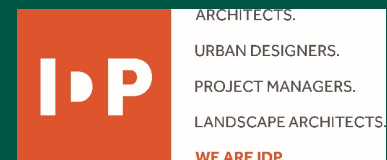


## 05H - Green Infrastructure

# 05



## POLICY CONTEXT

The current policy context as it applies to the Power Park, Exeter LDO application Site is as follows:

### National Policy

Overarching Policy is set out by the National Planning Policy Framework, 2021 otherwise known as the NPPF. The following policy excerpts have been considered in the design of the Sites development proposals as relates to Green Infrastructure:

- 8c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 20d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.
- 92a) .....through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages; b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- 106d) provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans).
- 130a) ensure developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where

crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 131) Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.
- 179) To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

### Local Policy

Local Policy is set out in the East Devon District Councils Local Plan, 2013 to 2031, adopted in January 2016. EDDC's local plan sets out a clear vision for the district in which the Site lies. The following policy excerpts have been considered in the design of the Sites development proposals as relates to Green Infrastructure:

### Strategy 38 - Sustainable Design and Construction

Encouragement is given for proposals for new development and for refurbishment of, conversion or extensions to, existing buildings to demonstrate through a Design and Access Statement how:

- Conserving and Enhancing the Environment - which includes ensuring development is undertaken in a way that minimises harm and enhances biodiversity and the quality and character of the landscape. This includes reducing the risk of flooding by incorporating measures such as sustainable drainage systems.

### Strategy 5 – Environment

All development proposals will contribute to the delivery of sustainable development, ensure conservation and enhancement of natural historic and built environmental assets, promote ecosystem services and green infrastructure and geodiversity.



ARCHITECTS.  
URBAN DESIGNERS.  
PROJECT MANAGERS.  
LANDSCAPE ARCHITECTS.  
**WE ARE IDP.**

# 05H Green Infrastructure

- Open spaces and areas of biodiversity importance and interest (including internationally, nationally and locally designated sites and also areas otherwise of value) will be protected from damage, and the restoration, enhancement, expansion and linking of these areas to create green networks will be encouraged through a combination of measures to include;
- Maximising opportunities for the creation of green infrastructure and networks in sites allocated for development.
- Creating green networks and corridors to link the urban areas and wider countryside to enable access by all potential users.
- Minimising the fragmentation of habitats, creation of new habitats and connection of existing areas to create an ecological network that is identified within the East Devon District Council Local Biodiversity Plan.

## Strategy 38 - Sustainable Design and Construction

- sustainable design and construction methods will be incorporated, specifically, through the re-use of material derived from excavation and demolition, use of renewable energy technology, landform, layout, building orientation, massing, use of local materials and landscaping.
- the development will be resilient to the impacts of climate change.
- potential adverse impacts, such as noise, smell, dust, arising from developments, both during and after construction, are to be mitigated.
- biodiversity improvements are to be incorporated. This could include measures such as integrated bat and owl boxes, native planting or green roofs.

## Strategy 46 - Landscape Conservation and Enhancement and AONBs

Development will need to be undertaken in a manner that is sympathetic to, and helps conserve and enhance the quality and local distinctiveness of, the natural and historic landscape character of East Devon, in particular in Areas of Outstanding Natural Beauty. Development will only be permitted where it:

- conserves and enhances the landscape character of the area.
- does not undermine landscape quality.
- is appropriate to the economic, social and well being of the area.

## Strategy 47 - Nature Conservation and Geology

All development proposals will need to:

- Conserve the biodiversity and geodiversity value of land and buildings and minimise fragmentation of habitats
- Maximise opportunities for restoration, enhancement and connection of natural habitats.
- Incorporate beneficial biodiversity conservation features.
- Development proposals that would cause a direct or indirect adverse effect upon

internationally and nationally designated sites will not be permitted unless they cannot be located on alternative sites that would cause less or no harm.

## D1 - Design and Local Distinctiveness

Proposals will only be permitted where they:

- Respect the key characteristics and special qualities of the area in which the development is proposed.
- Ensure that the scale, massing, density, height, fenestration and materials of buildings relate well to their context.

Do not adversely affect:

- The distinctive historic or architectural character of the area.
- The urban form, in terms of significant street patterns, groups of buildings and open spaces.
- Important landscape characteristics, prominent topographical features and important ecological features.
- Trees worthy of retention.
- The amenity of occupiers of adjoining residential properties.
- The amenity of occupants of proposed future residential properties, with respect to access to open space, storage space for bins and bicycles and prams and other uses; these considerations can be especially important in respect of proposals for conversions into flats.

Have due regard for important aspects of detail and quality and should incorporate:

- Appropriate 'greening' measures relating to landscaping and planting, open space provision and permeability of hard surfaces.
- Green Infrastructure and open spaces should be designed and located in a way that will minimise any potential security concerns for users.

## D2 - Landscape Requirements

Landscape schemes should meet all of the following criteria:

- Existing features of landscape or nature conservation value should be incorporated into the landscaping proposals and where their removal is unavoidable provision for suitable replacement should be made elsewhere on the site. This should be in addition to the requirement for new landscaping proposals. Where appropriate, existing habitat should be improved and where possible new areas of nature conservation value should be created.
- Measures to ensure safe and convenient public access for all should be incorporated and to ensure routine maintenance and long term management should be included.



ARCHITECTS.  
URBAN DESIGNERS.  
PROJECT MANAGERS.  
LANDSCAPE ARCHITECTS.  
**WE ARE IDP.**

# 05H Green Infrastructure

- Provision for the planting of trees, hedgerows, including the replacement of those of amenity value which have to be removed for safety or other reasons, shrub planting and other soft landscaping.
- The layout and design of roads, parking, footpaths and boundary treatments should make a positive contribution to the street scene and the integration of the development with its surroundings and setting.

## GREEN INFRASTRUCTURE OPPORTUNITIES

It is considered that there are the following opportunities/principle to apply to to strengthen the development Sites strategic landscape design and therefore inherent Green Infrastructure offering:

1. Protect and enhance the Sites natural environment of boundary hedgerows and trees.
2. Protect and enhance the built and historic environment through undertaking landscape and visual appraisal.
3. Minimising waste and pollution, and mitigating and adapting to climate change through the specification and use of locally sourced hard and soft landscape materials, recycled materials, responsibly sourced materials, permeable materials and the selection of species future proofed to cope with climate change.
4. Enhancement of the natural environment in terms of amenity as well in respect of biodiversity and ecological enhancement such as beneficial and native planting, hibernacula, hedgehog and bumblebee boxes.
5. Support local health and well-being needs through the provision of safe and accessible green spaces within the Site that encourage walking and cycling.
6. Ensure that long term, landscape and ecological management is provided through the appointment of a management company who implements a requirements of a LEMP.
7. To protect and enhance biodiversity and geodiversity Identify, map and safeguard components and provide enhancement of habitats, ecological networks and pursue opportunities for securing measurable net gains for biodiversity.
8. Creating green networks and corridors to link the urban areas and wider countryside to enable access by all potential users.
9. Minimise the fragmentation of habitats such as existing field pattern hedgerows.
10. The layout and design of roads, parking, footpaths and boundary treatments to make a positive contribution to the street scene and the integration of the development with its surroundings and setting.

Please refer to the following Strategic Green Infrastructure Masterplan for the proposed location and application of the identified opportunities.








ARCHITECTS.  
URBAN DESIGNERS.  
PROJECT MANAGERS.  
LANDSCAPE ARCHITECTS.  
**WE ARE IDP.**



# STRATEGIC GREEN INFRASTRUCTURE

## KEY

-  Protect and enhance the Sites natural environment of boundary hedgerows and trees.
-  Taking account of the 13km bird strike zone imposed by Exeter Airport and consultation with the authors of the forthcoming Wildlife Hazard Management Plan, maximise the value of green space in terms of amenity, bio-diversity and ecology with beneficial and native planting;
-  Support local health and well-being needs through the provision of safe and accessible green spaces within the Site that encourage walking.
-  Creating green networks and corridors to link the urban areas and wider countryside to enable access by all potential users. Minimise the fragmentation of habitats such as existing field pattern hedgerows.
-  The layout and design of roads, parking, footpaths and boundary treatments to make a positive contribution to the street scene and the integration of the development with its surroundings and setting.

