Nuneaton and Bedworth Borough Council

Open Space and Green Infrastructure Supplementary Planning Document (SPD)

Part A – Householder developments and small residential developments up to and including 9 dwellings

2021

Nuneaton & Bedworth

United to Achieve

Contents

1. Introduction

This guidance should be used for Householder applications and small residential developments of up to 9 dwellings.

The purpose of this guidance is to provide the developer with easy to follow guidance on how to assess if your proposals may affect wildlife and trees, how to act lawfully in regards to protected species and habitats, how you can protect all wildlife within or near the development site, and how to enhance and create new opportunities for wildlife on your development site.

1.1 Householder applications

Householder developments typically involve changes to or replacement of an existing house or dwelling, outbuilding or garage and may affect buildings and gardens. The number of dwellings will be the same at the end of the development as they were prior to development.

Typically development would involve alterations and additions in relation to:

- Extensions
- Conservatories
- Loft conversions
- Dormer windows
- Garages, car ports and outbuildings

Please note that planning permission is not needed for all household building work. Under permitted development rules you can carry out a number of household building work projects without planning permission, provided they meet certain limits and conditions. You can find out whether you need planning permission for your building project by viewing the Planning Portal's Interactive House.

Whilst not all applications require planning permission, changes to dwellings or gardens may still have the potential to affect trees or wildlife using these spaces. Some trees and wildlife are protected by law. This document therefore explains what householder developers need to do to ensure that they remain lawful in regard to protected wildlife or trees and explains ways in which the developer can enhance the landscape and increase biodiversity as a result of their development.

1.2 Small residential developments of 2 to 9 dwellings

Small residential developments are typically located in small areas of open space. They may be located on previously developed land or they may be located on greenfield sites.

Proportional to their size, they can have a larger detrimental impact on wildlife and trees than larger developments as it can often be more difficult to accommodate existing features within the new development design or provide sufficient space in these normally fairly compact developments.

Careful and sensitive development design is therefore particularly important in these developments to give due regard to biodiversity and ensure that it is increased and better-connected post development.

This document takes you through the required stages to determine what is on site, how to avoid or limit impacts and how to ensure that there are benefits for biodiversity as a result of your development.

Residential developments that increase the number of dwellings increase the need for publicly accessible greenspace (PAG). This document also explains in what circumstances PAG is required on your development site.

2. Biodiversity

2.1 Introduction

Biodiversity is the variety of life around us.

We all need to play our part in protecting the wildlife around us to keep ourselves and our environment healthy.

Some animals and habitats are protected by law and it is therefore illegal to hurt or damage these creatures or the habitats in which they live without a license. Protected species and habitats can be found in people's homes and gardens, in green fields and in previously developed land and so you will need to be aware of the law before you develop or change a building or area.

As the Local Planning authority, we are obliged to ensure that there are gains for wildlife via your development and as a developer you are responsible for ensuring that you do not harm any protected or priority species or habitat.

2.2 Householder Applications

2.2.1 The Wildlife Assessment Check

To check whether your project may affect protected or priority species we advise using the 'Wildlife Assessment Check' tool developed by Biodiversity in Planning. This online tool is free and identifies whether there could be any protected or priority wildlife species in the location where proposed works are to take place.

This online wildlife check asks you a series of questions about your project. It takes about 5 minutes to complete, and then the website will tell you whether your project is likely to require professional ecological advice. It will also outline the potential protected and priority wildlife species that need to be considered.

This simple tool is easy to use and will let you know what you need to do next. Knowing whether you need further expert advice is useful whether you are submitting a planning application or simply deciding how to proceed with a project in your home that does not need planning permission.

The wildlife checking tool also provides guidance notes for each species with information about key legislation, mitigation requirements, ideas to improve habitats, and survey timing.

The biodiversity checking tool produces a simple report that can be useful when speaking to ecologists you may need to engage with to deliver your project and will also be needed if you are submitting a planning application.

Considering ecology early can help avoid unplanned delays and unexpected costs and prevent the need to reassess potential ecological impacts after a planning application has already been submitted.

The website www.biodiversityinplanning.org which hosts the Wildlife Assessment Check also contains additional information and resources to help you to take greater account of biodiversity in your projects.

The Wildlife Assessment Check has been developed by the Partnership for Biodiversity in Planning, a partnership of 19 conservation, planning and development organisations and is funded by the Esmée Fairbairn Foundation.

2.2.2 The Biodiversity Checklist

The Biodiversity Checklist included below describes how the different project types which may affect protected species and explores whether different habitat types may be impacted by your project.

It is not as straightforward as the Wildlife Assessment Tool but is an alternative method/tool that you can use to understand the potential impacts of your development.

Please answer each row by circling the answer that best describes your project and site conditions.

These answers generate next steps which will then need to be followed. Where survey work is required an ecologist will be required that is experienced and licensed in the appropriate field or species.

The Biodiversity Checklist references further reading and references that can be useful when assessing what type of professional support is needed in your application.

If using the Biodiversity Checklist please submit a completed checklist and any supporting documentation/survey work as detailed in the checklist at the point you make your planning application

Will the proposals affect any of the following?	Circle if applicable	Reference Section Number (see bottom of page)	Circle if applicable	
Roof of a building	Yes	Bats may be an issue, refer to 1A	No	No further information required
Bridge, tunnel, culvert, kiln, ice house or cellar	Yes	Bats may be an issue, refer to 1B	No	No further information required
Old building with gaps in walls, around eaves, beneath tiles, around soffit boxes, external weatherboarding	Yes	Bats may be an issue, refer to 1C	No	No further information required
Mature tree with cavities and crevices	Yes	Bats may be an issue, refer to 1C	No	No further information required
Barns	Yes	Bats and barn owls may be an issue, refer to 1C and 4	No	No further information required
Large holes in the ground, grassland with regular digging activity, sites where badgers are known to be present	Yes	Badgers may be an issue, refer to 6	No	No further information required
Any still (not flowing) water bodies on or adjacent to the site	Yes	Newts may be an issue, refer to 2	No	No further information required
Long grass, overgrown areas, nettles, weeds etc. Overgrown brownfield sites and overgrown gardens	Yes	Newts and reptiles may be an issue, refer to 2 and 3	No	No further information required
Scrub, brambles adjacent to grassland	Yes	Reptiles may be an issue, refer to 3	No	No further information required
Scrub, brambles connected to woodland (directly or via hedgerows)	Yes	Dormice may be an issue, refer to 8	No	No further information required
Hedgerows	Yes	Newts, reptiles and dormice may be an issue, refer to 2, 3 and 8	No	No further information required
Woodland	Yes	Newts, badgers, dormice and bats may be an issue, refer to 1C, 2, 6 and 8	No	No further information required
Wet ditches and rivers	Yes	Water voles and otters may be an issue, refer to 5 and 7	No	No further information required
Reedbeds	Yes	The habitat may be of high ecological value, refer to 9	No	No further information required
Orchards	Yes	The habitat may be of high ecological value, refer to 9	No	No further information required
Wildflower rich meadow	Yes	The habitat may be of high ecological value, refer to 9	No	No further information required
Fen, marsh, swamp	Yes	The habitat may be of high ecological value, refer to 9	No	No further information required
Wet meadow	Yes	The habitat may be of high ecological value, refer to 9	No	No further information required
Wood pasture parkland	Yes	The habitat may be of high ecological value, refer to 9	No	No further information required
Nesting Birds – do you have any trees, shrubs, extensive areas of long grass, or buildings to which birds have access? Please confirm that:	Yes	I will commence tree / building works outside of March – August, or carry out a check for nests prior to commencing works	No	No further information required
Are your proposals likely to have an impact upon any of the designated sites listed in section 10 below?	Yes	Further surveys may be required to determine the likely impact of the works upon the designated site	No	No further information required

IMPORTANT: If you do not believe that any of the features listed below will be affected by your proposals, or if you do not believe that you require further survey or opinion from a professional ecologist, please provide a short 'Self Assessment Statement' detailing what you have done to check whether any of the species listed above are present, and / or why you believe that they are not present. Useful links are provided in each section below to help in your assessment.

Reference Section

1A	Summer roosts are used roughly between May and September inclusive, and may be used by hundreds of bats for breeding, or by small numbers of bats simply for roosting. Generally conditions need to be dry, and often warm, such as a south facing roof face. Bats will use any building which provides cracks or crevices beneath which bats can roost, including loose tiles, gaps beneath eaves (both of which can also provide access to the roof), hanging tiles, warped

	weatherboarding, loose barge boards, loose soffit boards or cracks in walls. Gaps around 10mm wide are frequently used by bats, and these gaps may not be visible from the ground. The likelihood of bat presence is increase in an area with large numbers of trees, hedges, ponds, rivers or meadows. Some bats will roost and fly within an enclosed roof space. Here droppings can be obvious, equal in size or slightly larger than mice droppings, but with a crumbly texture. Accepted survey period: Building inspections – any time Roost surveys – May to September inclusive For more information refer to: https://www.gov.uk/guidance/bats-surveys-and-mitigation-for-development-projects
1B	During winter bats need cool, constant temperatures in which to hibernate. These conditions are generally found in stone / thick brick buildings, and in underground buildings. An access gap of around 10mm is required. Accepted survey period: Building inspections – any time Hibernation surveys – December to February inclusive For more information refer to: https://www.gov.uk/guidance/bats-surveys-and-mitigation-for-development-projects
1C	Any structure which provides both summer and hibernation bat roosting opportunities. Trees with cavities, cracks and loose bark can provide year-round roosting habitat for bats. Will require both summer and hibernation surveys. Timings as per 1A and 1B
2	Newts breed and lay eggs in still water bodies of any size, but spend most of their life on land. They travel around 250m from their breeding pond to feed on insects, and to hibernate under logs, large stones and in empty mammal burrows. Typical habitats are woodland, scrub, long grassland, wasteland and nettle / weedy habitats. If any of these habitats are likely to be affected by your proposals AND there is a pond within 250m of your site, a newt survey will be required. Accepted survey period: Mid-March to mid-June For more information refer to: https://www.gov.uk/guidance/great-crested-newts-surveys-and-mitigation-for-development-projects
3	Reptiles use long, thick grass, weedy areas and scrub to hunt for insects and breed. During winter they hibernate under logs, large stones and in empty mammal burrows. Accepted survey period: April to September inclusive For more information refer to: https://www.gov.uk/guidance/reptiles-protection-surveys-and-licences
4	Barn owls often use old barns and traditional agricultural buildings in which to nest. Accepted survey period: To identify possible presence of nesting barn owls – anytime To confirm presence of nesting barn owls – April to August inclusive For more information refer to: https://www.gov.uk/guidance/wild-birds-surveys-and-mitigation-for-development-projects
5	Water voles can be found in vegetated water ways from small, wet ditches to rivers. They burrow into the banks and forage amongst the bankside vegetation. Accepted survey period: March to October inclusive, preferably with one survey March to June, and a second survey July to October For more information refer to: https://www.gov.uk/guidance/water-voles-protection-surveys-and-licences
6	Badgers live underground in large burrows. The burrows tend to be larger than rabbits, and located in woodland, amongst scrub, along hedge lines or in other embankments. Accepted survey period: Sett identification – any time Confirmation of breeding sett – March and April Analysis of social groups – February to April inclusive, September For more information refer to: https://www.gov.uk/guidance/badgers-surveys-and-mitigation-for-development-projects
7	Otters can be found in any freshwater habitat. They tend to rest in undisturbed areas with dense scrub, wood piles and lifted tree roots. Accepted survey period: Anytime For more information refer to: https://www.gov.uk/guidance/otters-protection-surveys-and-licences
8	Dormice are generally associated with large woodlands, particularly those of ancient origin. However they will also use species rich scrub and thick hedgerows in areas where wood, scrub and hedgerow connectivity is good. Accepted survey

	period: April to November inclusive For more information refer to: https://www.gov.uk/guidance/hazel-or-common-dormice-surveys-and-mitigation-for-development-projects
9	These rare habitats have been identified as part of a national effort to safeguard biodiversity, and are habitats of principle importance. National planning policy places a clear responsibility on Local Planning Authorities to further the conservation of these habitats where a planning proposal may adversely affect them An ecology survey is likely to be required to confirm whether or not these habitats are of value and worthy of protection. Many will support protected species, and require further survey. Meadows and marshes may support newts or reptiles, wood pasture may support roosting bats. All have the potential to require specialist botanical and / or insect surveys which are generally carried out between April and August inclusive.
10	Designated Sites: Sites of Special Scientific Interest: Local Nature Reserves: The exact locations of these sites can be found on http://www.natureonthemap.naturalengland.org.uk/ Local Wildlife Sites details of which can be found via Warwickshire's local wildlife sites data set and Local Biodiversity Action plan species which can be found at https://www.warwickshirewildlifetrust.org.uk/LBAP

2.2.3 Biodiversity document requirements for householder planning applications

If submitting a planning application you will need to submit either the report generated by the Wildlife assessment check and any required further checks/surveys or the biodiversity checklist along with any required surveys or self-assessments as appropriate.

If your development will potentially impact a protected species which will be identified by the Wildlife Assessment Check or Biodiversity Checklist, we will require your development site and plans to be checked/assessed by an ecologist who has appropriate survey qualifications and license for the particular species affected. We advise using an ecologist that is a member of The Chartered Institute of Ecology and Environmental Management as this body promotes the highest standards of practice for the benefit of nature and society.

Your ecologist will need to advise whether the area affected by your proposals will likely contain protected species and either provide a statement that it does not (we will need this statement and

the ecologist's details and license numbers etc) or perform a presence or absence survey (which is the most basic level of survey but is often very time of year dependant) to determine if protected species will be affected by your works.

If protected species are found then your ecologist will need to provide advice on the next steps and may need to assist you in making an application for a wildlife license in order to proceed if this is deemed necessary. Although site checks are often needed and on occasion protected species presence and absence checks are required, due to the scale of the development it is unusual for a householder application to require more substantial surveying or assessing. In some cases however where the proposed development is in a particularly sensitive location, affecting a large area of habitat, or the ecology on your site appears to be complex or significant we may ask you to submit a Preliminary Ecological Survey, further extended/detailed protected species checks and surveys and/or formulate an Ecological Management Plan.

If protected species or habitats are found on your development site and if you are unsure whether this extra information is required, please seek further advice from the Parks and Green Spaces team or your planning officer.

2.3 Small residential developments of up to 9 dwellings

Small residential developments of up to 9 dwellings are required to engage with an ecologist to initially assess their site. We advise using an ecologist that is a member of The Chartered Institute of Ecology and Environmental Management as this body promotes the highest standards of practice for the benefit of nature and society.

This initial assessment should include the production of a map of habitats and features on site and accompanying text to support the map identifying what is there.

In addition, your ecologist must answer the questions posed in the Biodiversity Checklist included in the 'householder application' chapter above. The detail included in the ecologist's answers should determine if protected species surveys are necessary and whether habitat of biodiversity importance will be affected or lost as part of your development plans.

The ecologist should review your development plans and development site in order to accurately answer these questions.

In addition, if other operations which are not described in the checklist exist or are proposed which may have biodiversity or environmental implications then this will also need to be explored and described by your ecologist.

Your ecologist must make recommendations for the next steps wherever there is a biodiversity implication anticipated.

Please be advised that if this initial ecological check and assessment determines that protected surveys are required then these will need to be completed and submitted at the same time as your planning application.

Habitat and protected species surveys can be very time of year dependent and may take several seasons or even years to complete and so we strongly advise that biodiversity is investigated at a very early stage of your development planning.

The findings of the initial ecological assessment and any required protected species surveys must be submitted at the first point that you present your application for consideration. This is because we need to have this information to appropriately assess the impact your development will have on biodiversity as this is our statutory duty.

Your development will be assessed by your planner and the Parks and Green Spaces team at this stage to assess the impact on biodiversity and they will then discuss with you the next steps that need to be taken.

2.4 Incorporating wildlife into your home and garden

2.4.1 Introduction

Modern energy saving buildings and small tidy gardens can potentially offer fewer natural habitats, crevices and imperfections that were traditionally used by wildlife for foraging, roosting and nesting.

Householder and larger residential developments are both required to increase biodiversity by increasing wildlife opportunities on their development site, making wildlife features and habitats more connected and achieving net gains for biodiversity because of the proposed changes. Luckily, there are many opportunities in modern developments to 'design in' wildlife friendly features.

2.4.2. Protect and incorporate the existing landscape features and habitat

Established grassland, hedgerows, scrub areas and trees play host to an array of wildlife and some features and habitats will have taken years to reach their current value and to host their array of different resident species. As a result, it is important to incorporate the existing habitat and features wherever possible into your design. You should enhance and expand these features wherever possible – speak to your ecologist for advice on how to do this.

2.4.3. Create a well-connected landscape

A well-connected landscape (small and large scale) is better for the wildlife that is using it so connect existing and newly proposed green landscape features to each other. This will help wildlife moving around the site to access more and new habitat, provide larger foraging areas for species that require larger areas of habitat and will make local populations of wildlife more resilient to climate change and other pressures. Primarily this will be done by providing landscape corridors through the development. For example, by:

- retaining and extending hedgerow corridors
- providing continuous green space alongside development features like paths
- allowing space for water courses and not culverting them
- connecting isolated features like trees to other habitats
- planting street trees and garden trees
- connecting garden spaces and making them more navigable/permeable

- providing green and living habitat even where there is little space for example by using green and living walls and roofs.

2.4.4. Providing a permeable landscape

A landscape that is blocked by impenetrable walls and fences is a landscape that is less useful for many types of wildlife. However, things like lighting can also impact how navigable and useful a landscape is for wildlife. The best landscapes for wildlife are unblocked, unlit and well connected.

Make your development as navigable as possible to as many species as possible but pay particular attention to the species known to be using it or that could be using it in the future.

Hedgehogs, small mammals, amphibians (like frogs, newts and toads) and reptiles (like lizards and slow worms) require corridors on the ground to move about the development. Curbs and fencing can present big obstacles to some of these creatures. Providing designated hedgehog gaps under fencing, gaps in fencing, replacing fencing with hedges where appropriate and providing curb free or low curbed edged roads where green landscape corridors cross them can help create wildlife highways around your development and will make maximum use of privately owned features like gardens.

2.4.5 Provide a dark landscape at night

Bats and other night flying species can be particularly affected by lighting as it can increase the rate at which they are killed by predators (like the domestic cat), move them off course or cause confusion (bats often like to follow particular continuous features like hedgerows to navigate around), and can make potential roost spaces unviable. Avoid lighting landscape features and building's roofs at night if at all possible, use timers on lights to switch them off when the bats are likely to be coming in and out of roosts (normally at dusk and at dawn), use cowling or specially designed light spill reducing lights and surfaces to reduce light spill and reflection in the environment and/or use movement sensors so that lights are only on when they are needed.

2.4.6 Provide water and wetland habitats wherever possible

Most animals require water to drink and many species live in water during some or all of their life cycles.

Providing clean accessible water preferably in a a well-connected landscape is therefore one of the best things that you can do to help encourage and support wildlife in your development.

From providing a garden wildlife pond to providing well-connected wetland landscape corridors (made up of non-culverted or blocked water courses that are buffered from the built environment such as ponds, lakes, wet grasslands and marshes), all scales of development can play their part in providing this crucial ingredient to a healthy and diverse environment.

2.4.7 Provide less disturbed areas of the development or garden

A lot of wildlife will be affected by increased disturbance by people or pets and may be affected by higher use in other ways. For example, they may be sensitive to pollution, littering or trampling impacts that can come with higher use areas. Ensure sensitive existing habitat is in the quietest areas of the development and well set back from the built environment wherever possible.

Provide less tidy and more natural areas wherever possible for example in the garden by having a compost pile or wood piles or by limiting hedge trimming or mowing in some areas of the development or your garden.

In addition, create nooks and crannies within the development or garden that are less heavily used and concentrate wildlife friendly landscape design in these areas.

2.4.8 Provide native or nectar rich plants, trees, and bushes wherever possible.

Native species will normally attract and support the widest range and numbers of wild animals. This is because wildlife has evolved to use these species over many hundreds of years. For this reason, please use native planting wherever possible and suitable in your development.

Nectar rich and night flowing species are also particularly important to night flying species like moths and bats and so use these species wherefore you can.

2.4.9 Provide artificial nesting and roosting opportunities

Alongside these often-simple changes there are also a range of artificial nesting and roosting options that you can use to encourage wildlife to make their home in buildings and in your garden spaces.

Please see the below links for more species-specific ideas for making your home and garden more wildlife friendly and the additional links for artificial nesting opportunities ideas that can also be used in your house garage or garden. Please note that the links below are suggestions of the type of options available and are not recommendations of the suppliers or manufacturers listed.

2.4.9.1 Bird nesting opportunities

For advice on how and where to locate bird boxes and to find some good ideas for creating bird friendly gardens, please see the Royal Society for the Protection of Bird's webpage.

If you are changing the structure of a building or altering the roof spaces of your house or garage why not consider permanent and low to no maintenance options for birds.

If there are trees in your garden then one of these options may be suitable.

If there are opportunities to attach a bird box to external walls or tall fences then one of these options may be suitable.

2.4.9.2 Bat nesting and roosting opportunities

For advice on how and where to locate bat boxes and to find some good ideas for creating bat friendly gardens, please see The Bat Conservation Society's webpage.

If you are changing the structure of a building or altering the roof spaces of your house of garage why not consider one of these permanent and low to no maintenance options for bats.

If there are trees in your garden then then one of these options may be suitable.

If there are opportunities to attach a bat box to external walls or tall fences then one of these options may be suitable.

2.4.10 Further reading and references

The following websites provide further information and tips on exactly how you can make your development/project and/or your garden more wildlife friendly

1. Wildlife Trust
2. RSPB Gardening
3. Encouraging Bats
4. All about Badgers
5. British Hedgehogs
6. Hedgehog Street
7. Gardening for Butterflies
8. Gardening for Bugs
9. Making spaces for garden amphibians like frogs, toads and newts and garden reptiles like lizards and slow worms

3. Trees

3.1 Introduction

Trees add value and are fundamental contributors to any given sense of place.

There is significant evidence that trees are good for people, that they improve general quality of life and that their integration in residential environments can help produce pleasant places to live.

Evidence suggests that trees add value to residential property. Some of the more desirable property addresses are notable for having a higher quantity and quality of tree canopy cover.

We strongly advocate the retention of trees in all types of development and the provision of new trees for future generations to enjoy.

Trees can take generations to grow, generations to replace, and be lost in a momentary action and so upmost care is needed when developing land to protect these important features.

The advice in this SPD is to be considered in conjunction with British Standards texts, in particular BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations (or the latest subsequent revision thereof) and Nuneaton and Bedworth Borough Council's Tree Policy (as amended).

Your development is expected to:

- Identify if trees are within your development site and identify trees outside of your development site which may be affected by your proposals

- Make sure the proposal design allows the retention of as much of the existing tree cover as is practicable.
- Ensure trees retain the space they need and are allocated enough space within the design to grow
- Reduce or remove potential threats that may put undue pressures on tree retention.
- Allow appropriate space for new planting and choose the right tree for the right place
- Ensure planting schemes make provision for sufficient replacement planting to compensate adequately for any loss of existing trees and resulting loss of amenity.

3.2 Plans and survey work required for works impacting trees covered by Tree Preservation Orders or trees in Conservation Areas

3.2.1 Introduction

If development work is planned which may either affect or result in works to trees in a Conservation Area or trees covered by a Tree Preservation Order (TPO) then your application will need to include details of what will happen to these trees. The appropriate procedures as outlined at https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas must also be followed where appropriate.

3.2.2. Householder Applications

If you are unsure if your development site or the land adjacent to it contains trees covered by a tree protection order or trees covered by a Conservation Area restriction, please contact the planning department for further advice.

If your property or adjoining land contains protected trees, we strongly advise taking advice from a qualified arboriculturist prior to making your planning application. This is so that you can fully understand how your project may affect a tree or trees covered by these protection orders and receive advice on if work is needed to these trees to retain them safely and sustainably.

If development works will be happening in the vicinity of these protected trees we will require a plan identifying protected trees and a detailed description of what protective measures will be in place to protect these trees on your site during your proposed works.

Be aware that storing materials or digging underneath trees can damage roots and even kill the trees. Vehicle movement near trees may result in accidental damage to both the above and below ground parts of the tree. We therefore require that trees to be retained, are suitably protected from these impacts and that as a minimum the root protection areas and canopy widths are securely fenced off during works. Make sure that you understand the root spread of the trees on and adjacent to your site. The root protection area can exceed the canopy spread and may not be evenly spread around the tree. The root spread will be influenced by site conditions (e.g. soil depth and topography) and obstructions to growth.

If works are required to protected trees to facilitate your project we will require detailed descriptions of the proposed works, their timings (as works at different times of year can affect the trees or wildlife like birds using them) and their purpose.

3.2.3 Small residential developments of up to 9 dwellings

If you are unsure if your development site or the land adjacent to it contains trees covered by a Tree Protection Order or trees covered by a Conservation Area restriction, please contact the planning department for further advice.

If your development site or adjoining land contains protected trees, you must take advice from a suitably qualified arboriculturist prior to making your planning application. This is so that you can fully understand how your project may affect tree(s) covered by these protection orders and to receive advice if works are needed to retain them safely and sustainably. Evidence of this advice and the arborist's qualifications may be required.

We will require a tree constraints and protection plan. This plan must identify protected trees and show the area of constraint (due to root protection zone or canopy zone) that will need to be protected during development.

It is particularly important in small sites to carefully forward plan vehicle movement routes, storage areas and site office positions due to the limited space. Be aware that storing materials, digging or moving vehicles near trees can damage roots and even kill the trees. In addition, vehicle movement near trees may result in accidental damage to both the above and below ground parts of the tree. We therefore require that trees to be retained are suitably protected from these impacts and that as a minimum the root protection areas and canopy widths are securely fenced off during works. Make sure that you understand the root spread of the trees on and adjacent to your site. The root protection area often exceeds the canopy spread and may not be evenly spread around the tree. The root spread will be influenced by site conditions (e.g. soil depth and topography) and obstructions to growth.

If works are required to protected trees to facilitate your project we will require detailed descriptions of the proposed works, their timings (as works at different times of year can affect the trees or wildlife like birds using them) and their purpose.

3.3 Survey and plan requirements for non TPO trees and trees outside of a conservation area.

3.3.1 Householder developments

If trees not covered by protection orders or conservation orders may be affected by your proposals then these trees (and this may include trees on and off your site) will need to be shown on a plan (which locates the trees or groups of trees and numbers them) and photos of the tree(s) provided (the photos should be numbered so that they can be easily related to your plan).

You will need to explain in detail how you think they may be affected. For example, you should ask and answer the following questions:

Will these trees be retained or removed?

Are works necessary to the tree(s) to create the necessary space for development?

Could the trees be adversely affected/damaged/impacted by the works?

Will there be space for the trees to grow and mature once my planned works are complete?

Is there any tree planting proposed as part of my works?

Trees may be affected by storage of materials, vehicle movement, changes of levels, changes in water levels and accidental damage and all these things should be considered in your explanation.

If trees will be removed, works to trees are planned, or trees will be protected as part of the works this will also need to be explained in detail.

We strongly advise getting aboricultural advice if there are significant trees that may be affected by your proposals. This advice should normally be presented as part of your planning application.

3.3.2 Small residential developments of up to 9 dwellings

Small residential developments of up to 9 dwellings must engage with an arboriculturist to assess the trees on the site.

If no trees are present on site or adjacent to site, a series of photos showing the site and adjoining land will be sufficient.

If trees not covered by protection orders or conservation areas are on your development site or next to it (within 15m of the edge of the site) then you will need to identify these trees on a plan which numbers the trees and includes in explanatory text their species, size (height, spread – canopy width and trunk circumference – at chest height), approx. age/maturity and health and provide photos of the tree(s) which are numbered so that they can easily be linked to the trees as shown in your plan.

You will need to explore and explain in detail how you think they may be affected. For example, you should ask and answer the following questions for each significant tree or group of trees.

Will these trees be retained or removed? Identify which ones will be retained or lost clearly on your plan

Are works necessary to the tree(s) to create the necessary space for development? Any works necessary should be identified on the plan or accompanying text

Could the trees be adversely affected/damaged/impacted by the works? What protective measures will be in place to protect the trees on and off my development site and are impacts still anticipated – if so, what are they?

Is there any tree planting proposed as part of my works? If trees will be impacted or lost what are the replacement trees and in all cases is there any additional tree planting proposed?

Will there be space for the trees to grow and mature once my planned works are complete? Show the mature canopies of the trees on plans. This will help with spatial planning and help you to choose the right trees for the right place when deciding on new trees.

Trees may be affected by storage of materials, vehicle movement, changes of levels, changes in water levels, accidental damage and increased use around them and all these things should be considered in your explanation.

If trees will be removed, there are works to trees planned, or trees will be protected as part of the works, this needs to be explained in detail.

4. Providing accessible or communal greenspace as part of your development

4.1 Introduction

Residential developments that increase the number of dwellings create an increased need for accessible greenspace and for the facilities that this space provides.

Developments which are creating an increase in the number of dwellings are therefore normally required to contribute proportionally towards the increased space and facility demands that their development creates.

Due to the scale of small developments and current development rules the way this requirement is applied to small residential developments will be slightly different to the rules applied to residential developments of 10 or more dwellings.

4.2 Householder developments

Householder developments are not increasing the number of dwellings and are therefore not increasing demand. This means that these types of development are not obliged to contribute towards accessible greenspace or facilities.

4.3 Small residential developments of up to 9 dwellings

Due to current development rules, all developments under 10 new dwellings are currently not required to pay offsite facility contributions. If development rules change then this will be reflected in any offsite contribution that needs to be made by developments of 2-9 dwellings.

Small residential developments of up to 9 dwellings are normally so small that it can be less practical to deliver communal or publicly accessible recreational space onsite. We therefore only require developments of 2-9 properties to provide 6.8 hectares per 1000 people of onsite accessible or communal land in particular conditions. This is the equivalent to 161.84 m2 per

new dwelling based on average occupancy of dwellings in the Borough. These site conditions are as follows:

- The site is adjacent to an existing green network corridor
- The site is adjacent to a footpath or dual use path that would benefit from being provided with green landscaping
- The desire line of a green corridor passes through the development site
- The development is adjacent to an existing park or other publicly accessible greenspace.

Developments which do not meet the above conditions are encouraged to provide communal accessible greenspace, and this may be further supported by biodiversity habitat creations that are needed on site, but there is not a requirement for these developments to do so.