
- Formal and informal publicly accessible open space, formal areas of play, youth provision and associated facilities, formal sports facilities, allotments and amenity space, including, landscaping, green infrastructure and sustainable drainage systems;
- The utilisation of existing and provision of new and/ or amended highway access points along Allington Lane, Fir Tree Lane, Burnetts Lane and Bubb Lane; and
- Any wider land outside the site boundary needed for development specific infrastructure.

13.1.4 Primary vehicular access to the Wider OPA continues to be achieved through the utilisation of the accesses onto Allington Lane, Burnetts Lane and Bubb Lane consented under planning permissions X/19/86303 and X/19/86475 and via Burnetts Lane with improvements to the existing junction with Fir Tree Lane.

13.1.5 This ES Addendum Statement should be read in conjunction with the original Landscape and Visual ES chapter (Chapter 13) of the OHH ES, the Landscape and Visual chapter (Chapter 13) of the 2021 ESA and the parameter plans relating to the Proposed Development.

## **13.2 ASSESSMENT CRITERIA AND METHODOLOGY**

### **Legislative context**

13.2.1 Since the OHH ES and the 2021 ESA were produced, there have been updates to national and to local planning policy.

#### National Planning Policy Framework (NPPF)

13.2.2 The NPPF has been revised several times, most recently in **December 2023**. In relation to landscape matters, the changes are not fundamental and primarily relate to the renumbering of the relevant paragraphs; the same principles apply relating to the promotion of sustainable development.

#### Local Planning Policy - Eastleigh Local Plan

13.2.3 A new Eastleigh Local Plan 2016-2035 was adopted in April 2022. The emerging plan was referenced in the OHH ES and in the 2021 ESA. The previous assessments were therefore undertaken with regard to relevant policies in the new plan; the policies are not therefore repeated in this chapter.

### **Assessment Methodology**

13.2.4 The same assessment methodology, criteria, assumptions and limitations for the landscape and visual assessment (as set out in section 3.2 of OHH ES Chapter 13, submitted in December 2020) apply in this ES Addendum and are not therefore repeated here.

## **13.3 CONFIRMATION OF AND UPDATES TO BASELINE ENVIRONMENT**

### **Landscape Character**

13.3.1 The baseline landscape character assessment in the OHH ES was based on desktop and field studies and published landscape character assessments.

13.3.2 No updates to the relevant landscape character assessments have been published since the OHH ES and field studies carried out in July 2024 have established that the appraisal in the OHH ES of the landscape character of the Wider OPA Site and its environs remains robust and valid.



13.3.3 No additional landscape receptors have therefore been identified and there are no material updates or changes to the landscape baseline conditions reported in OHH ES Chapter 13 or in the 2021 ESA.

13.3.4 The assessments of the landscape value and landscape sensitivity of the landscape receptors in the OHH ES (summarised in Table 13.1 of the OHH ES) remain robust.

Visual Amenity

13.3.5 The baseline visual amenity assessment in the OHH ES identified Representative Viewpoints (RP) and Visual Receptors (VR).

13.3.6 The locations of the RPs which were included in the OHA ES were revisited in July 2024. N.B. Access to RP18 and RP24 was not possible due to the closure of Fir Tree Lane and PRoW F3 to enable construction of Phase 1 and of the link road.

13.3.7 The July 2024 field surveys established that due to the completion of the Bubb Lane/Burnetts Lane link road and the Allington Lane roundabout, and the on-going construction of Phase 1 and the Allington Lane/Bubbs Lane link road, views of the Wider OPA Site for some of the visual receptors have changed since the OHH ES and the 2021 ESA.

13.3.8 Photography of six RPs (RP14-RP16; RP19; RP23 & RP25) has been retaken to illustrate the changes in the view; updated photography is provided at Appendix 13.1 of this ESA.

13.3.9 Table 13.1 summarises the VRs taken forward to the assessment in the OHH ES and indicates where views of the Wider OPA Site have changed since the OHH ES and the 2021 ESA.

Table 13.1: Visual Receptors and changes in their view since the OHH ES (updated RPs indicated in bold)

| Visual Receptor (VR) | Representative Photoviewpoint (RP) | Change in view                                                                  | Visual Sensitivity |                |                     |
|----------------------|------------------------------------|---------------------------------------------------------------------------------|--------------------|----------------|---------------------|
|                      |                                    |                                                                                 | Value              | Susceptibility | Overall Sensitivity |
| PRoW F 2             | Photoviewpoints 18 and <b>19</b>   | Construction activity associated with Phase 1 is visible in views looking south | High               | Medium         | Medium              |
| PRoW F 3             | Photoviewpoint 9, 11, 16 and 18    | PRoW F3 is temporarily closed to facilitate construction of Phase 1             | High               | Medium         | Medium              |

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|                                                    |                                          |                                                                                                                                           |        |        |            |
|----------------------------------------------------|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|--------|--------|------------|
| PRoW F10 and F11                                   | Photoviewpoint 22 and <b>23</b>          | Construction activity associated with the link road is visible in views looking south. Victoria Farmhouse has been demolished             | High   | Medium | Medium     |
| PRoW B743, B744 and B780                           | Photoviewpoint 6 and 7                   | No change                                                                                                                                 | High   | Medium | Medium     |
| Residents overlooking the eastern edge of the site | <b>Photoviewpoint 15</b>                 | Residents of properties to the east of the site have views of construction activity associated with Phase 1 to the west of Burnetts Lane  | High   | Medium | Medium     |
| Residents on Fir Tree Lane                         | Photoviewpoint 21, 24, <b>25</b> and 26  | Fir Tree Lane has been closed for through traffic and Victoria Farmhouse has been demolished                                              | High   | High   | High       |
| Burnetts Lane                                      | <b>Photoviewpoints 14, 15 and 16</b>     | Construction activity associated with Phase 1 is visible in views looking west. The Bubb Lane/Burnetts Lane roundabout has been completed | Low    | Low    | Low        |
| Blind Lane                                         | <b>Photoviewpoint 15</b>                 | There are views of construction activity associated with Phase 1 to the west of Burnetts Lane                                             | Medium | Medium | Low/Medium |
| Fir Tree Lane                                      | Photoviewpoints 21, 24, <b>25</b> and 26 | Fir Tree Lane has been closed for through traffic and Victoria Farmhouse has been demolished                                              | Medium | Medium | Medium     |

13.3.10 Notwithstanding the change in the view for some of the Visual Receptors, as summarised in Table 13.1, there are no material updates or changes to the visual baseline conditions reported in the OHH ES and in the 2021 ESA.

## **13.4 REVIEW OF PREVIOUS ASSESSMENTS AND CONCLUSIONS**

### **Landscape**

13.4.1 Since the baseline situation has not materially changed and the Proposed Development is as assessed in the 2021 ESA, the assessment of landscape effects undertaken in the OHH ES and updated in the 2021 ESA remains valid and acceptable, during both the construction stage and the operational stage.

### **Visual**

13.4.2 Notwithstanding the changes in the view for some of the Visual Receptors which has taken place since the OHH ES and the 2021 ESA, since the nature of these changes was anticipated in the assessment of effects in the OHH ES and the 2021 ESA, it is considered that the assessment of visual effects undertaken in the OHH ES and updated in the 2021 ESA remains valid and acceptable, during both the construction stage and the operational stage.

### **Additional mitigation, compensation and enhancement measures**

13.4.3 No additional landscape or visual mitigation measures are proposed beyond those which are inherent within the scheme design.

### **Cumulative assessment**

13.4.4 No additional committed developments have been identified; the conclusions of the previous cumulative assessments are therefore judged to be robust and valid.

### **Climate Change**

13.4.5 The potential effects associated with landscape design and management, and visual matters which could arise based upon reasonable Climate Change Projections remain as identified in the OHH ES and are considered to be robust.

## **13.5 ASSESSMENT SUMMARY**

### **Residual Landscape Effects**

13.5.1 The predicted residual landscape effects at both construction and operational stages are summarised in Table 13.2.

### **Residual Visual Effects**



13.5.2 The predicted residual visual effects at both construction and operational stages are summarised in Table 13.2.

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**Table 13.2: Landscape and Visual Assessment Summary**

| Environmental Effect        | Sensitivity of Receptor | Nature of Impact                                                                                                                                                                                                                                                                                                                            | Impact Magnitude                         | Significance                           | Additional Mitigation | Residual Impact Magnitude                | Residual Significance of Effect |
|-----------------------------|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|----------------------------------------|-----------------------|------------------------------------------|---------------------------------|
| <b>Construction Effects</b> |                         |                                                                                                                                                                                                                                                                                                                                             |                                          |                                        |                       |                                          |                                 |
| <b>Landscape Receptors</b>  |                         |                                                                                                                                                                                                                                                                                                                                             |                                          |                                        |                       |                                          |                                 |
| Horton Heath LCA            | Low                     | Direct impacts of construction activity will be limited to impacts on the site itself. There will be some indirect impacts resulting from the construction of access points and localised impacts on the local road network, particularly on the character of stretches of Burnetts Lane, Allington Lane and Fir Tree Lane.                 | Temporary<br>Medium to High              | Temporary<br>Moderate to Major Adverse | N/A                   | Temporary<br>Medium to High              | Temporary<br>Moderate Adverse   |
| Chalcroft LLCA              | Low                     | Construction works will directly impact the character of parcels of land within the LLCA and will have a localised indirect impact on Chalcroft Farm.                                                                                                                                                                                       | Localised<br>Temporary<br>Medium         | Temporary<br>Moderate Adverse          | N/A                   | Localised<br>Temporary<br>Medium         | Temporary<br>Moderate Adverse   |
| Quobleigh LLCA              | Low                     | Construction works will directly impact the character of parcels of land within the LLCA.                                                                                                                                                                                                                                                   | Localised<br>Temporary<br>Medium to High | Temporary<br>Moderate Adverse          | N/A                   | Localised<br>Temporary<br>Medium to High | Temporary<br>Moderate Adverse   |
| The Site                    | Medium                  | There will be direct construction impacts on the site due to vehicle movements, groundworks, landscape implementation and the construction of infrastructure and built form. There will be direct impacts from construction and implementation works on the network of footpaths in places where these interface with areas of development. | Localised<br>Temporary High              | Temporary<br>Moderate Adverse          | N/A                   | Localised<br>Temporary High              | Temporary<br>Moderate Adverse   |
| <b>Visual Receptors</b>     |                         |                                                                                                                                                                                                                                                                                                                                             |                                          |                                        |                       |                                          |                                 |

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|-------------------------------------------------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------|-----|-------------------------|-------------------------------------|
| Recreational users of PRoW F2                         | Medium | Construction traffic and activity is present in the view                                                                                                                                                                          | Temporary Medium        | Temporary Moderate Adverse          | N/A | Temporary Medium        | Temporary Moderate Adverse          |
| Recreational users of PRoW F3                         | Medium | Movement and activity associated with Phase 1 and the link road construction is present in the view. The southern stretch of the footpath, linking with Burnetts Lane, is temporarily closed to facilitate development.           | Temporary Medium        | Temporary Moderate Adverse          | N/A | Temporary Medium        | Temporary Moderate Adverse          |
| Recreational users of PRoW F10 and F11                | Medium | Movement and activity associated with the link road construction is present in the view.                                                                                                                                          | Temporary Medium        | Temporary Moderate Adverse          | N/A | Temporary Medium        | Temporary Moderate Adverse          |
| Recreational users of PRoW B743, B744, B746, and B780 | Medium | There are glimpsed views of the construction of the link road beyond the completed roundabout where vegetation has been removed along Allington Lane to facilitate the new access into the site.                                  | Temporary Low to Medium | Temporary Minor to Moderate Adverse | N/A | Temporary Low to Medium | Temporary Minor to Moderate Adverse |
| Residents overlooking the eastern edge of the site    | High   | Construction traffic, activity and movement associated with Phase 1 is visible to some residents; construction activity associated with the later phases will be visible to residents overlooking the central parcels of the site | Temporary Medium        | Temporary Moderate to Major Adverse | N/A | Temporary Medium        | Temporary Moderate to Major Adverse |
| Residents on Fir Tree Lane                            | High   | Residents on the western stretch of Fir Tree Lane can see construction traffic and activity associated with the link road; construction activity associated with the later phases will be visible to residents                    | Temporary High          | Temporary Moderate Adverse          | N/A | Temporary High          | Temporary Moderate Adverse          |
| Transient users of Burnetts Lane                      | Medium | Construction traffic, activity and movement is visible to users of Burnetts Lane                                                                                                                                                  | Temporary Medium        | Temporary Moderate to Major Adverse | N/A | Temporary Medium        | Temporary Moderate to Major Adverse |
| Transient users of Blind Lane                         | Medium | Activity and movement associated with the OPA can be seen in glimpsed and longer distance views for users of Blind Lane approaching from the east.                                                                                | Temporary Medium        | Temporary Moderate to Major Adverse | N/A | Temporary Medium        | Temporary Moderate to Major Adverse |
| Transient users of Fir Tree Lane                      | Medium | Users of Fir Tree Lane will experience a change in their view as a result of the construction works,                                                                                                                              | Temporary Medium        | Temporary Moderate to Major Adverse | N/A | Temporary Medium        | Temporary Moderate to Major Adverse |

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|----------------------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------|-----|--------------------------------------------------|---------------------------|
|                            |     | although the downgrading of this route has reduced access.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |               |                  |     |                                                  |                           |
| <b>Operation Effects</b>   |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |               |                  |     |                                                  |                           |
| <b>Landscape Receptors</b> |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |               |                  |     |                                                  |                           |
| Horton Heath LCA           | Low | On completion, the development will introduce built form to the landscape, amongst areas of strategic green infrastructure. As the green infrastructure will be delivered as part of the early phases of development, by year 15, with the maturation of trees, the development will be better assimilated into the landscape. However, the scale of the development in relation to the LCA will mean that some adverse effects will continue to persist.                                                                                                                                                                                                            | Medium        | Moderate Adverse | N/A | Low to Medium allowing for maturation by Year 15 | Minor to Moderate Adverse |
| Chalcroft LLCA             | Low | The development will introduce additional built form into the LLCA, increasing the quantum of development in the LLCA, resulting in the majority of the LLCA being built out, albeit with embedded landscape mitigation and green infrastructure.<br><br>The proposed rain gardens within development plots will provide an increase in blue and green infrastructure across the LLCA and the proposed green infrastructure will provide additional longer-term benefits, particularly the provision of street trees, which, once mature, will provide benefits for urban greening and will assist in assimilating the development into the landscape as it matures. | Low to Medium | Minor Adverse    | N/A | Low allowing for maturation by Year 15           | Minor Beneficial          |
| Quobleigh LLCA             | Low | On completion, the development will introduce residential development and associated infrastructure to the LLCA, increasing the quantum of built form within the LLCA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Low to Medium | Minor Adverse    | N/A | Low allowing for maturation by Year 15           | Minor Beneficial          |

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|-------------------------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------|-----|-------------------------------------------|------------------|
|                               |        | Areas of Green Infrastructure and enhanced green corridors will retain characteristic features and respect the existing landscape framework. On reaching maturity, the established landscape features and the new open spaces, alongside the retained original landscape assets, will positively assist in assimilating the development.                                                                                                                                                                                                                                                                                                |               |                  |     |                                           |                  |
| The Site                      | Medium | The retention of key strategic green corridors and the introduction of a landscape framework which forms the backbone to the development will retain key landscape blue and green features within the site. Introduced landscape features along with new planting within development parcels will once mature, increase the characteristic landscape features across the site and provide a comprehensive green infrastructure. Once mature introduced features will also provide increased habitat, amenity and recreation assets. Areas of open space will also provide increased landscape features and integrated green open space. | Low to Medium | Minor Adverse    | N/A | Low allowing for maturation by Year 15    | Minor Beneficial |
| Visual Receptors              |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |               |                  |     |                                           |                  |
| Recreational users of PRoW F2 | Medium | On completion, users of PRoW F2 will see new built form in close proximity when travelling along this footpath. Planting proposed along the footpath route and within the landscape transition areas near to the solar farm and around the sports pitches will soften views and additional internal planting within the various parcels of development will further soften views for these receptors. The landscape buffer adjacent to the sports pitches will also assist in                                                                                                                                                           | Medium        | Moderate Adverse | N/A | Medium allowing for maturation by Year 15 | Moderate Adverse |

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savills

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|----------------------------------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|------------------|-----|------------------------------------------------------------|------------------|
|                                        |        | <p>reducing the impact of light spill associated with the adjacent sports pitches. Within views travelling south, the proposed landmark feature in the local centre will be visible. Travelling north, glimpsed views of the proposed landmark feature are likely to be gained, experienced in the context of existing mature tree planting</p> <p>By year 15, views of the development will be filtered and softened by proposed tree and hedgerow planting adjacent to the footpath and within development parcels. Retained and enhanced planting will provide a soft transition at the development edges and internal planting will soften views towards the wider development.</p> |        |                  |     |                                                            |                  |
| Recreational users of PRoW F3          | Medium | <p>Upon completion of the development, views for users of PRoW F3 will change with the introduction of built form. However, the footpath will be routed through a green corridor.</p> <p>By year 15, proposed planting in combination with the retained green infrastructure will provide a soft transition for users of this PRoW,</p>                                                                                                                                                                                                                                                                                                                                                 | Medium | Moderate Adverse | N/A | Medium allowing for maturation by Year 15                  | Minor Adverse    |
| Recreational users of PRoW F10 and F11 | Medium | <p>Upon completion of the development, users of F10 and F11 will experience a change in their views due to the introduction of development to the northern parcels of the site. In some areas, the footpath is routed through the proposed landscape buffer zones, providing a softer character to the perimeter of the parcels. The landmark feature at the local centre will be seen in the background of some views. By year 15, views of the new development will be</p>                                                                                                                                                                                                            | Medium | Moderate Adverse | N/A | Medium allowing for maturation by Year 15 Moderate Adverse | Moderate Adverse |

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|-------------------------------------------------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|---------------------------|-----|-----------------------------------------------------|---------------------------|
|                                                       |        | softened by additional tree planting within landscape buffer zones.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |                           |     |                                                     |                           |
| Recreational users of PRoW B743, B744, B746, and B780 | Medium | Views of development will generally be filtered by tree cover along Allington Lane.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Low    | Minor Adverse             | N/A | Low, allowing for maturation of planting by Year 15 | Minor Adverse             |
| Residents overlooking the eastern edge of the site    | High   | Residents who overlook central areas of the site will experience changes in their views, with the introduction of new built form, the school and sports facilities. The retention of existing tree cover and proposed planting on the eastern part of the site will assist in softening and screening views. Views for residents off Burnetts Lane to the north of the water course will experience direct views across the development which will include built form. By year 15, when proposed tree and hedge planting is mature, the development will be better integrated into the views. | High   | Moderate to Major Adverse | N/A | Medium allowing for maturation by Year 15           | Moderate to Major Adverse |
| Residents on Fir Tree Lane                            | High   | Upon completion, the proposals will introduce built form into views for these residents.<br>By year 15, tree planting will have matured, softening views of the new development                                                                                                                                                                                                                                                                                                                                                                                                               | Medium | Moderate Adverse          | N/A | Medium allowing for maturation by Year 15           | Minor Adverse             |
| Transient users of Burnetts Lane                      | Medium | Users of Burnetts Lane will experience a change in their view with the introduction of built form to the west.<br>Views will be across a landscape buffer of native planting. The existing native hedgerow will be retained. transient users of Burnetts Lane.                                                                                                                                                                                                                                                                                                                                | High   | Moderate to Major Adverse | N/A | Medium allowing for maturation by Year 15           | Moderate Adverse          |
| Transient users of Blind Lane                         | Medium | On completion, built form will be visible to users of Blind Lane travelling west. The development will be a dominant feature in the view at the junction with Burnetts Lane, partially softened by proposed tree planting along the Burnetts Lane                                                                                                                                                                                                                                                                                                                                             | Medium | Moderate Adverse          | N/A | Medium allowing for maturation by Year 15           | Moderate Adverse          |

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|----------------------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|------------------|------------|-------------------------------------------|------------------|
|                                  |             | boundary. At year 15, there will be some softening of views from Blind Lane.                                                                                                                                                                           |        |                  |            |                                           |                  |
| Transient users of Fir Tree Lane | Medium      | On completion, views of the development will be partially screened by the retention of existing planting along Fir Tree Lane.<br>By year 15, when tree planting and additional structure planting is mature this will soften views of the development. | Medium | Moderate Adverse | N/A        | Medium allowing for maturation by Year 15 | Moderate Adverse |
| Cumulative Effects               |             |                                                                                                                                                                                                                                                        |        |                  |            |                                           |                  |
| Effect                           | Description |                                                                                                                                                                                                                                                        |        |                  | Mitigation |                                           | Significance     |
| N/A                              | N/A         |                                                                                                                                                                                                                                                        |        |                  | N/A        |                                           | N/A              |
| Impact of Climate Change         |             |                                                                                                                                                                                                                                                        |        |                  |            |                                           |                  |
| Effect                           | Description |                                                                                                                                                                                                                                                        |        |                  | Mitigation |                                           | Significance     |
| N/A                              | N/A         |                                                                                                                                                                                                                                                        |        |                  | N/A        |                                           | N/A              |

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**Table 13.3: Mitigation Implementation**

| Mitigation Measure                                                                                               | Implementing Agent(s)        | Legal Instrument                                                                                                                                                        | Compliance Target                                                                                                                                             | Implementation Timescale           |
|------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| Tree Protection, habitat, designed transition areas and soil protection and management, control of working hours | Developer/Contractor         | Approved Planning Documents including Arboricultural Impact Assessment (AIA), Tree Protection and Removal Plan and Arboricultural Method Statement (AMS), CEMP and CMP. | Arboricultural Method Statement (AMS), Construction Environmental Management Plan (CEMP), Construction Management Plan (CMP) Monitoring and Review Procedures | Construction Phase                 |
| Scheme Design, implementation and establishment                                                                  | Developer/Contractor         | Planning Permission and approved drawings and documents                                                                                                                 | Construction in accordance with approved drawings and documents                                                                                               | Construction Phase, up to 10 years |
| Open Spaces and maintenance                                                                                      | Developer/Contractor/Council | Planning Permission and S. 106                                                                                                                                          | Landscape and Ecological Management Plan (LEMP)                                                                                                               | Operation Phase and in perpetuity  |