

Report on the Carlton Diamond Jubilee Orchard Project

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a) Project overview

Proposals for the PC to acquire a strip of land comprising the northern part of the CAHP site were agreed in 2008 (p.1193/2b), but a range of options were considered (see p.1304/2a) before The Carlton Diamond Jubilee Orchard (DJO) Project was approved in 2012 (p.1392/11). The DJO Project comprises a new area of public open space, a new pedestrian link between Barton and Nailstone Roads, a community orchard and new plantings of hedges, trees, shrubs and wild flowers.

A landscaping plan was developed and submitted as part of planning application 12/00889/FUL, which was approved on 22nd January 2013. An amended landscaping plan is to be drawn up for written approval by the LPA, to be implemented in the first planting season following completion of the building works, and to be maintained for a period of five years from the date of planting.

The approved landscaping plan will be a minimum specification. It will not preclude additional works, and works to a higher specification. It may be possible to amend the planning conditions relating to landscaping, subject to agreement with NCHA and approval from the LPA.

A contract between the PC and NCHA is being prepared, under which (i) the PC will agree to implement the landscaping plan and maintain it for the specified five year term, and (ii) NCHA will agree to sell the land comprising the DJO Project to the PC on completion of the building works.

It is envisaged that the PC will create and manage the DJO using a mixture of contractors and volunteers. The volunteers will be managed through a new parish organisation called the Carlton Gardening Group (CGG). The CGG will be responsible for the implementation of the landscaping plan and the development and management of the DJO. The PC will be responsible for all contracts and expenditure, with minor expenses managed through an earmarked fund.

b) Planning obligations and contracts

Planning application 12/00889/FUL was approved on 22nd January 2013, subject to two conditions relating to landscaping (10 and 14). Condition 14 is a standard landscaping condition.

Condition 10 is based on the Ecological Report, which in turn is based on an early draft of the landscaping plan (Drawing 1923/P 03 F dated 25.4.2012) which showed a woodland walk with screen tree planting and ground cover shrubs. The plantings suggested are not entirely appropriate for the mixture of recreational uses expected in a community orchard. In particular, an early-flowering wild flower meadow is required so that the grass under the fruit trees can be mown in June/July, and then kept short for the rest of the year.

The submitted landscaping plan (Drawing 1923/P 03 L dated 4.9.2012) shows ground cover treatments, lists all specimen trees, and has been approved under Condition 2 of the consent. A revised landscaping plan will be required, and must be approved by the LPA before work commences on site.

Both planning conditions are listed in full below.

Condition 14 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- a) means of enclosure
- b) other vehicle and pedestrian access and circulation areas.
- c) hard surfacing materials
- d) retained historic landscape features and proposals for restoration, where relevant.
- e) Proposed hedgerow scheme to the northern and eastern boundaries
- f) planting plans
- g) written specifications
- h) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
- i) maintenance plan
- j) implementation programme.

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Condition 10 The development hereby permitted shall only be carried out in accordance with mitigation measures contained within 3.2 (a-c), 5.4 (a and b), 5.5 (a and b) and 7.4 (ii, iii and iv) of the approved ecology report prepared by EMEC received by the Local Planning Authority on 22 October 2012.

The specified paragraphs are as follows:

3.2 Mitigation Recommendations**a) Badgers**

If any trenches dug during works activities are left open over night, they should be left with a sloping end or ramp to allow any badgers or other animal that may fall in to escape. Also, any pipes over 200mm in diameter should be capped off at night to prevent animals entering.

b) *Bats*

To minimise the effects on bats foraging capabilities around the site, it is recommended that bat friendly lighting is used on the site's boundaries. A lighting scheme which utilises either low or high pressure sodium lamps and minimise light scatter using light spill accessories (Bat Conservation Trust 2008) could be designed into the site.

c) *Breeding Birds*

Hedgerow clearance works should be timed to avoid the bird breeding season (March to September, inclusive).

5.4 Key Enhancement Recommendations

We recommend that the design of the proposed development should incorporate the following *Key* enhancement features which would be of ecological benefit.

Bird and Bat Boxes

Reptile and amphibian refuge area

a) *Bird and Bat Boxes*

A range of boxes should be installed on to, or ideal built into the fabric of the new houses within the development site. Two open fronted bird boxes, two small bird boxes and two bat boxes are recommended. These should be placed at least 3m above ground and should not be lit by building security lighting (especially the bat boxes). Ideally the bat boxes should also be placed on southerly facing aspects. Bat and bird boxes are available from a wide range of online suppliers such as Envisage Wildcare or NHBS. Examples boxes for building into the fabric of the houses are shown below. [pictures]

b) *Reptile and amphibian refuge area*

A refuge site for amphibians and reptiles could be created in the northern edge of the development site. This would comprise approximately a 3m² area made up of loose boulders and rubble with soil loosely covering it. This should be dug into the ground (approximately 1m deep) and be at least 30cm high at the centre. Additional brash could then be pile up adjacent to this and staked firmly to the ground.

5.5 Additional Enhancement Recommendations

We recommend that the design of the proposed development should incorporate the following *Additional* enhancement features which would be of ecological benefit.

a) *'Bat Friendly' lighting*

A 'bat friendly' lighting scheme could be designed for the site which would incorporate either low or high pressure sodium lamps and light spill accessories to minimise light scatter (Bat Conservation Trust 2008). This would reduce the impacts of lights on bats ability to forage around the site.

b) *Hedgehog Boxes*

It is recommended that hedgehog boxes could be placed within new habitats within the site. To provide additional security these boxes should be staked to the ground and have brash and logs covering them. Ideally four boxes would be installed, one in each corner of the site.

7.4 Calculation of the Ecological Value of the Site After Development

(Based on Recommended Planting Scheme – Proposed by EMEC Ecology)

Table 7.2 (on page 22) details the habitat types (i.e. vegetation plot) that are proposed for the site, the number of species per habitat type that have been created and the area to be covered by each habitat type (as shown in Figure 2 in Appendix 1). The calculations are based on the following planting scheme for the site;

ii) *Planted native shrubs*

Shrub borders containing the following species will be planted;

Buckthorn *Rhamnus cathartica*

Crab apple *Malus sylvestris*

Dogwood *Cornus sanguinea*

Field maple *Acer campestre*

Guelder rose *Viburnum opulus*

Hawthorn *Crataegus monogyna*

Hazel *Corylus avellana*

Holly *Ilex aquifolium*

Spindle *Euonymus europaeus*

Wild privet *Ligustrum ovalifolium*

iii) *Planted broadleaved trees*

The planting scheme will incorporate many new trees, particularly to the rear of the development where a new wildlife area is proposed. Tree species being used will include

Small leaf lime <i>Tilia cordata</i>	Sessile oak <i>Quercus petraea</i>
Field maple <i>Acer campestre</i>	Gage <i>Prunus</i> sp
Plum <i>Prunus</i> sp	Bramley apple <i>Malus</i> sp
Crab apple <i>Malus</i> sp	Damson <i>Prunus domestica</i> ssp

iv) *Species-rich wildflower meadow*

An area to the north of the development will be set aside for a new wildlife area and will be planted with numerous tree saplings. Beneath this a wildflower habitat is proposed to be sown. The species chosen are shade tolerant species and will survive under the tree canopy. The area should be mown once a year in late September / October with cuttings taken off site / removed from the grassland habitat.

The species list proposed is the *Naturescape N10 Woodland Meadow Mixture*;

Betony <i>Stachys officinalis</i>	Common Agrimony <i>Agrimonia eupatoria</i>
Common Bent <i>Agrostis capillaries</i>	Crested Dogstail <i>Cynosurus cristatus</i>
Garlic Mustard <i>Alliaria petiolata</i>	Hedge Bedstraw <i>Galium mollugo</i>
Hairy St. John's Wort <i>Hypericum hirsutum</i>	Hedge Woundwort <i>Stachys sylvatica</i>
Meadowsweet <i>Filipendula ulmaria</i>	Herb Robert <i>Geranium robertianum</i>
Nettle Leaved Bellflower <i>Campanula trachelium</i>	
Ramsons <i>Allium ursinum</i>	Red Campion <i>Silene dioica</i>
Self Heal <i>Prunella vulgaris</i>	Sheep's Fescue <i>Festuca ovina</i>
Slender Creeping Red Fescue <i>Festuca rubra</i> ssp. <i>litoralis</i>	
Smooth Stalked Meadow Grass <i>Poa pratensis</i>	
Strong Creeping Red Fescue <i>Festuca rubra</i> ssp. <i>rubra</i>	
Sweet Vernal Grass <i>Anthoxanthum odoratum</i>	
Tufted Hairgrass <i>Deschampsia cespitosa</i>	Upright Hedge Parsley <i>Torilis japonica</i>
Wild Angelica <i>Angelica sylvestris</i>	Wild Foxglove <i>Digitalis purpurea</i>
Wild Primrose <i>Primula vulgaris</i>	Wood Avens <i>Geum urbanum</i>
Wood Meadowgrass <i>Poa nemoralis</i>	Wood Sage <i>Teucrium scorodonia</i>
Plus additional plugs of Common Dog Violet (<i>Viola riviniana</i>)	

Within the area it is also recommended that bulbs are planted to provide an early spring blossom. Species should include;

Snowdrop <i>Galanthus nivalis</i>	Daffodil (native) <i>Narcissus pseudonarcissus</i>
Winter aconite <i>Eranthis hyemalis</i>	Native bluebell <i>Hyacinthoides non-scriptus</i>
Wild garlic <i>Allium ursinum</i>	

c) Principal developments

The DJO Project will include the following developments:

- (i) planting of northern hedgerow and hedgerow trees
- (ii) creation of car parking area (by building contractor)
- (iii) construction of path
- (iv) installation of new gate and posts
- (v) cultivation and seeding of orchard area
- (vi) planting of shrubs
- (vii) planting of orchard trees (possibly in conjunction with courtyard trees)
- (viii) planting of eastern boundary hedge
- (ix) restoration of site office area and re-modelling of car park
- (x) construction of reptile and amphibian refuges
- (xi) planting of bulbs

d) Project timetable**2013**

Jan	Discuss provision of built in bat and bird boxes with NCHA/WD Consult with NCHA and their Ecological Consultants/County Ecologist and prepare revised landscaping plan, for approval by LPA
Feb	PC to agree constitution of CGG and financial arrangements; set up earmarked fund for CGG; submit amended landscaping plan Removal or netting of central hedge (possibly also eastern boundary hedge)
March	CGG advertised in Carlton News; inaugural meeting Contractor begins work on site Creation of site entrance, parking area, installation of site office
March/April	Planting of northern site boundary hedge and hedgerow trees
April/May	Ground-breaking ceremony; press release Consideration of DJO design by CGG Preparation of management plan by CGG; decision on what work to be carried out by contractors and what by volunteers
July/Aug	Draw up designs and specifications for DJO site signage PC to draw up specifications, get quotes, prepare grant application to HLF for surfaced path Discuss with contractor – completion date for building works and fencing of gardens; construction schedule for path; excavation of reptile and amphibian refuge/s Installation of signage
September	PC to draw up any grounds maintenance contracts for 2014
Oct	WD to remove eastern boundary hedge before March 2014
Nov	Submission of HLF Awards for All application (3 months before work to start)

2014

March/April	Agree joint tree order with NCHA landscape contractor Planting of new eastern boundary hedge and DJO trees; planting of shrub borders; cultivation of DJO site
April/May	Removal of site office; partial restoration of contractor's car park; installation of new gate
May	Sow wildflower meadow
May/June	PC to complete purchase of DJO
Sept/Oct	First cut wildflower meadow First planting of bulbs Replacement of any dead trees ? hedges to be let grow with view to layering after 5 years

e) Finance

A purchase price of £2,000 for the land plus legal costs estimated at £750 was agreed in 2010 (p.1300/3a) and is included in the PC's budget for 2013-14 (Report 2013-02).

A provisional budget of £4,500 for landscaping the DJO has been agreed (p.1412/6c) and is included in the PC's budget for 2013-14 (Report 2013-02).

f) Proposed grant application

It is suggested that an application be made to the Awards for All grant scheme for the cost of upgrading the proposed stoned path to a surfaced path suitable for wheelchairs. Applications to this fund cannot be submitted more than 3 months before a project is due to start, and the proposed works must be completed within 12 months of grant approval. In this case, the 'project' would be the provision of a surfaced path, not the complete DJO Project.

g) Carlton Gardening Group**CONSTITUTION OF THE
CARLTON GARDENING GROUP****1 Name**

1.1 The name of the organisation shall be the **Carlton Gardening Group**, hereafter referred to as the CGG.

2 Purpose

2.1 The purpose of the CGG shall be to oversee the creation and management of the Carlton Diamond Jubilee Orchard for the enjoyment and benefit of the public, and to encourage public involvement in this project.

3 Terms of reference

- 3.1 The CGG shall be responsible to Carlton Parish Council (the PC) for delivery of the Carlton Diamond Jubilee Orchard Project, in accordance with agreements, made by the PC with third parties including NCHA and H&BBC, and within timescales set by the PC.
- 3.2 The CGG shall not make any changes to the agreed landscaping plans or specifications, or carry out any construction works or make any significant plantings without the prior written agreement of the PC.
- 3.3 The PC shall give consideration to recommendations made by the CGG, but may need to consult with third parties before reaching a decision. The PC shall keep the CGG informed of the progress of any such consultations.

4 Membership and Officers

- 4.1 Membership of the CGG shall be free and open to any resident of the Parish of Carlton or any parish whose boundary adjoins that of the Parish of Carlton.
- 4.2 The activities of the CGG shall be managed by an Executive Committee of six people, comprising five members of the CGG and one Parish Councillor *ex officio*.
- 4.3 The five members of the CGG Executive Committee shall be elected to office at the Annual Meeting of the CGG and shall serve for one year. Members may stand for re-election.
- 4.4 The *ex officio* Parish Councillor member shall be appointed by resolution of Carlton Parish Council and shall serve until a replacement is appointed.
- 4.5 The Executive Committee shall appoint one of its members to act as Chairman and one to act as Secretary.
- 4.6 One member of the Executive Committee shall be appointed to represent the CGG at meetings of the Northfields Liaison Group.
- 4.7 Any vacancy on the Executive Committee which arises between March and December may be filled by co-option of a member of the CGG.

5 Meetings

- 5.1 The Annual Meeting of the CGG shall be held on any day in March each year, and must be advertised at least seven clear days in advance by public notice on the Carlton Parish noticeboard, and by any other means considered appropriate by the Executive Committee.
- 5.2 An Extraordinary Meeting of the whole membership may be called at any time by the Executive Committee or Carlton Parish Council, and must be advertised as above.
- 5.3 The Executive Committee shall meet as necessary, and members of the Executive Committee shall be given at least three clear days notice of any meeting. Notice may be given by email or in writing.
- 5.4 The quorum for any meeting of the Executive Committee shall be three members.
- 5.5 Minutes shall be taken of all meetings and made available to any member of the CGG on request.
- 5.6 A copy of the minutes of each meeting shall be forwarded to Carlton Parish Council within fourteen days of the day of the meeting.
- 5.7 Voting at all meetings shall be by show of hands of those present and voting. The Chairman shall have a casting vote.
- 5.7 The CGG shall make report to the Annual Meeting of Carlton Parish Council, held each year in May.
- 5.8 Carlton Parish Council shall provide a page on the Parish Council website for material relating to the CGG, and shall include notices of meetings and events in the Diary and News pages.
- 5.9 The CGG shall inform the public of developments in the project and arrange public meetings and demonstrations as appropriate.
- 5.10 The CGG may arrange social and educational meetings and events for members of the CGG.

6 Changes to the constitution

6.1 Changes to the constitution of the Carlton Gardening Group may be made at any time by resolution of Carlton Parish Council.

7 Finance

7.1 Carlton Parish Council shall maintain an earmarked fund for the CGG and shall make information about this account available to the Secretary of the CGG as required.

7.2 All orders for goods and services shall be made by the PC's Responsible Financial Officer (RFO) and shall be in the name of Carlton Parish Council.

7.3 The Secretary of the CGG shall forward all invoices, receipts and similar documentation to the RFO of Carlton Parish Council on receipt.

7.4 Grants may be applied for as necessary to complete the project. Applications shall be made in the name of Carlton Parish Council unless otherwise agreed by resolution of the PC.

This constitution was approved by Carlton Parish Council on 13th February 2013.

Abbreviations used in this report

CGG	Carlton Gardening Group
DJO	Diamond Jubilee Orchard
PC	Carlton Parish Council
H&BBC	Hinckley & Bosworth Borough Council
LPA	Local Planning Authority (H&BBC)
NCHA	Nottingham Community Housing Association
RFO	Responsible Financial Officer