



## Environmental Planning



### Project

Winford Hospital

### Client

Bryant Homes (SW) Ltd

### Background

Winford Hospital was closed back in 1996 and the site, located within Green Belt, was identified for housing development under the Local Plan.

Landmark was initially commissioned to undertake a baseline ecological assessment of the site with particular emphasis on habitats and protected species.

### Description

Upon completion of more detailed ecological surveys, including surveys of the redundant buildings for bats, protective and enhancement measures were agreed with North Somerset Council and the Client. A Mitigation Plan was subsequently drafted which identified how the notable ecological and landscape features were to be incorporated into the development. The aim was to ensure that the development process, from planning to implementation, progressed smoothly and was as sympathetic to the ecology of the site as possible.

Landmark managed the overall mitigation strategy, including supervision of the demolition works in sensitive areas and management of a substantial arboricultural contract. The practice also successfully co-ordinated translocation of a small meadow which contained green-winged orchids.

Landmark was subsequently commissioned to prepare a Management Plan which would assure the future of the retained habitats and features of ecological value across the site.

### Client benefits

Landmark's involvement, from initial survey throughout the development process, enabled the client to fulfil all planning conditions demanded. The client's reputation as a responsible developer was significantly enhanced.