

POOLE LOCAL PLAN:SUPPLEMENTARY PLANNING GUIDANCE

**LANDSCAPE and NATURAL
ENVIRONMENT DESIGN CODE**
on TREES,OPEN SPACE, WILDLIFE and LANDSCAPE DESIGN

SEPTEMBER 2001

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The Landscape and Natural Environment Design Code is also published as a series of separate documents numbered SPG-LS-1 to 7. They are listed here in the column headed 'aka' against the corresponding section of the Code. The text is identical.

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1.0 INTRODUCTION TO THE DESIGN CODE

Supplementary Planning Guidance

This LANDSCAPE AND NATURAL ENVIRONMENT DESIGN CODE is SUPPLEMENTARY PLANNING GUIDANCE, prepared by the Borough Council to supplement the policies in the Poole Local Plan.

The Code was initially published as a series of separate leaflets known as "The Landscape Design Code". These were issued for public consultation in parallel with the consultations relating to the Adopted Poole Local Plan (August 1998). SPG-LS-3 (now Section 4.1) "Development of Sites with Trees" has been subject to a separate and later consultation process with community groups, architects, agents, developers, local authorities and professional bodies. SPG-LS-3 was issued for formal consultation in parallel to the deposit of the Poole Local Plan First Alteration in July 2000. On the 29th August 2001 the Executive Committee of the Council approved this document which consolidates SPG-LS-3 with all the previous separate 'leaflets' into one document which also brings them up to date in terms of references to legislation, government departments and other organisations. As a consequence there has been some necessary re-numbering, linking of passages and minor re-wording of the text from previously approved leaflets. **Published September 2001**

The Landscape Design Code *publication version + page numbers*
(---amended 30-8-01)

1.0 INTRODUCTION TO THE LANDSCAPE AND NATURAL ENVIRONMENT DESIGN CODE

1.1 What's covered by this document

- 1.1.1 This document contains Supplementary Planning Guidance [SPG] covering treatment of all aspects of the **natural environment** on development sites. A summary of the Code is also published, and it is also available in separate sections.
- 1.1.2 Other relevant SPG published by the Borough of Poole includes **A Design Code**, dealing with the design of buildings, and **Sustainable Urban Drainage**.
- 1.1.3 There is a range of aspects to the natural environment, all of which need to be properly considered in order to achieve a satisfactory result.
These are:
- **Site planning** to take full account of the existing features of the site,(including trees and any wildlife interest) and to allow enough space for landscaping
 - Measures to fully **protect existing trees** on site during development
 - Measures to ensure that any **wildlife** interest of the site is properly accounted for
 - Proper design of **Open Space** and **linkages to nearby "Green Space"**
 - **Soft landscape design** and **boundary treatment**
 - **Hard landscape design**
 - Good quality **landscape drawings and specification**, followed by proper **maintenance** to ensure planting gets properly established

1.2 The importance of Site planning

Proper site planning is vital. Landscaping and other natural environment considerations cannot be tacked on at the last minute, but must be considered from the earliest stage of site design.

1.3 Use of specialist consultants

- 1.3.1 **Landscape architects** The design of landscape schemes is a specialised job which is best handled by a qualified professional landscape designer, particularly in the case of complex or important sites. A landscape architect should preferably be employed from the beginning of the site planning process and should be able to help draw together contributions from other specialists.
- 1.3.2 **Arboricultural advice** Tree identifications and assessment should be dealt with by professional arboriculturalists.
- 1.3.3 **Ecologists** The use of qualified ecological consultants will be justified in many cases, particularly on sites where protected reptiles are or may be present.

1.4 Early consultation and advice

Early consultation and advice on landscape design, trees and wildlife conservation with the Borough's specialist officers is advisable, particularly on large, important or difficult sites.

1.5 Addresses and Contacts are listed inside the back cover.

2.0 SITE PLANNING

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2.1 SITE PLANNING: BASIC APPROACH

2.1.1 Proper site planning is essential to allow:

- Sufficient space for new soft landscaping
- Retention of any existing valuable features including trees, hedges, ponds and areas of wildlife value
- Properly-designed Open Space, where this is provided
- Linking up site landscaping with adjacent 'Green Spaces'

2.1.2 In appropriate cases, the Local Authority will prepare or require the preparation of an Environmental Site Brief as a means of ensuring these concerns are approached in an integrated way. This will normally be for sites with a range of different interests, or sites which are particularly important for some reason.

OVERALL APPROACH

Site Design Criterion SD 1

Site planning must take account of the full range of environmental interests present on the site in an integrated way (i.e. landscape, trees, open space, wildlife)

2.1.3 The provision of adequate space for landscape planting is regarded as essential, and the extent of developments and associated roads and car parking will need to be scaled to allow for it.

From the earliest stage of site design space must be left for:

- planting belts designed to help absorb developments in the landscape, taking account of important views
- appropriate screening in relation to neighbours
- a coherent landscape scheme appropriate to the type of development and its surroundings.

2.1.4 Adequate space must also be left to ensure the survival of valuable trees, and other site features, as set out in the following sections.

2.1.5 Where open space is provided, it must be well-designed, not just made up of left-over spaces.

SITE DESIGN Criteria SD2..

Site Design

The overall site design must:

- 2A Consider landscape planting as an integral part of scheme design from the earliest stage, allowing sufficient space for planting belts, screening and a coherent landscape scheme (See "Soft landscaping" : Landscape Design Criteria LD1)
- 2B Respect and incorporate existing natural features of the site, paying special attention to those that have an impact beyond the site itself (Landscape

- Design Criterion LD1.3)
 2C Allow adequate space to ensure the survival of valuable trees (See“Trees”, Site Design Criteria SD 3 & 4)
 2D Allow for well-designed open spaces (see Site Design Criteria SD 9..) [where open space is proposed]
 2E Allow for linking site landscaping to adjacent 'green spaces' (see Site Design Criterion SD 8, “Green Network”)

2.2 SITE PLANNING: EXISTING TREES AND HEDGES

2.2.1 Existing trees and hedges

Where trees are present on the site, an accurate **tree survey** will be required from an early stage in the preparation of proposals, and site layouts should be based on the results of these surveys.

Details of the type of information that should be included in surveys are given in Advice Note 2, below.

- 2.2.2 An **Arboricultural Implications Study** should be drawn up based on the Tree Survey, identifying all threats to trees from development and areas where development should not take place.
- 2.2.3 Valuable trees will normally be required to be retained, together with adequate space for their future health and growth.
- 2.2.4 Development opportunities for 'wooded' sites will be limited, and are subject to special considerations (See para 4.1.6).
- 2.2.5 Where trees are retained the site should also be designed in such a way that the trees are not likely to cause an oppressive effect or nuisance to future occupiers, leading to demands for their subsequent removal.
- 2.2.6 Proposals which involve drains cutting through root areas, or the construction of car parking, wall foundations, paths or other structures in root areas will not be acceptable unless exceptional circumstances apply. Where permitted, special forms of construction will be required.

Please note that approvals for Building Regulations do not over-ride Planning restrictions for this purpose.

- 2.2.7 Where trees are removed as a result of development, space provision should be made for their replacement with new trees of a similar character elsewhere on the site, allowing for future growth.
- 2.2.8 In appropriate circumstances Section 106 Agreements and/or financial Bonds will be required to ensure satisfactory performance of tree works and management.

TREES....NEED FOR SURVEYS

Site Design Criterion SD3

On sites with any significant trees designs should be based on the results of accurate tree surveys and Arboricultural Implications Studies

TREES.....SUFFICIENT SPACE

Site Design Criteria SD4..

Developments should be designed to allow sufficient space for trees, as follows:

- 4A Developments should be designed to avoid the canopy areas of trees. This precludes the construction of walls, parking areas, and drainage runs in tree canopy areas, as well as changes of level in the vicinity of trees
- 4B In designing developments space should be allowed (i) for future growth of trees and (ii) to avoid oppressive effects for future occupiers
- 4C Design of proposals should allow space for construction without the need for plant to operate under tree canopies

TREES....REPLACEMENT TREES

Site Design Criterion SD5

Space should be allowed within the site for replacement trees of a similar character to trees which are removed

2.2.9 Hedges

Hedges which form part of the local character of an area, or which are otherwise valuable, will normally be required to be kept, and boundary treatments which involve the removal of such hedges will not normally be permitted.

EXISTING HEDGES

Site Design Criterion SD6

Existing hedges which contribute to local landscape character should be retained

2.3 SITE PLANNING: WILDLIFE; HISTORIC GARDEN FEATURES

2.3.1 Wildlife interest and other features

Some sites contain features of wildlife interest such as heathland fragments, streams, hedges and ponds. Others are home to protected species of animals or plants.

Developments will be expected to make allowance for such features, or for Protected Species, under Local Plan Policies NE 19 & 20, and in accordance with SPG advice on Wildlife, Section 6.0, below.

Where such interest is likely to be present a **wildlife survey** will be required at an early stage. More details are in para 6.1.2 and 6:Appendix 2.

Other valuable features including garden features of historic interest will normally be required to be retained.

WILDLIFE INTEREST

Site Design Criteria SD7...

- 7A a wildlife survey should be commissioned at an early stage where there is reason to think that the site contains significant features of wildlife interest
- 7B features and areas of wildlife interest should be retained within developments, with provision for maintenance

7C special design provisions are likely to be needed for sites which contain Protected Species

2.4 SITE PLANNING: GREEN NETWORK

2.4.1 Linking landscaping to the "Green Network"

Poole already possesses a good network of linear open spaces and belts of trees, although these are not continuous throughout the Borough. Landscape designs will be required to take into account the opportunity for visually or physically linking existing tree belts, lines of trees (including roadside trees) and green spaces in accordance with Policy NE 29.

GREEN NETWORK

Site Design Criterion SD8

Opportunities for landscaping and Open Space to link in to Green Spaces or lines of trees in the locality will be expected to be taken into account in the preparation of layout designs

2.5 SITE PLANNING: OPEN SPACE

2.5.1 Open Space design

It is important that Public Open Space should be designed for the maximum benefit to the public, in terms of amenity and practical usefulness.

- 2.5.2 Where open space is designed for adoption by the Local Authority it should be designed to minimise maintenance costs, and vandalism, and take account of public safety. Section 106 Agreements relating to the provision of Public Open Space will normally include a commuted sum for future maintenance. The Local Authority will only consider land for adoption that clearly contributes to public amenity, and is satisfactorily designed and laid out (see Section 5).

OPEN SPACE DESIGN

Site Design Criteria SD 9...

Where Open Space is provided as part of a development it should :

- 9A be provided in usable and coherent areas
- 9B be designed around existing site features
- 9C link effectively to the network of open and green spaces in the locality
- 9D contribute to the amenity of the public realm
- 9E be designed to minimize maintenance costs and vandalism

2.6 CONCLUSION

Careful site planning is essential to ensure a satisfactory 'green' environment as part of the development.

Following the site planning criteria set out in this Chapter should not only help to ensure a good quality environment, but help to keep delays in approval of planning proposals to a minimum.

3.0 LANDSCAPING: DESIGN ADVICE

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3.1 GENERAL

- 3.1.1 Landscaping schemes for new developments are seen as a key element in maintaining and improving the environmental quality of the Borough, and all development schemes, except minor ones, will be required to show that landscaping has been properly considered as an integral part of the preparation of the application.
- 3.1.2 Satisfactory landscape schemes are only possible with good site planning. Please refer to Section 2.0, above.
- 3.1.3 **Use of a landscape architect** The design of landscape schemes is a specialised job which is best handled by a qualified landscape designer, and particularly in the case of complex or important sites it is recommended that a landscape architect should be employed from the beginning of the site planning process.
- 3.1.4 **Early consultation and advice** on landscape design, trees and wildlife conservation with the Borough's specialist officers is advisable, particularly on large, important or difficult sites. They are listed inside the back cover.
- 3.1.5 **Landscaping and planning approval**
- Environmental Site Briefs Landscape scheme drawings will often be the means of integrating a range of environmental concerns, particularly landscape, Open Space, existing trees and wildlife. In appropriate cases, the Local Authority will prepare or require the preparation of an Environmental Site Brief as a means of ensuring these concerns are approached in an integrated way. This will normally be for sites with a range of different interests, or sites which are particularly important for some reason.
 - Larger or more important applications A "Strategic Landscape Plan" will be required as part of planning approval, with details reserved to be approved later.
 - Landscape approvals for other applications will be reserved, with the use Landscape Conditions as appropriate.
 - Outline applications which seek to establish a layout or density will be required to include a framework of proposed landscaping in sufficient detail to establish space requirements, with details of its basic character.

3.2 SOFT LANDSCAPING DESIGN

- 3.2.1 Different types of landscaping are appropriate to different types of development and situation but all soft landscape schemes will be required to make a contribution to the development and its surroundings in keeping with the criteria below.
- 3.2.2 In areas where landscaping standards are currently low, new landscaping will be expected to contribute towards improving the area.

- 3.2.3 Generally plant species should reflect those already characteristic of the area.
- 3.2.4 Areas where large trees are typical should allow for new plantings of similar species.
- 3.2.5 In suitable situations, particularly areas near the edge of the urban area, the use of native species of trees and shrubs as the main elements of planting schemes will be appropriate.
- 3.2.6 Planting should be designed to respect the privacy of neighbouring properties, but at the same time avoid oppressive effects. The use of Leyland cypress will almost never be appropriate.
- 3.2.7 Crime generally landscape planting should be designed to ensure good public surveillance of building frontages and open spaces, and avoid hiding places for potential assailants. Visibility in car parks is also important.

SOFT LANDSCAPING

Landscape Design Criteria LD1 :

Soft landscaping schemes should:

- 1.1 reflect and be in keeping with local landscape character, unless special considerations apply
- 1.2 provide for the development to be absorbed in the landscape, with peripheral planting belts where appropriate.
- 1.3 respect and incorporate existing natural features
- 1.4 contribute to the internal amenity of the development.
- 1.5 contribute to the amenity of the surrounding area
- 1.6 in appropriate circumstances, provide screening to adjacent developments, taking care to avoid oppressive effects
- 1.7 plant species should reflect existing local character
- 1.8 planting design should take account of crime
- 1.9 be designed to make allowance for easy maintenance (5 years' maintenance is required under Condition)

3.3 HARD LANDSCAPING

- 3.3.1 The design of paving, dwarf walls and other features should normally be in harmony with the types of materials currently typical of the area. In designing such proposals care should be taken to avoid extensive areas of unrelieved hard materials.
- 3.3.2 Particular care will be required in the design of extensive areas of car parking in order to avoid an oppressive effect on the public realm. The use of soft landscaping in association with these features (including tree planting within large car parking areas), and variations in the choice of surfacing materials will be required.
- 3.3.3 Under Policy BE9 the Council will seek the inclusion of new works of art in and around new buildings in prominent locations, under the "Percent for Art" campaign.

HARD LANDSCAPE

Landscape Design Criteria LD2

Hard landscaping should:

- 2.1 Harmonise with local materials and character
- 2.2 Avoid oppressive effects on the public realm
- 2.3 Take particular care to avoid large unrelieved areas of car parking
- 2.4 Consider suitability for new works of art in appropriate locations

3.4 BOUNDARY TREATMENT

- 3.4.1 Particular attention should be paid to the design of walls and fences which form significant boundaries.
- 3.4.2 Wall and fence design and materials should normally take a cue from materials in use in the vicinity.
- 3.4.3 It is often appropriate for fences or walls to be separated from footpaths by hedges or other planting areas.
- 3.4.4 Where fences are erected adjacent to Public Open Space concrete fence posts and a sturdy construction will be required.
- 3.4.5 The colour of fencing can be of particular importance. Security fencing designs will be expected to use colour to minimise intrusive impacts.
- 3.4.6 **Hedges** should be used where this is typical of local character.

BOUNDARY TREATMENT***Landscape Design Criteria LD3*****Boundary treatment should:**

- 3.1 Harmonise with local materials and character
- 3.2 Avoid oppressive effects on the public realm
- 3.3 Use colour as necessary to minimise intrusive effects
- 3.4 Ensure an appropriate degree of privacy

3.5 ADEQUATE LANDSCAPE DRAWINGS

- 3.5.1 Properly prepared landscape schemes showing a full range of information on an up to date plan will be required for approval. Advice Note 1 gives details of the standard of drawings that is regarded as acceptable. The use of landscape architects to draw up schemes for large or difficult sites is strongly advised.
- 3.5.2 Landscape Drawings may be either :
 - **STRATEGIC LANDSCAPE DRAWINGS** which will be required as part of the full application for more important sites, or
 - **DETAILED DRAWINGS** required under a Planning Condition.
- 3.5.3 The information required for each type of drawing is set out in the Advice Note. Landscape drawings should also show areas proposed for adoption as Public Open Space and protective fencing around trees.
- 3.5.4 Landscape drawings should refer to future maintenance.

3.6 CONCLUSION

While landscaping has often been seen as a matter of filling in left-over spaces with grass or shrubs, this approach has never been adequate and is not acceptable.

Following the Site Planning Criteria set out in Chapter 2, and the Landscape Design Criteria in this Chapter, should help to ensure well-designed landscape schemes.

Applicants should note that landscape proposals required under Condition should be agreed with the Borough Council before work starts on site. The use of a Landscape Architect * to design schemes and obtain landscape approvals will normally ensure that there is minimum delay in obtaining approvals.

[* or capable landscape contractor]

ADVICE NOTE (1)---POOLE LOCAL PLAN

SPG-LS-2

SUPPLEMENTARY PLANNING GUIDANCE

DETAILS REQUIRED FOR LANDSCAPE DRAWINGS

This Advice Note sets out the standard of information which Poole Borough Council will require on Landscape Proposals Drawings.

Landscape Drawings may be either : **Strategic Landscape Drawings** which will be required as part of the full application for more important sites, or **Detailed Landscape Drawings** required under a Planning Condition.

(1) DRAWING STANDARDS AND SCALES

Only drawings to an adequate standard will be acceptable and YOU ARE STRONGLY ADVISED TO EMPLOY A LANDSCAPE ARCHITECT, particularly for major schemes.

Landscape drawings should be set out to include all the information listed below, unless previously agreed otherwise.

If more than one drawing is used, all other drawings comprising the landscape scheme and Adoption proposals should be cross-referenced to each other.

Appropriate drawing scales will vary depending on the site and the nature of the development, but as a guideline, Strategic Drawings should not be at less than **1/500**, and Detailed Drawings at not less than **1/200**. In either case, the important criterion is that the proposals should be clearly legible and comprehensible.

(2) BASIC INFORMATION REQUIRED WITH LANDSCAPE PROPOSALS

- Landscape proposals should be shown on a properly-detailed up-to-date **base plan**.
- Detailed **levels information** will be required when appropriate, and is essential in within 12.0m of any existing tree, including those on adjacent sites. This information should include full details of both **existing and proposed levels**.
- Existing and proposed **service runs** should be shown in accurate positions, either on the Landscape Drawing or an accompanying plan.
- In particular, information on proposed **service runs** in the vicinity of **existing trees** is essential.
- Any areas **proposed for Adoption** by the Local Authority should be clearly identified

(3) INFORMATION REQUIRED ON LANDSCAPE DRAWINGS

A Existing features information As well as the Basic Information above (base plan/ levels/ services):

- All **existing features to be retained** should be clearly identified on both Strategic and Detailed drawings.
- **Trees which are to be retained** should be shown in their true location and identified by species, with the crown-spread shown accurately. If trees are numbered on the drawing, a key should be provided on the drawing.
- **Other features to be retained**, such as hedges, ponds, shrubs, heather areas or garden features should be named and shown accurately.

B Landscape proposals details that should appear on all drawings (strategic and detailed)

1 HARD AREAS	Clear indication of treatment
2 SOFT AREAS	Clear indication of treatment
3 WALLS,FENCES	Position, height, design, materials
4 RETAINING WALLS	Position, height, materials
5 TREE & SHRUB PLANTING	Tree species should be shown. Shrub planting should be specified so as to give a clear idea of the proposed character of the planting
6 MOUNDING	Show by contours or cross-sections
7 OTHER INFORMATION	As appropriate or, as requested by the Planning Authority

C Additional information that should appear on detailed landscape drawings

8 SOIL and SOIL IMPROVEMENT

- topsoil depths to accord with British Standards should be specified [100-150mm in grass areas; 400mm min. after firming, shrub areas].
- A Note that "Topsoil to accord with BS 3882:1994 will be used" should be added
- Details of any soil improvement measures proposed

9 PLANTING DETAILS

- All plants to be named by species and variety
- Size of plants at planting
- Number of plants in each area OR Density of plants in each area
- whether plants are Container or Field grown
- Staking/ tree-ties/ rabbit-guards to be specified as necessary
- 65mm Bark mulch to be provided over all planting areas

10 INFORMATIVE NOTE to be included as follows:

"all Landscaping to be to BS 4428:1989 with stock to BS 3936 pt1,1992 (and BS 5236:1975 when appropriate)"

11 MAINTENANCE A note that " The scheme to be maintained for 5 years from planting" should be included on the plan . Maintenance includes watering/ weed control/ replacement of plants that fail/ care of stakes & ties.

4.0 TREES AND DEVELOPMENT SITES

4.1 DEVELOPMENT OF SITES WITH TREES

4.1.1 Introduction

Trees are an important feature of most parts of Poole, contributing to local character, amenity and, in many cases, wildlife value. The Borough Council places the highest importance on preserving trees in the course of approving development proposals and on protecting trees effectively on sites while development is in progress. Many trees in Poole are protected by Tree Preservation Orders (T.P.O.s), but all trees, whether with TPOs or not, need to be carefully considered in the course of planning development proposals.

4.1.2 Designing developments on sites with trees

- (i) The design of development proposals for sites where trees or woodland are present needs very careful consideration from the earliest stage and developers should allow for this from the beginning.
- (ii) The principles below apply to all sites, **whether or not they have TPOs**.
- (iii) Developments should be designed around the trees which are present on the site using the following principles to identify trees to be retained :
 - a The contribution of existing trees and hedges to local character and amenity will be of the highest importance in determining which trees can be removed. This includes trees which form part of the landscape structure of an area
 - b Trees which function as a screen to adjoining properties will normally be required to be retained.
 - c HIGH VALUE trees, as defined by the British Standard (B.S. 5837) should be retained.
 - d MEDIUM VALUE (BS definition) trees should normally be retained.
 - e The need to retain LOW VALUE trees will be considered on the basis of their contribution to local amenity. It should not be assumed that they can be removed.
- (iv) Where, for any reason, approval is given for trees in these categories to be removed, substantial replacements will be required.
- (v) The British Standard (BS 5837) classification of the value of trees is as follows:

HIGH value trees

- trees of particular visual importance to the locality OR
- trees on the site which screen or soften the effect of existing nearby structures OR
- “vigorous healthy trees, of good form...” OR
- “healthy young trees of good form...” OR
- trees of particular historical, commemorative *or other* value
- good specimens of rare or unusual species

MEDIUM value

Trees which, either because of their numbers or immature state, do not merit the High category or immature trees with potential to develop into the high value class.

LOW value

Trees which could be retained but which are not considered to be important enough to be significant constraints on the development.

4.1.3 Sites with Tree Preservation Orders

- (i) Local Plan Policy NE 27 presumes that in the normal course of events all trees with TPOs will be retained in the course of development.
- (ii) Development proposals which would result in the loss of protected trees will be refused unless exceptional circumstances apply. Such circumstances may include:
 - protected trees found to be in poor condition
 - protected trees which can be shown to have very limited public amenity value
 - trees with significant constraints to their safe useful life.
 - significant public benefit to the local environment which can be shown to result from the proposed replacement planting
- (iii) In certain cases replacement planting may be proposed whose benefits outweigh the loss of protected trees on the site in terms of their contribution to the landscape, or to the character and amenity of the site and its surrounding area. In these exceptional circumstances such appropriate replacement planting may be considered by the Local Authority as an alternative to the refusal of planning permission.

Details of such replacement planting will be required as part of the planning proposal.

- (iv) The nature of suitable Replacement Planting is dealt with at 4.1.11, below.

4.1.4 Sites without TPOs

In considering development proposals the Borough Council will have regard to the principles in Section 4.1.3, whether or not a TPO applies. Policy NE 26 presumes the retention of all significant trees.

4.1.5 Trees in Conservation Areas

Trees in Conservation Areas are protected by Conservation Area legislation, even where they are not protected by Tree Preservation Orders. Where trees form a significant part of the character of a Conservation Area the Borough Council will require them to be retained in the course of development proposals under Policy NE 26.

4.1.6 Sites which are largely wooded

Numerous tree groups, clumps, copses and small areas of woodland exist in the built-up areas of Poole. Where such tree groups and areas of woodland form a significant part of the character of a local area (or of the character of a wider area of Poole or adjacent communities), development proposals will only be acceptable if they substantially retain the basic wooded character of the site or area.

4.1.7 Sites in the Green Belt (and other 'rural areas')

- (i) The Poole Local Plan states that "all rural land currently in woodland use should remain so" (para 6.99), in other words, woodlands in the Green Belt

and other 'rural' parts of Poole should not be removed or developed for other uses.

- (ii) Trees on development sites in the Green Belt should be considered in the same way as those in other parts of the Borough.

4.1.8 The need for Tree Surveys and professional advice

Tree issues can only be properly assessed on the basis of correct tree information. This should be gathered before building proposals are formulated. See below and Sections 4.2 and 4.3.

4.1.9 Site planning Developers should :

- (1) Commission
 - a Tree Survey
 - an Arboricultural Implications Study
 - and include an assessment of all trees which are of local amenity importance on or adjacent to the site
- (2) Design proposals on the basis of these studies, so that existing trees do not cause oppressive effects for future occupiers, and allowing sufficient space for their future growth.
- (3) Allow sufficient space to plant replacement trees, where these are proposed, including space for their future growth.
- (4) Allow sufficient space to construct the development without risking the well-being of existing trees. For example, construction accesses and site compounds should not be sited anywhere near existing trees.
- (5) Allow sufficient space on the site for the construction of drives, adequate areas of lawn and ancillary buildings in areas where trees will not be affected.
- (6) Where these requirements cannot be met, it will most likely be necessary to scale down the proposals.

4.1.10 Suitable planting distances

Table 2 of BS 5837 gives guidance on recommended distances from new tree planting to buildings and structures to avoid direct damage by the tree or its roots. Indirect damage can be caused by root action, particularly on clay soils, at greater distances. This is a brief summary, but the BS should be referred to for full information.

Type of structure	Mature height up to 8.0m	Mature height 8-15.0m	Mature ht. over 15.0m
BUILDINGS	---	0.5	1.2
GARAGES, PORCHES & OTHER LIGHT STRUCTURES	---	0.7	1.5
DRAINS & SERVICES < THAN 1.0m DEEP	0.5	1.5	3.0
DRAINS etc MORE THAN 1.0m DEEP	---	1.0	2.0
BRICK BOUNDARY WALLS	---	1.0	2.0

4.1.11 Replacement planting....planning and design

- (i) Replacement planting should be in keeping with the character of the locality. In the majority of Poole this means that where large -sized trees are a feature of the site and/ or the locality replacement trees of the same character, and usually the same species, will be required.

- (ii) This in turn means that developments will often need to be designed to allow sufficient space to permit the planting of larger, forest-sized trees.
- (iii) In terms of numbers, replacements will be required on a one-for-one basis, unless there are good reasons for some other arrangement.
- (iv) Semi-mature trees (6.0m high or more) will be required when circumstances justify their use. These include situations where immediate effect is important, and where there is reason to think smaller trees would not flourish. In addition, back-up planting of smaller stock will normally be sought.

4.1.12 Re-location of trees

Younger trees of 5-10m in height can be particularly important, especially on sites where most trees are already mature. The Council will seek the transplanting of such trees on site where they have any kind of special value, using specialist contractors. Layout design needs to allow for this.

4.1.13 The need for Woodland Management

- (i) Trees and woodlands need to be managed over time. As they age, regular attention is needed to keep woods in good order. This includes tree surgery on broken branches and the removal and replacement of dead or dying trees. As part of a Planning approval, the Local Authority may require a Woodland Management Plan to be prepared and submitted, and, in some cases, a Section 106 Agreement binding the owner to carry this out.
- (ii) More information on woodland management is available in "Branksome Park Woodland Management Guidelines" whose principles also apply to other parts of Poole. This is available from Planning Design and Control Services (address inside back cover).

4.1.14 The importance of hedges and shrubs

In many parts of Poole boundary shrubs and hedges form an important part of the character of a locality, and it will often be a requirement to retain these as part of a Planning approval. Should such planting be removed prior to permission being granted, the Borough Council will require its replacement as part of an approved landscaping scheme.

4.2 TREE SURVEYS AND ARBORICULTURAL IMPLICATIONS STUDIES

4.2.1 TREE SURVEYS

- (i) FOR **ALL** DEVELOPMENT PROPOSALS ON SITES WHERE THERE ARE SIGNIFICANT TREES, THE BOROUGH OF POOLE WILL EXPECT A TREE SURVEY TO BE COMMISSIONED AT AN EARLY STAGE AND SUBMITTED WITH THE INITIAL APPLICATION
- (ii) A **Tree Survey** consists of two principal documents:
 - (1) A **schedule** which reports important information about the trees
 - (2) A **survey plan** showing the accurate positions and canopy areas of the trees
- (iii) The survey plan should be based on a proper **Land Survey** which should show :
 - all relevant site features
 - all existing levels
- (iv) The Tree Survey must be in accordance with British Standard BS 5837 "Trees in relation to Construction" which is quite clear in its recommendation that "early and adequate identification and protection of important trees on development sites is essential" (3.1.6). All Tree Surveys should be based on this British Standard unless agreed otherwise.
- (v) The Borough Council will require a re-survey if tree positions or canopy areas are found to be inaccurately plotted.
- (vi) **Trees to be removed**
Trees proposed to be removed should be shown clearly in RED on the Survey and proposals plans.
- (vii) **Trees to be tagged**
Unless agreed otherwise, surveyed trees should be identified on site by small **durable numbered tags** to correspond to the survey plan.
- (viii) The information required on Tree Survey Plans and on Tree Survey Schedules is set out in Advice Note (2), below.

4.2.2 ARBORICULTURAL IMPLICATIONS STUDIES and METHOD STATEMENTS

- (i) Following on from the Tree Survey, an **Arboricultural Implications Study** should also be commissioned. This will need to consider trees on both the site and adjacent sites. It should (1) Identify where development should take place and (2) Identify all threats to trees from the development.
- (ii) Details of what should be included in an Implications Study are set out in Advice Note 2, below.

- (iii) Where impacts are identified a **Method Statement** should be submitted indicating how they will be mitigated. Information required in Method Statements is set out in Advice Note 2, below.

4.2.3 WHO SHOULD CARRY OUT SURVEYS?

Land surveys and surveys of tree location may be carried out by surveyors experienced at this type of work. Tree identification and assessment, and Implications Studies, should be carried out by professional arboriculturalists.

4.2.4 OTHER MATTERS

- (i) **Building Regulations Approvals**
It must be emphasised that approval for drainage or other works under Building Regulations does not mean a proposal can go ahead; works must also have Planning Permission as well. Building Regulations approvals do not over-ride Tree Preservation Orders.
- (ii) **Financial Bonds**
In certain circumstances a financial bond will be required against satisfactory performance of agreed tree protection and management works.
- (iii) **Wooded sites**
Development opportunities for 'wooded' sites will be limited and are subject to special considerations. Such sites should be discussed at an early stage with the Case Officer and Arboricultural Officer (See para 4.1.6).

ADVICE NOTE (2) POOLE LOCAL PLAN:SUPPLEMENTARY PLANNING GUIDANCE

DETAILS REQUIRED IN TREE SURVEYS, METHOD STATEMENTS & ARBORICULTURAL IMPLICATIONS STUDIES

A TREE SURVEYS

A1 Information required on Tree Survey Plans

The following information should be shown on the Survey Plan:

- The plan should be on a land survey base which includes existing levels
- All trees trunks should be shown in their true locations
- Unless special circumstances apply, trees under 75mm stem diameter may be omitted
- Tree canopy spreads should be shown accurately, to accord with the schedule
- Trees to be removed should be shown in RED
- Trees on adjacent sites likely to be affected should be included

A2 Information required in the Tree survey Schedule

The following information about each tree should be collected and presented in the tree schedule:

- Species
- Identification number (all trees to be tagged on site)
- Estimated height trunk diameter (dbh) at 1.5m above ground level
- Branch (crown) spread
- Tree age category
- Assessment of vitality and condition
- Identification of structural defects

B ARBORICULTURAL IMPLICATIONS STUDIES

Information required All arboricultural implications should be identified and assessed at the earliest stage of site development planning. Use the Tree Survey information as a basis for the Study

- Identify areas which should be completely excluded from any form of development
- Specify protective fences for these exclusion areas and for individually retained trees
- Life expectancy of trees
- Recommendations from any remedial work
- Identify arboriculturally acceptable routes for all mains services
- Identify acceptable locations for roads, paths, parking and other hard surfaces in relation to tree root zones
- Identify necessary remedial works eg fertilisation, irrigation, tree surgery
- Suggest location for site compound, office, parking and site access
- Identify locations for replacement planting
- Identify locations for replacement planting
- Show existing and proposed levels

C METHOD STATEMENTS-- information required

Statements should include:

- Design solutions for all problems encountered eg hand-digging, or thrust-boring trenches, porous hard surfaces, use of geotextiles

TREE SURVEY----EXAMPLE OF A SCHEDULE

Tree No	Species	Ht	dbh (cm)	cs	Age	Vigour	Condition	Defects/ comments
1	Oak	6	12	3	y	N	fair	twin leader
2	Birch	12	37	4	md	P	fair	d/w; fluted trunk; leans to S; weak, fork at 5m
3	Scots pine	20	60	N4;E4; S5;W3	m	N	fair	high crown; some bark damage
4	Beech	14	56	5	m	N	good	healthy crown; pruning stubs at 6m
5	Oak	15	45	6	md	N	fair	dead wood; low crown
6	Birch	12	35	4	md	N	fair	good tree for the future

ARBORICULTURAL IMPLICATIONS STUDY SCHEDULE

Tree No	Species	Life ex (years)	f/ht	f/cs	BS 5837 class	protective area	Rec. work	Development impacts
2	Birch	25-40	20	6	C	-	fell	in footprint of the building
5	Oak	>100	20	8	B	4.5	cl, cc	(1) drive is within protected area...needs amending (2) proposed house 6m away...OK
6	Birch	25-40	20	6	B	4.5	none	existing garage close by

KEY All figures are in metres unless indicated otherwise/ N,S,E,W are compass points
Ht= height/ **dbh**= Diameter, breast height/ **cs**= crown spread/
y= young/ **md**= middle aged/ **m**= mature/ **N**= normal/ **P**= poor
 Life ex= Expected life of the tree/ f/ht= forecast height/ f/cs= forecast crown spread

4.3 PROTECTING TREES ON DEVELOPMENT SITES

4.3.1 SITE PLANNING

Poole Borough Council places the highest importance on preserving trees in the course of approving development proposals and on effectively protecting trees on sites while development is in progress.

- [1] Good tree protection on site begins with good **site planning**.
- [2] Good site planning begins with proper **survey information**. Tree surveys will be required for all sites where there are significant trees. Please refer to Advice Note 2 for full details.
- [3] The appropriate method of identifying all the ways in which a development will affect nearby trees is the **Arboricultural Implication Study** (see Advice Note 2).
- [4] It is advisable that the tree information is collected and assessed by a **professional arboriculturalist** to identify all the ways that the proposed development will affect surrounding trees (including those on adjacent sites) and to ensure that proposals are designed to avoid damage.
- [5] In considering the implications of any development on trees remember to take account of **trees on adjacent properties**.
- [6] **Special methods of construction** close to trees will be needed if it is considered that no alternative siting is possible for;
 - drives
 - footpaths
 - car parking
- [7] In order to ensure successful tree retention it is important to undertake an assessment of **all** proposed site works to demonstrate that they can be contained within the area between the building and the tree protection zone.
- [8] Proposed landscape works should also be included in the above assessment since work such as rotavating can have a serious effect on tree roots.

4.3.2 TREE SURGERY

- [9] On many sites tree surgery will be necessary as part of the planning application. A scheme of work should be drawn up and approved so that tree surgery can be carried out prior to development.

All tree surgery work carried out as part of a planning proposal must comply with BS 3998 (1989) "Recommendations for Tree work."

Tree surgery which is not essential as part of the planning proposal will generally require a separate Treework application in areas subject to tree preservation orders.

4.3.3 SOIL LEVELS

- [10] The regrading of soil levels during preparatory site clearance can also result in significant root damage since many tree roots are close to the surface and such work is often carried out by heavy machinery.

Soil levels within 12.0m of any tree must not be changed without Council approval.

- [11] Tree roots extend at least as far out from the trunk as the branches, and the majority of them occupy the top 300mm of soil. This area, therefore, is critical for the health of trees. If roots are damaged or soil levels near trees are altered the tree will be injured and can die.
- [12] Compaction of soil containing tree roots results in lowered levels of moisture and air within the soil. This leads to root suffocation which can eventually kill the tree.

4.3.4 TREE PROTECTION ON SITE

- [13] ADVICE NOTE 3 SETS OUT THE PROTECTION REQUIRED FOR ALL TREES TO BE RETAINED ON SITE.
- [14] Trees must be protected by adequate **protective fencing** before construction, demolition or any site clearance work commences. The fencing must be retained in position throughout the construction period. On many sites the correct approach to tree protection will be to connect all the fencing in such a way that the area available for the development is defined and all the remaining area of the site is excluded and protected from development activity.

Where trees grow **close to existing drives** it may be necessary to protect stems and trunks by cladding with planks or hessian.

- [15] BS 5837 details acceptable standards of tree protective fencing. **Chestnut paling** or **chain-link** fencing attached to scaffold poles is generally acceptable. On sensitive sites **plywood panels** attached to scaffold poles may be necessary.
- [16] **Plastic fencing** or **mobile fence sections** are not acceptable since they do not provide the degree of protection necessary and are too easily moved. Mobile fence sections which can be securely fixed may be acceptable.

4.3.5 OTHER CONSIDERATIONS

- **No excavation** is permitted **within protective fencing** without prior Council consent. Therefore, drains and underground service routes must be approved in advance of any development. It is emphasised that approval for drainage or other works under Building Regulations does not mean a proposal can go ahead; works must also have Planning Permission as well. Building Regulations approvals do not over-ride Tree Preservation Orders.

- The location of **site offices, compound, car parking and site access should all be planned in advance** since the possibility of serious tree damage from poor siting is very real.
- **Chemicals or fuel must not be stored within 10m of any tree.**
- **Concrete must not be mixed within 10m of any tree.**
- **There should be no fires within 15m of any part of a tree.**
- Damage to bark or branches is not permitted. Such a possibility should be considered and dealt with prior to any development commencing.
- If any tree work is required to facilitate the development then it must be agreed in advance with the Local Authority and undertaken in accordance with British Standard BS 3998
- If the site is sloping then precautions will be needed to ensure that tree protection areas are not polluted by the runoff of cement or other materials injurious to tree health.

In certain circumstances a financial bond will be required against satisfactory performance of agreed tree protection and management works.

TREE FACTS

- The majority of tree roots are to be found in the top 300mm of soil---it is these that keep the tree alive.
- The small roots absorb nutrients and water from the soil
- Roots reach at least as far out as the branches (further in the case of upright trees)
- If roots are damaged or soil levels around them change the tree will be injured and can die
- Damage from fires, chemical spills, compaction of the ground under the tree and bark damage can all be fatal.

ADVICE NOTE (3) POOLE LOCAL PLAN: SUPPLEMENTARY PLANNING GUIDANCE

THE PROTECTION REQUIRED FOR ALL TREES TO BE RETAINED ON SITE

- 1 Soil levels within up to 12m of any tree must not be changed without advance approval from Borough of Poole
- 2 BEFORE ANY CLEARANCE OR CONSTRUCTION WORK STARTS protective fencing is needed that meets standards of Borough of Poole and BS 5837 and that will remain in place for the whole construction phase.
- 3 No excavation within protective fencing for drains, services or any other reason
- 4 Special methods of construction close to trees will be needed if it is considered that no alternative siting is possible
 - for drives
 - for car parking
 - for footpaths
- 5 No dumping, storing materials or driving vehicles inside protective fencing
- 6 No mixing concrete, storing chemicals or fuel within 10m of any tree
- 7 No fires within 15m of any part of a tree
- 8 Do not damage bark or branches on any tree
- 9 All tree work should be agreed in advance with the Local Authority and then undertaken in accordance with British Standard BS 3998
- 10 On sloping sites ensure that all *potentially harmful* runoff is prevented from entering tree protection areas.

5.0 DESIGN AND ADOPTION OF PUBLIC OPEN SPACE

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5.1 Provision of Public Open Space

- 5.1.1 Public Open Space is the term used for land which is provided for recreational and amenity purposes as part of a development and that is intended to be transferred to the ownership and management of the Local Authority.
- 5.1.2 Where public open space is required to be provided on site as part of the process of granting planning approval, a one off contribution towards its future management and maintenance will usually be required. (This "Commuted Sum" is a capital payment which will generate sufficient annual interest equivalent to annual maintenance costs of the open space. The sum will generally be calculated from the averaged appropriate current rates for grounds maintenance that form part of the tendered borough wide maintenance contract.)
- 5.1.3 If there are circumstances where some or all of the required public open space is not provided on site (as will often be the case on smaller developments) an alternative payment in lieu may be needed under Local Plan policy L21 . This is explained in detail in the SPG "Planning Obligations - Recreational Facilities"

5.2 Design of Public Open Space

- 5.2.1 While circumstances vary on different sites, certain basic principles should always be observed, as follows :
- 1/ Generally open space should be provided in coherent, accessible and usable areas, and should not be scattered in small pieces throughout a site
 - 2/ The creation of other smaller open spaces that may be primarily be of value for visual amenity should be limited to prominent key positions. They should not proliferate throughout the development
 - 3/ The Borough Council will seek open space to be concentrated in a few larger areas that are readily accessible and centrally located rather than in many small areas of peripheral landscaping
 - 4/ Within larger developments where the intention is to provide sufficient recreational open space intended for amenity or casual play on site the Local Plan standard requires that this should not be less than 0.2 hectares in size. This is a minimum, and not a target figure. For guidance, where public open space is likely to be used for active uses such as children's play, a minimum level area of **0.45 Ha** provides a usable principal space
 - 5/ Steeply sloping, densely wooded land and water bodies may be of visual interest, but because they have limited value for active use, or for access by people with disabilities or impairments may not be acceptable as public open space

- 6/ Spaces that are clearly defined by minor residential roads, footpaths or other clear natural boundaries or features, rather than by property boundaries tend to create fewer problems. Straightforward easily recognised and managed boundaries are desirable
- 7/ The relationship between open space and pedestrian routes needs to be carefully considered from an early stage
- 8/ Dwellings should overlook Public Open Space
- 9/ Where new permanent physical boundaries are required to define open space, solid brick walls, or good quality well designed metal railing, rather than timber fencing will normally be required in sensitive locations
- 10/ Open spaces should be designed to include protected trees or other features of interest within them where these are present on the site
- 11/ Paths through open spaces should be provided to accommodate 'desire lines', and should be constructed to adoptable standards

5.2.2 Where new boundary structures are required to protect the privacy of private property and gardens adjoining public open space they should consist either of properly constructed walls or substantial close boarded timber fencing supported on concrete fence posts. Lightweight panels or interwoven lap fencing supported on timber posts are not effective or acceptable. Planting on open spaces directly against timber fencing, as part of a landscape scheme, is not recommended since it prevents effective maintenance of the fence.

5.2.3 Many problems with the subsequent use and management of open space, or with nuisance to adjacent residential property, are related to poorly thought out and badly designed layouts (and particularly, inappropriate boundary treatments) These matters can be easily addressed at the planning stage.

5.3 Planning approval: information required for Open Space design

5.3.1 Every planning application for sites including Public Open Space will be required to include 'strategic' landscape details to be approved as part of the full application. Detailed planting plans will be required subsequently under Planning Conditions, to be provided and agreed before work starts on site.

5.3.2 The details that should appear on Strategic Landscape Drawings are set out in full in Advice Note (1), but should normally include accurate details of existing trees, a clear indication of the proposed treatment of different areas, detailed information on paths, walls and fences, and a general indication of planting proposals.

5.4 Adoption of Public Open Space

5.4.1 Approval of planning proposals and agreement of open space details is the responsibility of the Local Planning Authority. Once land is accepted for adoption it will be managed by the Borough Council's Leisure Services Unit.

5.4.2 It is important to appreciate that land can only be adopted if it is laid out and landscaped to a satisfactory standard and, for this reason, Section 106 Agreements normally contain a clause requiring a detailed specification of

landscape works to be agreed with the Local Authority within 3 months of a Planning Approval.

- 5.4.3 The specification will cover such matters as topsoil & subsoil cultivation, grass seeding, levelling of the ground, removal of stones and rubbish, adequate drainage and similar matters. It is to your advantage to agree these at an early stage in order to avoid delays and difficulties later.
- 5.4.4 **Adoption timetable** The procedure for the adoption of Public Open Space is set out on the Adoption Calendar below.
- 5.4.5 Following completion of the site and laying-out of the Open Space it is normal for the Developer to maintain the Space for one year before seeking hand-over to Leisure Services.
- 5.4.6 Towards the end of the one-year period the developer should approach the Local Authority to seek adoption. It must be emphasised that Adoption will only take place if work is to a satisfactory standard. The Council will use its own grounds maintenance contract specifications as a best practice benchmark for assessing the quality of proposed works, and where relevant, referring to British Standards BS 4428:1989 Landscape operations BS 3936 pt1:1992 Nursery stock BS 3882:1994 Topsoil.
- 5.4.7 Copies of these documents are available for inspection at the offices of Planning Design and Control Services.
- 5.4.8 Under Planning Conditions developers are responsible for 5 years' maintenance of landscaped areas, but this responsibility passes to the Local Authority once land is adopted.
- 5.5 Adoptable standards** are based on
- (a) the need to ensure ease of maintenance
 - (b) the need to avoid problems of vandalism and nuisance
 - (c) work to be to an acceptable standard
-

ADOPTION CALENDAR

Timescale

GRANT OF PERMISSION

3 MONTHS

WITHIN 3 MONTHS OF
PERMISSION

BEFORE WORK STARTS
ON SITE

DEVELOPMENT STARTED

DEVELOPMENT UNDER WAY

DEVELOPMENT COMPLETED

*between 1 and 12 months
but :*

BY END OF FIRST PLANTING
SEASON AFTER START

approx 9 months

APPROX 9 MONTHS AFTER
LANDSCAPING CARRIED OUT

Stage of landscaping work

Planning permission granted, with
Section 106 Agreement, including
strategic landscape proposals

Developer agrees detailed
landscaping specification under
terms of Section 106

Developer submits detailed
landscape scheme for approval
under planning Condition

Scheme approved by Local
Authority

Landscape works carried out
12 months' maintenance by Contractor

Developer seeks Adoption by LA
10 weeks before end of 12 month
maintenance period

inspection by LA

Any defects rectified by developer
Final inspection
Local Authority begins maintenance

CAUTION This Calendar does not deal with Legal or financial aspects of adoption

6.0 WILDLIFE CONSERVATION AND DEVELOPMENT

6.0 WILDLIFE CONSERVATION AND DEVELOPMENT

6.1 INTRODUCTION and SURVEYS

6.1.1 On sites which have significant wildlife interest nature conservation need to be considered from an early stage in site planning. Areas or features of wildlife value should be designed into the site layout and landscaping, and opportunities for habitat creation considered. Where Protected species are present, special considerations apply.

6.1.2 Where such interest is present early advice (from Planning Design & Control Services in the first instance) should be sought, and a **wildlife audit** or full **wildlife survey** will normally need to be commissioned from qualified ecological consultants (more details in Appendix 2). This will help to speed up, rather than delay, planning approval.

6.2 DESIGNING VALUABLE WILDLIFE FEATURES INTO SITE LAYOUTS

6.2.1 In the same way that many sites contain important trees that need to be retained, many sites also include particular features which are important for wildlife.

6.2.2 Even very small features may be important, so do not assume there is no interest on your site. The most common are:

- small areas of heath
- hedges
- streams, ponds
- wet areas
- sandy banks
- trees and woodland
- remnant coastal dunes
- scrub and coppice
- unimproved grassland

6.2.3 Such features should be retained under Local Plan Policy NE 19 and should be designed into site layouts from the beginning. The Local Authority will advise on which features should be retained, basing advice on a wildlife audit or survey, if this is seen as needed.

6.3. HABITAT CREATION

6.3.1 Many sites present the opportunity to create new features for wildlife such as small copses or water features, and these should be included as part of the open space or landscape design whenever possible. This will normally be a firm requirement wherever features of wildlife importance will be lost as a result of the development.

6.4. DESIGNING WILDLIFE CORRIDORS INTO SITE LAYOUTS

- 6.4.1 In designing to retain and create wildlife features it is important to keep in mind the special value of linking them in "wildlife corridors". [See "Green Network, para 2.4]
- 6.4.2 In addition, "Wildlife routes" may already pass through the site, for example, routes used by badgers or migrating toads. Where such routes exist they must be taken into account in site layout and landscaping.
- 6.4.3 Opportunities to extend wildlife corridors in the neighbourhood (for example by providing "missing links" in the network of local 'Green spaces') will also be sought by the Planning Authority.
- 6.4.4 **Corridor widths** will vary, depending on circumstances, and investigation and discussion is advised at an early stage in the preparation of site layouts.

6.5. PROVIDING FOR MAINTENANCE

- 6.5.1 Where wildlife features are retained on a site, the Planning Authority will require satisfactory arrangements for future maintenance to be included as part of the planning approval, using a Section 106 Agreement if necessary.

6.6 HEATHLAND AND SITES ADJACENT TO IT

- 6.6.1 Poole Borough Council has adopted the Dorset Heathland Strategy, which is available from Dorset County Council, address Inside back cover.
- 6.6.2 Buffer strips will be required between development and heathland areas under Local Plan Policy NE 16. Such strips normally have both nature conservation and landscape functions, and may also act as Open Space. They should:
- prevent physical intrusion such as trespass and dumping
 - prevent visual intrusion of the development to the heathland
 - act to contain recreation pressures within the development
 - prevent additional pressure from pets on site
- 6.6.3 **Buffer strip width** will vary, depending on different circumstances, but will normally need to be substantial adjacent to major housing developments. The more functions a strip has, the wider it should be. Such areas will normally be dedicated to the Borough.
- 6.6.4 Landscaping of buffer strips should be based on local native plant species, but avoiding the use of invasive plants.
- 6.6.5 **Heathland translocation**
In cases where development is permitted on existing heath, the heathland material will be required to be relocated to a suitable approved site, with the costs being borne by the developer.

6.7 AVOIDING DISTURBANCE TO NESTING BIRDS

- 6.7.1 **It is an offence to intentionally damage or destroy the nest of any bird while it is in use or being built**, and there are further restrictions for Specially Protected birds and their habitat.
- 6.7.2 The possession of planning permission does not over-ride the Law on protected birds.
- 6.7.3 As a guide, most birds breed during the period 1st March to 31st August but developers should be aware that birds can also nest outside this period. As well as nesting in trees and bushes, birds can also nest on the ground and in buildings.
- 6.7.4 If there are shrubs, scrub or trees on the site, to avoid the risk of serious delays developers should plan site works to avoid the March- August period
- 6.7.5 Alternatively, site preparation works should be carried out outside the nesting season.
- 6.7.6 Alternatively, if for any reason site clearance is proposed in the nesting season a breeding bird survey is essential before undertaking any work. Should breeding birds be found on site there is no alternative but to delay further operations until August or the end of breeding on the site in question.
- 6.7.7 It will often be valuable to take specialist advice at an early stage.

6.8. SPECIALLY PROTECTED AND RARE SPECIES

- 6.8.1 A wide range of plants, animals and birds are protected by law. They include:
- Sand lizards
 - All snakes, particularly the Smooth Snake
 - Amphibians (including frogs and toads), particularly the Great Crested Newt
 - Badgers (Badger setts are also protected)
 - All bats (including all places where bats live)
 - Dartford Warbler, Nightjar, and other heathland birds
 - Many sea-birds and waders of Poole Harbour
- 6.8.2 Heavy financial penalties can be applied if protected species or their habitats are disturbed without proper permission. This can include disturbance to nests and burrows.
- Early investigation of this issue is strongly advised whenever there is reason to believe protected species could be present.
- 6.8.3 Development proposals for sites which contain Specially Protected Species are subject to Policy NE 20. On these sites development will not be permitted unless provision is made for protecting the species on site in their existing habitat (see 8, below), although in exceptional cases relocation of Protected Species may be an alternative. This will depend on the specific

circumstances of each site, and taking into account specialist advice from English Nature and other bodies.

- 6.8.4 The list of Specially Protected Species in Dorset, drawn up by the Dorset Heathland Forum, will be taken as the basis for this Policy.(Listed in Appendix 2).
- 6.8.5 The Planning Authority will also wish account to be taken of the needs of **nationally or locally rare species** of plants, insects, animals and birds identified by the Dorset Environmental Records Centre.
- 6.8.6 **Provision for rare or specially protected species on site** Where rare or protected species are to remain on site this will normally involve retaining a considerable area of ground (which may be part of the landscaping area),or making special management arrangements, or both.
- 6.8.7 The type of provision that may be required will vary with different species, but may include such things as retaining or enlarging ponds and streams, artificial badger or Toad tunnels and heathland management for Sand Lizards.
- 6.8.8 In addition, special protection measures during construction will often be required.

6.9 RELOCATION OF SPECIALLY PROTECTED SPECIES

- 6.9.1 Where permission is given for species to be re-located, a License will be required from D.E.F.R.A. Months rather than days should be allowed for it to be issued.
- 6.9.2 A condition of re-location will be for a suitable alternative habitat to be available. This can take considerable time to arrange.
- 6.9.3 It is important to appreciate that some protected species can only be moved at very limited times of year, and this should be allowed for in planning site operations. For example, Sand Lizards hibernate and cannot be moved until the Spring. There is only a very limited period after this when they can be found on difficult sites. They cannot be moved after mid-September

**See Appendix 3 for a timetable on Sand Lizard operations.
In planning site operations these dates must be adhered to.**

On larger or more complex sites it is likely to take at least a year
{a complete season}--or possibly more--to clear a site of protected reptiles.

**MAKE ALLOWANCE FOR THE TIME NEEDED FOR SPECIES
RELOCATION FROM AN EARLY STAGE
GET SPECIALIST ADVICE FROM AN EARLY STAGE**

- 6.9.4 Developers will be required to meet the costs involved in relocation.

6.10 LANDSCAPING WITH NATIVE SPECIES

6.10.1 It will often be appropriate to use native species (preferably of local provenance) of trees and shrubs in designing detailed planting schemes, particularly for sites which are close to the coast or the edge of the built-up area.

6.10.2 Distinct areas of Poole include:

- The Stour Valley
- Heathland & sandy areas
- Coastal areas
- Oakdale & other clay areas

6.10.3 Characteristic local plants include:

Trees *Birch, Oak, Scots Pine, Rowan, Sweet Chestnut, Holly.*

Shrubs *Sallow, Hazel, Holly, Gorse, Heather, Alder buckthorn.*

6.11.0. SOURCES OF ADVICE

6.11.1 **Initial advice** should be obtained from Poole Borough Council's Planning Design and Control Unit. More specific advice may be available from the Borough's Countryside Warden Service.

6.11.2 The use of qualified **ecological consultants** will be justified in many cases.

6.11.3 The Department for Environment, Food and Local Affairs [DEFRA] are responsible for issuing **Licenses for the handling of protected creatures** and disturbance of badger setts.

6.11.4 English Nature will advise on **Protected Species** generally. The Herpetological Conservation Trust will advise on all **reptile and amphibian issues**, and the British Herpetological Society also cover the concerns of heathland reptiles.

6.11.5 **General advice** may be available from the County Ecologist, Dorset Wildlife Trust and the Borough's Countryside Warden Service.

6.11.6 Information on **rare species** can be found in "Endangered Wildlife in Dorset" (1993) published by the Dorset Environmental Records Centre, who may also be able to give advice.

6.11.7 The "Dorset Heathland Strategy" has been prepared by the Dorset Heathland Forum and is published by Dorset County Council. A revised version is due shortly.

6.11.8 Contact addresses are set out inside the back cover

WILDLIFE CONSERVATION AND DEVELOPMENT---APPENDICES

APPENDIX 1.....WILDLIFE SURVEYS and Audits

- [I] On sites where there is reason to believe there is significant nature conservation interest, wildlife surveys will normally be required.
- [II] The scope of information required will vary, depending on circumstances, and early discussion on what is appropriate is advised.
- [III] Normally, the following will be needed:
- identification of different types of habitat using a recognised habitat classification such as Phase 1, or the National Vegetation Classification.
 - accurate location and extent of different types of habitat.
 - identification of any Protected species on the site.
 - identification of nationally or locally rare species on site. 'Locally rare species' to be identified from "Endangered Wildlife in Dorset", published by the Dorset Environmental Records Centre (1993), in the first instance.
 - observations on the areas necessary to support Protected or Rare Species.
 - Any special measures needed for their conservation on site

Who should carry out surveys?

Surveys should be commissioned from qualified ecological consultants unless agreed otherwise with the Planning Authority. Advice may also be available from Dorset Wildlife Trust or the Borough's Countryside Wardens in some cases.

APPENDIX 2.....SPECIALLY PROTECTED SPECIES IN DORSET

THIS LIST IS TAKEN FROM THE DORSET HEATHLAND STRATEGY, ALTHOUGH NOT ALL THESE SPECIES WILL BE PRESENT IN POOLE. THOSE IN **BOLD** ARE HEATHLAND SPECIES. PROTECTION IS UNDER THE WILDLIFE AND COUNTRYSIDE ACT, EUROPEAN HABITATS REGULATIONS OR THE BADGER ACT 1992

Reptiles, amphibians

Sand Lizard

Lacerta agilis

Smooth snake

Coronella austriaca

Great Crested Newt and Natterjack Toad are Specially Protected species, but are not present in Poole.

Mammals (excluding bats)

Otter

Lutra lutra

Dormouse

Muscadinus avellanarius

Red squirrel

Sciurus vulgaris

Badger

Meles meles

Bats

All bats are protected: Barbastelle/ Serotine/ Bechstein's/ Brandt's/ Daubenton's/ Whiskered/ Natterer's/ Leisler's/ Noctule/ Pipistrelle/ Brown Long-eared/ Grey long-eared/ Greater Horseshoe/ Lesser Horseshoe

Birds---Harbour and environs

Bearded tit
 Harriers: Marsh harrier/ Montague's harrier
 Kingfisher
 Little Egret
 Little Ringed plover
 Mediterranean gull
 Terns: Little Tern/ Roseate tern/ Common Tern/ Sandwich Tern
 Warblers: Marsh warbler/ Cetti's warbler

Birds---Heath

Dartford Warbler	<i>Sylvia undata</i>
Hobby	<i>Falco subbuteo</i>
Nightjar	<i>Caprimulgus europaeus</i>
Woodlark	<i>Lullula arborea</i>

Honey buzzard/ Firecrest/ Crossbill/

Birds---other

Barn owl	<i>Tyto alba</i>
Kingfisher	<i>Alcedo atthis</i>
Peregrine	<i>Falco peregrinus</i>

Black Redstart/ Quail/ Savi's warbler/ Serin

Insects, spiders

Marsh fritillary	<i>Eurodryas aurinia</i>
Mole cricket	<i>Gryllotalpa gryllotalpa</i>
Stag beetle	<i>Lucanus cervus</i>
Southern damselfly	<i>Coenagrion mercuriale</i>
Wart-biter cricket	<i>Denticus verrucivorus</i>
Ladybird spider	<i>Eresus cinnabarinus</i>

Other creatures

Desmoulin's snail/ **medicinal leech**

Fish; sea and freshwater creatures

Sturgeon	<i>Acipenser sturio</i>
Allis Shad, Twaites shad	<i>Alosa alosa, Alosa fallax</i>
Salmon	<i>Salmo salar</i>
Sea Lamprey	<i>Petromyzon marinus</i>
River lamprey, Brook lamprey	<i>Lampetra fluviatilis, Lampetra planeri</i>
Freshwater crayfish	<i>Austropotamobius pallipes</i>

Marine turtles/ all whale species/ Common dolphin/ Bottle-nosed dolphin
 Starlet Sea Anemone/ Lagoon Sandworm/ Fairy Shrimp/ Lagoon Sand Shrimp/

Plants

Early Gentian	<i>Chenopodium vulvaria</i>
Early Spider Orchid	<i>Ophrys sphegodes</i>
Lizard Orchid	<i>Himantoglossum hircinum</i>

Stinking Goosefoot/ Foxtail Stonewort/ Portland Sea-lavender/ Grass- poly/
 Sea Knotgrass/ Small Fleabane/ **Viper's Grass**

APPENDIX 3.....SAND LIZARD TIMETABLE

This Timetable was compiled in conjunction with all relevant Nature Conservation bodies, but was not subject to public consultation

CAUTION *This Timetable should only be taken as an indication of when it may be possible to programme sand lizard survey and collection work. Take Specialist advice [See Note 1] and do not make assumptions about dates without it.*

SITE OPERATIONS MAY NOT TAKE PLACE UNTIL A SITE CAN BE CERTIFIED AS CLEAR OF ANIMALS [See Note 2]
IF IT CANNOT BE SHOWN THAT THE SITE IS CLEAR, WORK WILL NEED TO RESUME IN THE FOLLOWING YEAR

ALLOW PLENTY OF TIME-----**VERY SUBSTANTIAL DELAYS** may arise from:

- (1) *The need to obtain a valid License for moving animals*
- (2) *Differing weather conditions from year to year*
- (3) *The need to allow sufficient time to ensure all animals have been removed*

<u>MONTH</u>	<u>SAND LIZARD ACTIVITY</u>	Survey time to establish presence/ <u>absence</u>	Appropriate collection period if <u>licensed</u>
JANUARY	Hibernating	NO	NO
FEBRUARY	Hibernating. May begin emerging late Feb if spring is early	NO	NO
MARCH	Hibernating. May begin emerging on warm sunny days	Possible; not ideal (3) (4)	NO
APRIL	Emerging; mating may commence	YES	YES (3)
MAY	May still be emerging in early May; Mating; egg-laying may commence later in the month	YES	YES (5)
JUNE	Egg laying to mid June	YES	YES
JULY	Eggs hatching from mid July	YES (6)	Yes-poor
AUGUST	Eggs hatching	Yes (4)	Yes-poor (7)
SEPTEMBER	Eggs hatching to early September. Hatchlings may start to hibernate late September	Yes (4)(8)	NO (9) (10)
OCTOBER	Hatchlings start hibernating	NO	NO
NOVEMBER	Hibernating	NO	NO
DECEMBER	Hibernating	NO	NO

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Notes

- (1) Practitioners should either be locally-recognised, or IEEM-qualified.
- (2) HGBI/ Doug Mills' Guidelines should be followed in certifying a site is cleared
- (3) Survey/ collection depends on animals emerging. The date for this varies each year depending on weather conditions.
- (4) This is not an ideal month for survey and more survey effort will be needed as a result
- (5) If females nest before being removed eggs will be on site. If this happens it may be impossible to remove hatchlings in September. Both eggs and hatchlings are protected by law.
- (6) Survey for presence/ absence of breeding
- (7) Adults difficult to catch. A poor time for site clearance.

- (8) The end of the season is normally on September 15th although it varies with the weather. Sufficient time must be available to complete survey work before this date.
- (9) Any clearance after 15th September is problematic and should not be relied on.
- (10) Following a cool summer late hatchlings may appear in late September. If this happens collection can't be completed and will need be resumed in the following Spring.

CONTACT ADDRESSES

BOROUGH PLANNING DESIGN & CONTROL SERVICES

Peter Watson BA(Hons)
 Head of Planning Design and Control Services
 Borough of Poole, Civic Centre, Poole BH15 2RU

Planning Design and Control Services Unit	01202-633333
Borough of Poole, Civic Centre,	Richard Tazewell
Fax:	Poole (01202)
633345	

BOROUGH TREE OFFICERS (LEISURE SERVICES UNIT)

Leisure Services Unit	01202-261330
Arboricultural Section,	Steve Cox/ Carolyn Pike/ Mark Wadey
Northmead House, 30-32 Northmead Drive,	
Creekmoor, Poole BH17 7RP	

BOROUGH COUNTRYSIDE WARDENS (LEISURE SERVICES UNIT)

Poole Borough Council Countryside Wardens	01202-261334
Leisure Services Unit,	Nick Woods
Northmead House, 30/32 Northmead Drive	
Creekmoor, Poole BH 17 7RP	

POOLE COUNCIL NUMBERS

Operator:	Poole (01202) 633633	Minicom Poole (01202) 743636
DX Number:	DX 123820 POOLE	
Internet:	www.poole.gov.uk	

NATURE CONSERVATION ORGANISATIONS

English Nature, Slepe Farm, Arne, Wareham Dorset BH20 5BN (local office)	01929-557450
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Department for Environment, Food and Rural Affairs (DEFRA), Zone 1/07B, Temple Quay House, 2, The Square, Temple Quay, Bristol BS1 6EB	0117-372 6277
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The County Ecologist, Dorset County Planning Department, County Hall, Dorchester DT1 1XJ	01305-224290 Phil Sterling
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Herpetological Conservation Trust, 655a Christchurch Road, Boscombe, Bournemouth BH1 4AP	01202-391319 Keith Corbett
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British Herpetological Society, 1, New Buildings, Spetisbury DT11 9EE	01258-857869 David Bird
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Dorset Wildlife Trust, Brooklands Farm, Forston, Dorchester DT2 7AA	01305-264620
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Dorset Environmental Records Centre, Colliton Annexe, Glyde Path Road, Dorchester DT1 1XJ	01305-225081
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Environment Agency, Rivers House, Sunrise Business	0845-933 3111
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Park, Higher Shaftesbury Road, Blandford DT11 8ST