

# ON SITE RECREATIONAL DISTURBANCE AVOIDANCE AND MITIGATION STRATEGY



## LAND SOUTH OF LONG ROAD, MISTLEY TO ACCOMPANY RESERVED MATTERS APPLICATION

JANUARY 2021

## CONTENTS

1. Introduction .....	3
2. On-Site Measures.....	3
A. High Quality Semi-Natural Areas.....	3
B. Walking and Jogging Routes .....	5
C. Dedicated Dog Off Lead Areas .....	7
D. Signage and Leaflets .....	8
E. Dog Waste Bins .....	8
F. Children’s Play Areas .....	9
3. Delivering The Strategy .....	10

## 1. INTRODUCTION

- 1.1 Condition 17 of outline consent (ref: 17/01181/OUT) requires the production of a Recreational disturbance Avoidance and Mitigation Strategy. For ease of reference the planning condition wording is reproduced in full below:

*As part of the Reserved Matters to be submitted in accordance with Condition 4, an on-site Recreational disturbance Avoidance and Mitigation Strategy as outlined in the Habitat Regulations Assessment by DF Clark (dated 22 March 2018) shall be submitted to, and agreed in writing by, the Local Planning Authority. The Strategy shall include:*

*a) Details of the measures set out below and as necessary to provide suitable on site mitigation to reduce the frequency of visits to sensitive sites, these being:*

- a. High quality informal semi-natural areas*
- b. Measures to provide suitable routes for joggers, cyclists, walkers and dog walkers*
- c. Dedicated dog-off lead areas*
- d. Signage and leaflets to households to promote these areas for recreation*
- e. Dog waste bins*
- f. Dedicated areas within which children can play.*

*b) Details of how each phase or phases of the development will deliver the Recreational disturbance Avoidance and Mitigation Strategy to mitigate the impact of the development in advance of first occupation of each Phase or Phases.*

*Such measures as approved by the Local Planning Authority shall be carried out in accordance with the Recreational disturbance Avoidance and Mitigation Strategy.*

- 1.2 This strategy intends to fulfil the requirements of condition 17 to enable the discharge of the condition and uses as its base the Habitat Regulations Assessment by DF Clark (dated 22 March 2018). This strategy should be read alongside the approved HRA.

## 2. ON-SITE MEASURES

### A. HIGH QUALITY SEMI-NATURAL AREAS

- 2.1 The scheme has been devised from day one with landscaping and open space at its heart. The scheme as a whole delivers an abundance of different types of open space and amenity areas for the new residents well in excess of policy requirements. The high level breakdown of the different types of is as follows:
- a. Semi-natural open space including extensive walking routes – RED
  - b. 1 no. LEAP – DARK BLUE
  - c. 1 no. LAP – LIGHT BLUE
  - d. 1 no. Dog off lead area – PURPLE
  - e. 2no. ‘Village Greens’ – ORANGE

2.2 The image below identifies the key elements of the open space offering.



2.3 For more information about the design of these spaces, please see the accompanying landscape strategy produced by Liz Lake Associates.

B. WALKING AND JOGGING ROUTES

- 2.4 Designed into the open space will be walking routes providing residents with genuine alternatives to walking further afield off-site.
- 2.5 The walking routes through the open space are shown on the image below (highlighted in red) with an indicative loop of 1.9 km, or around half an hour of walking, or 20 minutes of jogging (dependent on pace of course!).



2.6 The image below shows the possible walking and jogging routes throughout the site whilst remaining on footpaths if that is preferable.



C. DEDICATED DOG OFF LEAD AREAS

2.7 The Masterplan identifies an area of 759 sqm for a dedicated, fenced dog off lead area.



2.8 The proposed dog off lead area has been located in the north west corner of the site, so that it is highly visible as a facility and links into the myriad of footpaths through the site, identified in the above section.

2.9 We have also situated the area a reasonable distance away from the nearest dwelling, so as not to cause unnecessary nuisance from dogs having fun and barking.



D. SIGNAGE AND LEAFLETS

2.10 At key locations within the site, there will be finger post signs which will show residents where the facilities are located.



2.11 As part of the welcome pack provided to the first purchaser of any dwelling on the site, a leaflet will be provided describing the facilities available on site including the open space, walking/jogging routes, dog-off lead area and play spaces. The leaflet will also provide information about the ecological significance of the SPA as a way of educating the residents on its ecological importance and how their actions can help.

E. DOG WASTE BINS

2.12 The landscape scheme will include a suitable quantity of dog waste bins, which will be in place prior to the first occupation.

2.13 The approximate location of the dog waste bins are shown on the image below as red dots:



- 2.14 The dog waste bins will be the standard design, so they are easily recognised by dog owners to encourage use.



#### F. CHILDREN'S PLAY AREAS

- 2.15 The scheme will provide a L.E.A.P and a L.A.P in prominent, easily accessible locations via the proposed footpath network with good levels of security from neighbouring houses. The locations of the play areas are shown on the image below.



The play areas will comply with the necessary standards with the appropriate amount of equipment.

- 2.16 The play areas are located in phase 1 so that they are delivered ahead of the first occupation.

### 3. DELIVERING THE STRATEGY

- 3.1 The development, which contains the on-site measures referred to above will be delivered in phases. The principle areas of open space (space for walking/jogging, play spaces and dog off lead area) will be delivered in the first phase and then in advance of each phase of development so that the key elements of on-site mitigation will be in place early and useable.
- 3.2 The main areas of open space at the front of the site along Long Road and the eastern boundary along Clacton Road will be delivered first and ahead of the houses in phase 1 and 2. The image below shows the approximate phasing of the site and demonstrates that the open space and therefore the key element of the on-site mitigation will be delivered ahead of each phase of housing.

