Item 10d – Update on the preliminary work for compliance with conditions as laid out under DC/23/02429 "Manor View Nature Reserve"

Background

The site is part of the transfer of land to the Parish Council under planning application DC/23/02429 Hybrid Application which has granted Full planning for the erection of 3no. dwellings at Norton Road and Outline planning for the erection of up to 7 no. dwellings at Barrells Road.

The site to be transferred to the parish council under the S106 agreement that forms part of this planning consent is shown below in green and comprises of open grassland in the centre and a wooded area to the east surrounded by dense hedgerow.



Current position

The site was legally transferred to the parish council on 21st August 2026.

The Section 106 attached to the planning consent stipulates that the "Norton Road Transfer" has a "Norton Road Transfer Site Management Plan" which means that we have to produce a management plan for how we intend to bring forward the Manor View Nature Reserve. There is a tight timeline for this submission of three months from the date of transfer.

The S106 requires the management plan to include;

- "ecological and landscape enhancement measures"
- Details of the construction of access into the site from Pakenham Road. This must include a "field gate to be installed a sufficient distance from the back edge of the carriageway to allow a maintenance vehicle to get clear of the highway to allow the driver to unlock and open the gate"
- Details of the provision of "pedestrian access from the southeastern corner of the site to the north western corner of the site and the required field gate" This pedestrian access path will need to balance accessibility with ecological and be in keeping with a nature reserve.
- It is emphasised that "no trees or hedgerow to the Pakenham Road frontage to be removed"
- Details of the timetable for delivery and regular management regimes.
- Details relating to how the community facilities and other permitted purposes under the transfer will be managed at the site.

Council have commissioned James Blake Associates to carry out a Preliminary Ecological Appraisal Survey, Desk Study, BNG baseline survey and reports which will map the habitats on site, assess the potential of the site to support protected and priority species and habitats, provide recommendations for further surveys where appropriate and highlight how any ecological features should be protected and enhanced to achieve biodiversity net gain.

These initial surveys have been completed and the Preliminary Ecological Appraisal Report received.

James Blake Associates have also been commissioned to provide an Ecological Enhancement Strategy with Biodiversity and Habitat Improvements which is a follow on from the preliminary report and will include all potential enhancements and habitat improvements regarding wildlife and biodiversity with drawings and report. This phase of the commission is awaited.

We are also waiting on a BNG Net gain habitat map to give us a full baseline BNG. This will enable us to establish where we can gain credit points for enhanced BNG and can then offer this to future developers looking to meet their BNG obligations.

The requirement to provide BMSDC with a management plan will be covered by James Blake Associates providing us with a Landscape and Ecology Management Plan. This will be a statement setting out the long term aims and objectives for the man agement of Manor View Nature Reserve and will include a plan of all areas to be managed and a schedule of management operations. This will fulfil our obligation under the S106 to provide details of our enhancement measures, the timetable for delivery and how we will manage the area going forward.

Details of the construction of a field gate, pedestrian gates and a bridge over the stream to ensure the area is accessible to the public will be required for submission to BMSDC. Three quotes have been sourced to install these, one of which is considerably lower than the other two therefore in case there has been a misunderstanding by one contractor officers will seek a further quote this week. Estimated costs for the other two range between £7430 and £8130.

Public access to this area will require a Tree Health and Safety Survey, similar to those undertaken on other Parish Council owned open spaces. James Blake Associates have provided a quotation of £750.00 plus VAT for this work. The results of the survey will inform the final Landscape and Ecology Management Plan.

This additional requirement was identified following the original commission and increases the overall cost of the James Blake Associates appointment beyond the sum previously approved by Council. It is proposed that the additional cost of £750.00 plus VAT is funded from the Council's CIL allocation for the Manor View Nature Reserve project. The approved CIL budget for the project remains sufficient to accommodate this expenditure.

Next steps

In order to facilitate the delivery of the Manor View Nature Reserve as a community asset, in addition to the obligations under planning, council will need to consider:

- How you envisage the area will be used by the public.
- The provision of a pedestrian link path across the site, its surfacing and accessibility.
- Any mitigation required if the site is flooded.
- Removal of broken fencing and replacement of any new fencing required.
- Any publicity and official opening of the Manor View Nature Reserve

There is a CIL budget allocated and approved for this year of £100,000 to bring forward the Nature Reserve.

Recommendation

That Council:

- Notes the progress made to date in relation to compliance with the obligations for Manor View Nature Reserve
- Approves the additional sum of £750.00 plus VAT from Council Tree Maintenance Revenue Budget to cover the cost of the Tree Health and Safety Survey to be undertaken by James Blake Associates