

PLYMSTOCK QUARRY S106 APPENDICES
(Plan ref: 07/01094)

Schedule 2
APPENDIX 2

Key measures for Green Space and Ecological Mitigation and requirements for phased provision.

Name (from the Design Code Informal open spaces drawing page 117) and Design Code References (from section 6).	Phased Delivery requirements and details to be included in a suitable Green Space & Ecology management plan (which will exclude those details in 6.1 - 6.16 that the applicants state will be implemented).
6.1 and 6.3 Entrance to the Ride and the North West Screen Buffer	Infill planting shall be carried out as part of the phase 1 Enabling works. Measures for managing and protecting the tree areas and for the provision of seating shall be detailed in the approved Green Space & Ecology management plan together with details of a pedestrian/cycle link comprising part of the recreation spine route. The seating and the recreation link are to be provided before any residential development in phase 2B
6.2 Billacombe Green Railway County Wildlife Site (CWS) and Western Development Edge	Planting shall be carried out prior to first residential occupation in Phase 1B and seating and cycle path shall be provided prior to first residential occupation in Phase 1C. The details are to be specified in the approved Green Space & Ecology management plan to be agreed prior to the commencement of development.
6.4 Rock Gardens ('green wall' and buffer planting)	Details of planting and 'green wall' construction shall be detailed in the Green Space & Ecology management plan together with details of establishment, maintenance and management costs. These works will be completed prior to the first residential occupation in phase 1C.
6.5 School Avenue (green pedestrian link with Primary School)	Planting and fencing shall be carried out prior to first residential occupation in Phase 2B and seating and path and steps shall be provided prior to first residential occupation in Phase 2C. The details of such shall be detailed in the Green Space & Ecology management plan and prior to the commencement of residential development in phase 2B.
6.6 North - South Corridor	Planting shall be carried out prior to first residential occupation in Phase 3B and seating and path shall be provided prior to first residential occupation in Phase 3C. The details shall be agreed prior to the commencement of residential development in phase 3B.

<p>6.7 Clay Pocket Slopes (with informal winding path).</p>	<p>Planting and seeding to recreate 1.1ha of calcareous grassland shall be undertaken within 1 year of completion of the phase 1 Enabling works and the winding path with rail shall be provided prior to first residential occupation in Phase 3B. Measures for managing and protecting the planted areas and path from erosion shall be detailed in the approved Green Space & Ecology management plan.</p>
<p>6.8 Northern and Eastern Quarry faces (with zigzag ramped path).</p>	<p>Planting, seeding, rock netting and safety fencing shall be provided as part of the Enabling works within the same phase within which the quarry faces are remodelled and the zig zag path shall be provided prior to first residential occupation in Phase 3B. Measures for managing and protecting the planted areas and path and rock faces from erosion shall be detailed in the approved Green Space & Ecology management plan.</p>
<p>6.9 South Quarry Face (with green wall) and POS</p>	<p>Planting, seeding, Green wall construction and safety fencing shall be provided as part of the Enabling works within the same phase within which the quarry face is remodelled and the informal Public open space with paths and seating shall be provided prior to first residential occupation in Phase 3E. Measures for managing and protecting the planted areas and rock faces, ledges and green walls from erosion shall be detailed in the approved Green Space & Ecology management plan.</p>

6.10 Pomphlett Plantation and Northern Pastures.

Ecological translocation measures to this area (in mitigation for the excavation and remodelling of the western quarry) and grassland planting and management shall be in accordance with details in the approved Green Space & Ecology management plan and shall take place as part of Phase 1 Enabling Works.

A total 2.4 ha of trees and shrubs shall be planted in this area and the Wixenford Quarry area as part of Phase 2 Enabling Works and prior to commencement of any Phase 2A residential development in accordance with details in the approved Green Space & Ecology management plan.

The recreational spine pedestrian / cycle route shall be provided along the northern boundary and make offsite connection via the western edge of Wixenford Quarry Marsh through to National Trust land at Wixenford Bottom in accordance with details in the approved Green Space & Ecology management plan and it shall be constructed prior to occupation of any Phase 2B residential development.

A temporary fence shall also be erected at this time in accordance with details in the approved Green Space & Ecology management plan and this shall be placed within the new woodland to define a safe area away from the quarry edge where phase 3 blasting is to take place. Paths outside of this safety area shall be provide prior to occupation of any Phase 2B residential development in accordance with details in the approved Green Space & Ecology management plan .

Prior to the first residential occupation in Phase 3B this temporary fencing shall be removed. The safety fencing, viewing platforms, trim trails, woodland paths, seating and play areas (LEAPS) shall be provided and historic walls shall be repaired and restored in accordance with details in the approved Green Space & Ecology management plan and these facilities shall be provided as part of the Phase 3 Enabling Works once all blasting works in the quarry are completed.

6.11 Wixenford Quarry South Slopes	<p>A bat roost shall be constructed and a pond and wetland shall be constructed and planted (in mitigation for the excavation and remodelling of the western quarry) in accordance with details in the approved Green Space & Ecology management plan and shall take place as part of Phase 1 Enabling Works.</p> <p>The provision of a gate and safety fencing and the planting of the quarry slopes in this area shall be in accordance with details in the approved Green Space & Ecology management plan and shall take place as part of Phase 2 Enabling Works and prior to commencement of any Phase 2A residential development.</p>
6.12 SSSI Buffer (12m wide)	<p>Planting and the erection of gates and fencing shall be carried out prior to first residential occupation in Phase 3B or upon completion of groundwork's over the realigned gas main (whichever is the earlier). The details of such shall be detailed in the approved Green Space & Ecology management plan.</p>
6.13 Housing Buffer (3-4m wide)	<p>Planting shall be carried out prior to first residential occupation in Phase 2A and gates and fencing shall be provided prior to first residential occupation in Phase 3C. The details of such shall be detailed in the approved Green Space & Ecology management plan.</p>
6.14 Green Link Bat Corridor	<p>Planting shall be carried out to reinforce the existing tree belt prior to first residential occupation in Phase 2A and paths, seating, and down lighting shall be provided prior to first residential occupation in Phase 3C. The details of such shall be detailed in the approved Green Space & Ecology management plan.</p> <p>The bat crossing shall be constructed in Phase 3B concurrently with any breach in the tree belt needed to create the main spine road or in accordance with detailed timing specified in the agreed Green Space & Ecology Management Plan.</p>
6.15 Devon Bank (stone walls with top planting of 6m wide belt) and Eastern Entrance POS	<p>The Devon Bank shall be constructed with stone walls and planting of the Devon Bank and future POS area shall be carried out prior to first residential occupation in Phase 1B. The Eastern Entrance POS to be provided prior to first residential completion in Phase 3C. The details of such shall be detailed in the approved Green Space & Ecology management plan.</p>
6.16 Eastern Meadows	<p>Ecological translocation measures to this and grassland management shall be delivered in accordance with details in the approved Green Space & Ecology management plan and shall take place as part of Phase 1 Enabling Works.</p> <p>Planting to mitigate impact on Saltram House shall be carried out prior to first residential occupation in Phase 1B and a temporary path linking Colesdown Hill to the recreational spine and Pomphlett plantation shall be provided prior to first residential occupation in Phase 1C and a permanent path with steps where needed shall be provided prior to first residential occupation in Phase 3B. The details are to be specified in the approved Green Space & Ecology management plan to be agreed prior to the commencement of development.</p>

