

Parsons Hill, Bingham

Welcome and Introduction

Barratt David Wilson Homes welcome you to this public consultation event to share plans and the vision for Parsons Hill, Bingham. The site forms part of the wider Chapel Lane, Bingham development site, which was granted Outline Planning Permission (ref:- 17/01170/VAR) on 12th December 2017, for a mix of uses including Residential Development for up to 1050 units, Employment Uses, a Primary School and Public Open Space.

Parsons Hill is approximately 12 acres and is located to the East of Chapel Lane, Bingham as shown outlined in red on the plan below.

THE DEVELOPMENT TEAM

Trevor Rockley Technical Director, North Midlands Division

> Helen Nyul Group Head of Biodiversity

Alex Pelton Group Biodiversity Coordinator

Brian Hawtin Group Senior Landscape Architect

The approved Masterplan for the site identifies Parsons Hill as an area of Open Space. Details of the landscaping and habitat creation for this area are to be submitted and agreed with Rushcliffe Borough Council through a Reserved Matters application.

Barratt David Wilson Homes in partnership with The Royal Society for the Protection of Birds (RSPB) have identified a number of opportunities for the site to create an exciting area of public open space for the benefit of the local community, and to also support a variety of wildlife species and their habitats. The previous use of the site is agricultural land, which has limited the benefit for biodiversity through over management. By creating new habitats with less intense management we can attract a greater variety and increase of species to the area.

Katy Falls Planner, North Midlands Division

The intention of the Development Team is to submit a Planning Application to Rushcliffe Borough Council in Autumn 2022, but first we welcome your views on the landscape and habitat proposals.

Members of the Development Team are here to answer any questions. Comment and Feedback forms are available for you to complete.

Site Location Plan













Design Rationale

Barratt David Wilson Homes in partnership with RSPB have designed habitats that would support the variety of species that can be found in this area. We began by identifying which species were present in the area using RSPB's data records before designing the habitats to support species found in the local area.

Task - Create hibernacula for amphibians and insects
Target – Hibernacula provide a safe refuge for amphibians to overwinter before they emerge to breed in the spring

Task - Create deadwood stacks that will decay over



Task - Sow and maintain grassland mix containing diverse grass and flower species

time

Target – Deadwood stacks create micro-habitat. Over time, as the wood rots, it becomes home to fungi and insects which themselves act as a food source for birds and small mammals

Task - Maintain and create new access with mown paths

Target - Paths will provide clear access points for visitors and create an edge habitat

> **Task** - Plant mix of native tree species including Oak, Silver Birch, Rowan and Wild Cherry

 Target - Grass and flowers
 will be left long for much of the year, providing seed and nectar for pollinators
 and birds. Longer grass will also retain moisture for new trees

Task - Plant native scrub including hawthorn and blackthorn

Target – Native scrub planting will provide habitat for birds and pollinators. Over time the scrub will be managed to provide a range of plant ages that suit different

Target – Native tree planting will provide year round food and habitat for birds and pollinators. As the trees grow, they will absorb carbon dioxide species



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03 Parsons Hill, Bingham MANAGEMENT PLAN

Indicative Management

Managing the newly created habitat is important to ensure it thrives and delivers benefits for people and wildlife. Here we detail an indicative management plan for the proposals at Parsons Hill.

Year 0

• Mow existing vegetation to facilitate new planting

Oak will have their guards removed later.

The guards should be removed from site and recycled.

- Establish path routes
- Sow species-rich grassland. This should be mown annually in late summer to maintain a diverse, healthy grassland that continues to provide for pollinators and birds
- Plant new trees and shrubs with tree guards and stakes. These help to ensure that the trees remain upright and the bark isn't chewed by wildlife.





Year 1-5

Year 6-10

Some trees may not establish and will need to be replaced. Replacing failed trees should

Trees will be mature enough to no longer require tree guards. Faster growing species such

as Rowan should have their tree guards removed earlier and slower growing species such

take place once a year for the first few years in between December and April





- Scrub should be thinned. This practice involves removing a certain number of plants that ensures new shrub plants can grow, promoting a continual cycle.
- Management of scrub should seek to provide habitat with a diverse age range to offer different benefits.





- Woodland should be thinned. This practice involves removing a certain number of trees that allows the remaining trees to continue to grow healthily as they have more space.
- The gaps created also begin the establishment of understorey vegetation beneath the trees, creating another habitat for wildlife.
- Thinning is key to woodland management as it encourages trees to grow and remain healthy.



Year 19-30

- Woodland should be thinned again to ensure growth remains healthy.
 - Thinning will also allow more light to reach the woodland floor, promoting the creation of a woodland understorey which provides a new level of habitat as well as communities of ground vegetation.
- A second programme of thinning can create a timber resource that can be used to create log features for insects and amphibians.



N.B Images are solely for illustration purposes.









Design Concept CGIs

To give a clearer picture of our vision of what the newly created habitat may look like at Parsons Hill, we have created CGIs (below) that show indicative growth and maturity of the different habitats at 0, 10 and 20 years from establishment from two viewpoints, as shown on the plan opposite. One looking towards the reservoir (Viewpoint 1) and one looking towards Bingham (Viewpoint 2).



Year 0







Newly planted scrub and species-rich grassland

Newly planted trees and species-rich grassland

Year 10



Scrub and species-rich grassland 10 years post-establishment



Trees and species-rich grassland 10 years post-establishment

Year 20





Scrub and species-rich grassland 20 years post-establishment

Trees and species-rich grassland 20 years post-establishment



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05 Parsons Hill, Bingham DELIVERY AND NEXT STEPS

Next Steps

The Development Team will review all comments received at this Public Consultation and consider these in preparation of the Reserved Matters Planning Application for the open space proposals at Parsons Hill.

The Application will be prepared and is proposed to be submitted in Autumn 2022.



Rushcliffe Borough Council, as Local Planning Authority will then formally consult on the Application and consider all comments received including the views of local residents, and Bingham Parish Town Council.

Barratt David Wilson Homes thank you for attending this Public Consultation and encourage you to provide any feedback on the comments forms provided.

We welcome your feedback.

Please complete the response forms.

THANK YOU FOR ATTENDING

05 May 2022







Parsons Hill, Bingham RSPB – BARRATT DAVID WILSON PARTNERSHIP

Since our partnership began in 2014, RSPB and Barratt David Wilson Homes been learning from each other and exploring how to build new homes and developments in a way that provides benefits for wildlife and people.

Our partnership brings together the experience of the UK's largest conservation charity and the UK's largest housebuilder to show how new homes and communities can help nature thrive.

There is still much to do, but we've made some great steps forward in four key areas:

- Raising the bar for nature-friendly housing
- Leading the way at the flagship Kingsbrook development in Buckinghamshire
- Supporting communities to help nature thrive
- Influencing Government and industry support for nature's recovery



Credit: Adrian Thomas, RSPB



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Recognising the importance of iconic species such as the Swift, whose numbers have declined by 41% between 2008 and 2018¹, we sought to address the problem.

Working with RSPB, Manthorpe Building Products and Action for Swifts, we created a nesting box for swifts that can be built into the brickwork of new properties. To date, we've purchased over 3,700 of these boxes for installation in new homes up and down the country.

As part of our partnership work, one of our commitments is to the RSPB's Wildlife Friendly Show Home Garden Scheme. The scheme requires that every development must have a wildlife-friendly garden in the show home complex, designed in accordance with criteria set by the RSPB.

Features in these wildlife-friendly gardens include native hedgerows, nectar-rich plants, ponds, log piles and hedgehog homes. Covering an area estimated to be the same size as Somerset², gardens can play an important role in supporting wildlife. The scheme aims to encourage new homeowners to undertake similar practices within their own garden.





¹The State of the UK's Birds 2020.

² The Wildlife Gardening Forum and, Davies, ZG, Fuller, RA, Loram, A, Irvine, KN, Sims, V and Gaston, KJ, 2009. A national scale inventory of resource provision for biodiversity within domestic gardens. Biological Conservation, 142(4), pp.761-771.





