Nuneaton and Bedworth Borough Council

Open Space and Green Infrastructure Supplementary Planning Document (SPD)

Part C – Supported Living Developments

2021

Nuneaton & Bedworth

United to Achieve

Contents

1. Introduction

This SPD provides detailed guidance on how supported living developments (e.g. sheltered accommodation, care homes, retirement living and assisted living schemes) should meet the requirements set out by the Council's Borough Plan Policies NE1 – Green infrastructure, NE2 - Open Space and NE3 - Biodiversity and geodiversity and their interrelated policies and strategies. This document defines the publicly accessible elements of green infrastructure/open space and facility requirements to be delivered by your development (accessible green infrastructure is called publicly accessible greenspace PAG within this document), determines how biodiversity should be dealt with and explains the related s106/CIL contributions that you may be required to pay.

This document does not determine requirements regarding private/inaccessible green infrastructure. Private greenspace may however be needed on your development site, in addition to publicly accessible greenspace, to help satisfy biodiversity considerations and other site-specific requirements.

This document is intended to be read by those conceiving the general layout of the development, by those locating, designing and laying out the open space and flood relief provisions and by those who will be responsible for protecting the existing and delivering the future ecological value of the site. This document should be read in conjunction with Appendix 1 - Detailed Design Standards for PAG compliant Parks, Allotments, Green Network Corridors and ASUDS where applicable.

2. Land requirement for publicly accessible greenspace

2.1 Introduction

Sheltered accommodation, Extra Care Housing and Care homes are types of accommodation where the residents require support. Collectively these will now be termed Supported Living Developments.

Supported Living Developments create a need for accessible greenspace via residents, residents' visitors and staff.

Supported Living Developments also require greenspace in order to accommodate ecosystem services which directly or indirectly facilitate their development in ways such as pollution absorption, CO2 absorption, oxygen production, pest control, food production, flood alleviation and urban cooling.

Residents, visitors and staff will use open space for a variety of things including exercise, socialising, playing, relaxing, growing food and learning about the environment, and many will use it on their way to work, to facilities, schools and colleges.

The types of accessible greenspace used will include on-site communal provision, parks, allotments and green network corridors.

Attractive and well managed green space will increase property value and the health of the population.

It is recognised that the open space demands of Supported Living Developments can be different from other residential developments.

We acknowledge that these types of developments will normally provide at least a proportion of their residents, visitors and staffs open space needs on site in communal areas.

We appreciate that residents will have different abilities and mobility and will use open space to different intensities depending on their personal circumstances.

We must remember that staff related who work in the supported living developments also have open space needs as do the visitors to the residents of the accommodation.

For these reasons, the requirements for this type of development is different from regular residential developments.

In recognition that most of this type of development is for adults, the open space and facility requirements for play have been removed from all types of Supported Living Development's requirements.

In reflection of the different types of Supported Living Developments we have then separated the development types into two groups. In one group we have pulled together those Supported Living Developments hosting residents who are unlikely to use open space as much, for example homes for dementia care for the elderly and hospice accommodation and in the other group we include accommodation which houses residents who are anticipated to continue to actively use open space for example retirement complexes and complexes accommodating younger people with disabilities. We have termed these two groups as less active Supported Living Developments and more active Supported Living Developments.

All types of Supported Living Developments will be leant some flexibility on how this open space requirement will be delivered. With these types of developments we expect that the majority if not all of this space will be delivered as communal space for residents, staff and visitors with elements being provided as publicly accessible only where there is a clear and direct opportunity for the development to add space to adjacent green network corridors or parks.

The more residents/dwellings that are proposed the more accessible and or communal green space that will be required.

Exactly how this requirement should be delivered is discussed in more detail in the following chapters.

When deciding what type of accessible open space should be delivered on your development site please consider the following;

- If developing in a Borough Plan strategic parcel what does the concept plan and associated policies say you need to provide?
- Can the existing biodiversity and landscape features on site be incorporated into the communal or publicly accessible greenspace?
- Can space be provided onsite for residents to grow their own food?

- Can the development add space to existing features, areas, or corridors within or adjacent to the development site?
- What flood attenuation facilities are needed on site and could this area be made attractive, biodiversity rich and accessible to residents?
- How can my development encourage people to use active transport options (like walking and cycling) instead of jumping in the car i.e. via my green network corridor provision and associated path network?
- How will the design encourage residents, visitors and staff to use this space?

The minimum required accessible/communal green space may not be all of the green space that your development may need to provide. Further, potentially inaccessible, green space may be required to cater for the site's individual constraints, to further accommodate biodiversity, to provide required buffer and screening areas and, if developing in a strategic parcel, to accommodate requirements as set out in the parcel's concept plan and associated policies. The amount of additional green space needed on top of your required accessible space will therefore be dependent on your development's location and particular site conditions.

2.2 How much accessible green infrastructure/open space is required?

Less active Supported Living Developments are required to provide at least 1.6 hectares of communal greenspace per 1000 new residents.

More active Supported Living Developments are required to provide at least 4.85 hectares of communal greenspace or if appropriate publicly accessible greenspace per 1000 new residents.

All types of supported living developments will also need to cater for their staff's open space needs. This requirement is 3.2 hectares per 1000 full time staff (or equivalent part time roles).

These overall accessible green open space requirements are broadly based on guidelines set out by Fields in Trust (FiT) also previously known as the National Playing Fields Association. Many local planning authorities reference Fields in Trust's recommended standards for the quantity of space required for sustainable development when setting their own local open space requirements. The standards set by Fields in Trust were reviewed against our open space audit and found to be broadly comparable and appropriate. We have subsequently tailored FiT's standards to fit with the different demands different developments create and have adopted these as our own standards.

The below table shows how the space requirements for more active and less active supported living accommodation have been derived from Fields in Trust open space requirements.

Open Space typology	Description of type of open space	Hectares of space required per 1000 population as per Fields in Trust	More Active Supported Living Developments	Less Active Supported Living Developments
Parks and Gardens	Formal green spaces including urban parks, country parks, forest parks and formal gardens	0.8	0.8	0.4
Natural and semi-natural green space	Woodland, scrub, grassland, wetlands, open and running water and open access land	1.8	1.8	0.9
Active Recreation Space (encompassing FIT's playing pitches and other outdoor sport provision)	Active recreation space aimed at young to old adults	2.8	1.4	N/A
Amenity Greenspace	Informal recreation spaces and communal green spaces in and around housing	0.6	0.6	0.3
Designated play areas for children and young people	Containing a range of facilities and an environment that has been designed to provide focused opportunities for outdoor play.	0.55	N/A	N/A
Allotments, Community Gardens & Urban Farms	Opportunities for people, who wish to do so, to grow their own produce	No FiT standard available Allotment Strategy standard 0.25	0.25	N/A
Total provision required		6.8	4.85	1.6

Less active Supported Living Developments will generally provide 50% less of each applicable type of open space and play, allotments and active recreation contributions have been removed from the requirement.

More active Supported Living Developments will provide the full open space provision for applicable areas, except for active recreations which realises a 50% discount, and will not be required to contribute space or facilities towards play.

To more fully understand staff's open space requirements, please refer to the accessible open space requirements as detailed in the 'Commercial developments' document.

2.3 What can and can't this space be made up from?

Publicly accessible greenspace (PAG) for the purpose of this SPD is taken to mean residential communal areas, parks, accessible green corridors, accessible SuDS and allotments which meet our required standards.

Publicly accessible green space land of all types must:

- Be safe and suitable for unsupervised and unrestricted public access
- Be safe and economical to maintain
- Be safe and feel safe and be faced onto and actively overlooked by the development
- Have recreational value
- Be suitable for the intended use and anticipated level of use
- Be appropriately hard and soft landscaped
- Be appropriately facilitated
- Be aesthetically attractive and add tangible value to the development
- Meet the required standard for either parks, green corridors, allotments and/or sustainable drainage systems (aSUDS) as set out in this SPD.

Land which falls into the below categories will not be counted within your PAG requirement, but some elements may still exist within the development depending on site conditions:

- Contaminated land
- Space underneath electricity pylons
- Land that is not suitable or safe to maintain using commercially suitable equipment
- Areas unsuitable for unsupervised unrestricted public access
- Road verges
- Incidental landscaping which does not have recognised recreational value
- Pockets/isolated areas of open space less than 0.2 hectares
- Capped mine shafts
- Roundabouts
- Private land
- Land that fails to meet the required standard for communal open space, parks, green corridors, allotments and/or accessible sustainable drainage systems as set out in this SPD.

3. Section 106 payments

3.1 Introduction

Section 106 (s106) payments (or contributions from Community Infrastructure Levy) may be required from your development if you are not delivering all the facilities that your residents will be

using on site, some of the land you are providing is being adopted by the Council or you are unable to achieve a net gain for biodiversity on site.

Facility payments will only be applicable if you are providing space for 24 or more residents within the development.

Maintenance payments will also be applicable if some of your open space is being adopted by the local or County Council.

Biodiversity offsetting payments may be required if you are unable to achieve net gains for biodiversity on your development site.

These payments are therefore site dependant.

Contributions will also be required towards destination parks, if you are a more active Supported Living Development providing space for more than 24 residents.

3.2 Allotment contributions

Active Supported Living Developments will place increased demand on allotment facilities. It is therefore expected that developments over 24 residents should contribute towards these facilities.

It may or may not be suitable for you to provide allotment facilities for your residents on your development site. This is discussed in more detail in the allotment chapter.

Active Supported Living Developments will either provide allotment facilities or will contribute financially to existing allotment facilities in the area.

3.3 Destination Park contributions

Destination parks are the premier parks in the Borough and cater for a wide catchment of residents. There are 3 destination parks in the Borough. There is currently no intention to create any further destination parks.

Active Supported Living Developments will place increased demand on the infrastructure, landscape and facilities provided by these destination parks. It is therefore expected that all developments over 24 new residents should contribute towards the infrastructure, landscape and facilities of these destination parks.

As people will often travel to visit destination parks and will often visit more than one of these parks, contributions will be paid towards the nearest formal destination park and the nearest countryside destination park.

There is a maintenance fee associated with these payments to maintain the facilities, landscape and infrastructure you have contributed to for 20 years.

3.4 Maintenance contributions

If land is to be adopted by either Nuneaton and Bedworth Borough Council or Warwickshire County Council then a maintenance fee will be required.

Communal areas will not be adopted by the Council.

Sustainable Drainage Systems (SUDS) will also not be adopted by the Borough Council. Their sewer functionality should be designed in anticipation of Seven Trent adopting these elements with the SUDs associated landscaping being adopted and maintained by the resident's management company or land owner.

3.5 Biodiversity offsetting payments

Biodiversity offsetting payments are required if the development is unable to deliver gains for biodiversity on the development site. The payments are either made to the Borough Council or another agent capable of delivering biodiversity units offsite and legally committing to maintain them for 30 plus years. Costs are based on the cost to deliver the enhancements or habitat creation necessary to deliver the biodiversity units identified and for maintaining this land for 30 years.

4. Biodiversity

Introduction

International, national, and local polices and legislation require planning authorities to put protecting, enhancing, connecting and increasing biodiversity at the heart of all planning decisions. Biodiversity therefore forms a significant material consideration of development.

Biodiversity should be dealt with in line with the standards detailed in this SPD, as outlined in BS 42020 Biodiversity and Planning and in line with the principles as laid out by the document – Biodiversity Net Gain Good practice principles for development

Please be aware that if habitat is destroyed or detrimentally changed prior to a planning application being submitted, and this change is clearly for the purposes of an application (i.e., it was not completed for any other meaningful purpose) then we will use the latest known data - often the Habitat Biodiversity Audit, Potential and Local Wildlife Site surveys, protected species records and site photographs - to determine the content and condition of the habitat prior to the changes. This data will then be used to determine the suitability of your application, if compensation measures are necessary and any biodiversity impact calculations.

At the outline application stage

Introduction

To process your application, we need to be able to assess whether it can achieve a net gain for biodiversity. We therefore need to understand what is on the site already and how it will be impacted by your proposed development. To enable us to do this we need you to submit the following documents and calculations or submit this content in one or more combined documents. A suitably qualified ecologist (i.e. typically a CIEEM member) / professional ecological consultancy will need to be engaged to prepare the documentation and undertake necessary surveys etc.

Required Documents:

Desk Study investigation

Research the site's wildlife status and find out if there are any protected species or biodiversity action plan species or habitat records for the site. The Magic website and Warwickshire Biological Records Centre and Warwickshire Wildlife Trust are useful points of contact for this research stage.

Extended Phase One Habitat Survey

Survey the site and draw up plans clearly showing the site's existing different habitats and explore how it is currently being used by wildlife.

Produce an Extended Phase one habitat plan which complies with The Joint Nature Conservation Committee (JNCC) guidance

This will map the habitats on your site and identify if protected species could be using your site. This plan should also identify which of these habitats are Local or UK Biodiversity Action Plan species or habitats.

Always ensure you include the area surrounding your site so that any potential impact on surrounding features is considered by your development. Showing land immediately adjacent to the development site also allows for onward wildlife connections to be identified.

Protected species surveys

Complete protected species surveys as necessary in the light of the desk study and habitat survey. Protected Species Surveys must comply with Natural England protected species guidance.

These surveys need to be completed by competent individuals that are suitably qualified and experienced.

These surveys are time of year dependent and so sufficient time should be allowed for this process. Collecting all the information can take several seasons or even multiple years to compile.

These surveys must include species specific recommendations for the development

Survey data submitted with planning applications must also be provided to the Warwickshire Biological Records Centre. To submit your information please email wbrc@warwickshire.gov.uk.

A pre-development habitat and habitat condition plan

This plan, which will be required in pdf **and** shape format file, will show the habitats as identified in the extended phase one habitat survey **and** their current condition.

Each individual habitat area that gets added together to form the total area for any one habitat type in the Biodiversity Impact Calculation must be identified on the plan with a unique number or code as well as its current condition and its exact measured hectarage - so that it can be easily be referenced / checked and considered in relation to the biodiversity impact assessment calculation**.**

When assessing the type of habitat and the condition of the habitat we strongly advise that you look at the detail included in the Biodiversity Impact Assessment calculator on a tab at the bottom of the calculator which says **Habitat details**. This tab lists all habitats in the calculator and in many cases describes the attributes – or means of assessing the habitat attributes - that appropriately inform habitat condition.

A pre-development key habitats plan:

This plan should set out to help aid spatial planning of the development by informing designers which areas need to be protected and how far back the built environment needs to sit from sensitive features. Habitat features recommended for retention should be shown and minimum buffer areas as below then also shown around them to ensure the ecological work feeds directly into the subsequently proposed planning layout for the development site. Remaining areas suitable for built development should then be shown.

This plan should aid spatial planning of the development and let designers know which areas need to be protected and how far back the built environment needs to sit back from sensitive features.

To aid clarity of our expectations and to help standardise as much as possible the space required to protect existing habitats and ecological features we have determined a set of standard minimum buffers for habitats that may be found on or adjacent to your

development site. These buffers have been determined using guidance provided by DEFRA, NPPF, The Woodland Trust, The British Association of Insurers, Natural England, The Wildlife Trusts, Warwickshire County Councils Ecology team and other relevant authorities.

Required minimum buffers for existing ecological habitat

Existing ecological feature or habitat (to be retained and enhanced)	**Minimum buffer width**	**Suitable buffer can contain**	**Suitable buffer cannot contain**
Woodland - classed as areas/blocks of trees over 0.5 hectares (as per National Forest Inventory). This includes linear woodland.	Buffer applied from edge of nearest trunk 1.5x height of tallest tree at maturity, the largest root protection area, the widest canopy or the largest safe zone boundary as per The British Association of Insurers - whichever is greatest	Native soft landscaping, grassland or understorey species. Paths but only outside of root protection zones	Construction activities, storage of materials or site offices Services, roads, structures
Single veteran, near veteran or ancient trees	Buffer applied from edge of trunk 1.5x height of tree, root protection area or width of canopy (drip line) whichever is greater plus 10m	Grass or understory species	Construction activities, storage of materials or site offices Services, roads, structures or footpaths
Other individual class a and b trees and groups of trees containing class a and b trees	Buffer applied from edge of trunk Height of tallest tree at maturity, width of widest canopy or largest root protection area whichever is greatest. This applies all around the tree or trees	Native soft landscaping, grass or understory species. Footpaths outside of root protection zones	Construction activities, storage of materials or site offices Services, roads, structures
Other individual or small groups of trees to be retained	Buffer applied from edge of trunk Width of largest canopy at full maturity or full root protection area at maturity whichever is larger	Grass or understory species	Construction activities, storage of materials or site offices Services, roads, footpaths or structures

Existing ecological feature or habitat (to be retained and enhanced)	Minimum buffer width	Suitable buffer can contain	Suitable buffer cannot contain
River, stream, pond or lake	12m from top of bank	Soft landscaping - native species Footpaths set back at least 5m from top of bank	Construction activities, storage of materials or site offices. Non- native species, services, structures or hardstanding
Existing ecologically valuable grasslands or marshland	5m from edge of meadow area	Soft landscaping - native species and/or grass species Footpaths set at least 2m back from meadow edge	Construction activities, storage of materials or site offices. Services, roads, structures
Native hedge or native scrub area	Unmaintained max width of hedge (normally around 4m) or scrub plus 6m Defra buffer area either side (hedge trees to be buffered as per individual trees requirements)	Grassland species Footpaths set at least 2m back from max unmaintained edge	Construction activities, storage of materials or site offices Services, structures, or roads

A pre-development calculation of the value of the habitats on site prior to development

A Biodiversity Impact Assessment calculator in excel format has been produced by Warwickshire County Council to help measure habitat value. This must be used to undertake the calculation as per the Borough Plan policy.

For guidance on using the biodiversity impact assessment calculator please see Warwickshire County Council's guidance document for further information.

The submission must include the full calculation in an editable excel format as well as any other summaries of outcomes presented as text / images etc.

A post-development habitat proposals plan

This plan should show the habitats that are proposed to be retained on-site and all additional areas of habitat that it is proposed to create.

Each individual habitat area that gets added together to form the total area for any one habitat type in the post development section of the Biodiversity Impact Calculation must be identified on the plan with a unique number or code as well as its current condition and its exact measured hectarage - so that it can be easily be referenced / checked and considered in relation to the biodiversity impact assessment calculation**.**

We strongly encourage significant corridors and areas for wildlife focused on key retained habitat features rather than retention of multiple small poor-quality corridors and areas. For example, a much larger informal habitat corridor around a species rich hedge is preferable to multiple species poor hedgerows retained in narrow more formally landscaped corridors due to their proximity to houses. This approach results in more sustainable larger areas of habitat, with reduced disturbance by people and in more ecologically productive areas.

A calculation of the post-development value of the habitats on site

This calculation must again be completed using Warwickshire County Council's Biodiversity Impact calculator and will show, when compared to the initial calculation of habitat value, whether net gains can be achieved as a result of your development on site.

When entering the habitat target condition and time to target condition we strongly advise that you look at the detail included in the Biodiversity Impact Assessment calculator on a tab at the bottom of the calculator which says **Habitat details**. This tab lists all habitats and in many cases describes the attributes – or means of assessing the habitat attributes - that inform target conditions and time to target condition. In some cases, it also sets absolute minimum realistic times to reach target condition.

The submission must include the full calculation in an editable excel format as well as any other summaries of outcomes presented as text / images etc.

The Biodiversity Impact Calculation will allow us to examine whether a net gain for biodiversity can be achieved, whether the mitigation hierarchy has been properly applied to maximise on-site habitat retention and creation and whether a biodiversity offsetting payment is genuinely unavoidable. Please note the purpose of the Impact Calculation is to

encourage maximisation of on-site habitat creation and retention – not to secure off-site sums.

Full explanation must be provided as to how new habitats will be established, how existing habitat will be enhanced and how the proposed habitats will be sustained for the minimum 30 year period.

When predicting the habitat type, habitat condition and deciding how long it will take to reach this standard, we strongly advise that you look at the accompanying detail included in the calculator on a tab at the bottom of the calculator which says **Habitat details**. This tab lists all habitats and describes them and their different conditions and gives more detail of the time needed to reach certain conditions.

We will look very carefully at the practicalities and risk in delivering your proposed biodiversity habitat, the anticipated condition in the location and in the time you have proposed. As an authority managing a great number of accessible Local Wildlife Sites and other ecologically valuable habitat we are well placed to anticipate and understand the pressures suitable habitat management faces from public access and expectation.

In addition, some habitats are just impractical to successfully deliver to a favourable condition within an urban setting or in small areas so utmost care should be taken to select the most realistic habitat type and quality post development.

Please be realistic with your anticipated habitats and conditions and speak to the Parks and Greenspaces team if you require further assistance or advice.

The detail provided in your Surveys, the Construction Ecological Management Plan (CEMP - see below), the Biodiversity Ecological Management Plan (BEMP -see below), adoption proposals and accompanying legal documentation will provide the evidence to support your ecological impact assessment and so it is important that these documents are completed accurately.

Biodiversity Offsetting Payments

Once the biodiversity calculation has been completed satisfactorily, NBBC can offer costings to act as the offset provider.

NBBC does not have to act as the offsetting provider and WCC and third party brokers can act as the provider but please note the Borough Plan requires all offsetting provision to be made within the Borough so as not to allow the Borough to be built over and wildlife habitat value to be exported to other districts.

If offset provision is not to be made by NBBC or WCC then a full 30 year minimum delivery and management plan setting out how the habitat will be created, established and delivered must be provided as well as full proof of binding legal arrangements to ensure delivery.

Full/detailed/reserved matters application stage

If a full application, we will need all the documents and calculations for the outline stage above. For a reserved matters application, an update of all the information from the outline stage may be required. For example, if significant time has passed (e.g. a year or more) and so habitat conditions may have changed affecting the biodiversity impact calculations. Subsequently, an update of the biodiversity impact calculations would need to be undertaken to account for the updated / more detailed proposals.

At this stage, fully detailed information on exactly how you will safeguard protected and notable species using your development site will be required. This will need to include methodologies, planting and maintenance proposals that will deliver and sustain the post-development habitats that are claimed in the biodiversity impact calculation.

A Construction Ecological Management Plan (CEMP) and Biodiversity Ecological Management Plan (BEMP) must both be submitted.

The joint aim of the two documents is to protect, enhance and increase the biodiversity value of the site post development and to provide us with the evidence to support your Biodiversity Impact Assessment and associated calculations.

Construction Ecological Management Plan (CEMP)

The CEMP must detail all precautionary working practices and methods required to protect retained habitats and to prevent harm to wildlife (and particularly protected species) during the construction period.

It must include - and fully detail and explain - the following:

- Details of secured protected species licences where these are required as a result of the ecological survey findings or full detail of discussions to date with the licensing body and the full proposed content for any outstanding applications. We can only consent applications where we believe the required protected species licences will be secured before work commences. Licences must be secured before any development work commences on site. Copies of necessary licences must be submitted to NBBC at least 14 working days ahead of work commencing on the site.

- A series of plans to legibly show all new habitat areas and the retained habitat areas superimposed with:
    - The position of temporary roads, access points, storage areas, compounds and site offices etc that will not remain after the development but will be put in place at times during its construction
    - The pre-development levels and the post development proposed levels
    - The development's drainage proposals (including any temporary drainage as well as the final drainage layout)
    - Any other new utility alignments that cross the habitat areas and buffers

- Details of what species and habitat safeguards are to be employed at each development stage including:

    - A description and specifications as necessary of what physical protective measures will be employed on site (fencing / signage etc) to protect habitats, features and their buffer areas.
    - How development processes will be adapted to limit or remove impacts on these habitats. Impacts such as disturbance, compaction, accidental and intentional damage, water saturation changes, erosion and pollution.
    - A timetable setting out all key operations and identifying those operations where an ecologist will be present
    - What management, if any, of the retained features or habitats is necessary during each development stage. This can be particularly important pre-commencement and during construction for habitats like species rich grasslands that require regular management.
    - Monitoring, checks and supervision to be implemented

- Details of what species safeguards are to be employed at each stage of the development including:
    - Any pre-construction checks required;
    - A timetable setting out key operations and identifying those operations where an ecologist will be present;
    - What to do if protected species are discovered during construction;
    - The appropriate working practices and timings of construction works;
    - The appropriate site clearance methods and timings;
    - If appropriate how foraging, breeding and movement/migration corridors will be protected during construction;
    - Other species-specific protection information as required for example temporary lighting plans, trench checks and exclusion fencing etc; and
    - What monitoring, checks and supervision will take place and how this will be recorded.

- The details of a suitably qualified Ecological Clerk of Works to oversee implementation of the CEMP and address any contingency measures where appropriate.

- A clear commitment for the Ecological Clerk of Works to submit written reports to the Authority within two weeks of each visit to supervise ecologically critical operations and of unannounced visits to check on adherence to the CEMP - in both cases evidencing implementation of the contents of the CEMP and containing dated photographs and associated text.

Biodiversity Ecological Management Plan (BEMP)

The BEMP must describe how all the retained and proposed habitats will be enhanced and created and established. This will detail how ongoing management proposals will ensure the habitats reach the conditions described in the Biodiversity Impact Calculation (BIA) and meet the timescales to

target condition claimed in the calculation. The BEMP must be written by an ecologist and incorporate and develop the relevant recommendations from the Phase 1 Habitat Survey and protected species surveys.

It must include - and fully detail and explain - the following:

- The specific aims of your BEMP (habitat and species)
- A description of exactly how these aims will be achieved, what are the thresholds for success and the contingency plans if this is not achieved
- A BIA fully reflecting the current development proposals including impacts of drainage and utility proposals, suggested changes in topography etc.
- An up to date detailed habitat retention, enhancement, and creation plan - this plan, which will be required in pdf and shape file format, will show all retained and all new habitat areas that underpin the Biodiversity Impact Calculation

  Each habitat area/sub area that goes on to make up the habitat totals used in the BIA should be identified with a unique number or code so that it can be easily be referenced in the biodiversity impact assessment calculation and accompanying explanatory text and its exact hectarage must be marked on the plan**.**

  We strongly encourage significant corridors and areas for wildlife rather than retention of multiple small poor-quality corridors and areas, as this normally results in more sustainable and more ecologically productive areas and corridors for wildlife.

  When predicting the habitat type, habitat target condition and time to target condition we strongly advise that you look at the accompanying detail included in Warwickshire County Council's biodiversity offsetting calculator on a tab at the bottom of the calculator which says ***Habitat details***. This tab lists all habitats and describes them and their different conditions and gives more detail of the time needed to reach certain conditions.

- Lighting proposals that prevent light pollution impacting habitat areas including a contour diagram for all external and street lighting.
- A detailed list of non-habitat-based proposals your development will include and where these items will be included to enhance or benefit biodiversity e.g bird and bat bricks (which should be incorporated in at least a fifth of properties for bat bricks and a fifth for bird bricks), refugia, holts, dens, boundary treatments with facilitated hedgehog or badger routes, green walls etc
- The planting, sowing, spacing and management proposals for the new habitat to be created
- The specifics of how areas will be enhanced and when this will be done
- All associated landscaping plans including standard details
- Proposed maintenance of areas including maintenance access and movement proposals – specifics of all infrastructure, topography, including the load capacity of bridges and other structures and clearances of routes required to facilitate the proposed maintenance.
- All other species-specific enhancement that are to be provided and how these will be delivered – e.g. Newt / Badger specific mitigation plans and proposals etc
- A timetable for implementation, demonstrating that the works are aligned with the proposed phasing of construction and species and habitat requirements

- Adoption and maintenance proposals that will plausibly sustain the habitats and habitat condition claimed in the BIA for the minimum 30 year period
- A full 30 year management plan and details of legal agreements for any off-site offsetting that will not be being provided by NBBC or Warwickshire County Council (WCC)

Other considerations when preparing the habitat and species proposals plans, BIA calculation and BEMP

Ensuring sufficient space for wildlife

When creating new and protecting existing ecological habitat providing sufficient space is often key to its success and sustainability. The closer ecological habitat is to people, pets, hard landscaping and structures the greater the impact these factors will have on the habitat and the associated species it supports. This increasing impact will be via increasing disturbance, increasing risk of damage, compaction, predation, pollution and introduction of non-native species, and the increasing influence in the way this habitat is managed. Management changes can be due to cosmetic, physical and safety pressures. These factors will have a direct impact on the condition of the ecological habitat and will therefore impact how valuable it will be to wildlife and how it scores on the biodiversity impact assessment.

For these reasons we suggest that the most sensitive features and habitat are located as far away as possible from busier areas of the development and that buffers are used between development features and habitat to protect the habitat (both existing and new) and to reduce conflict between land uses.

Our required buffers/standoffs are outlined in the table below. You may note that the standoffs for new ecological features are similar or in some cases the same as the buffer distances required for existing ecological features (as set out in the habitat buffer table above). The reason for this is that the new features will require a similar space to existing features, over time, in order to reach the desired condition and to be successful and useful to wildlife.

New Ecological Feature or habitat recommended buffers

New ecological feature or habitat	**Buffer/standoff Zone**	**Suitable buffer can contain**	**Suitable buffer cannot contain**
New native woodland or groups of native trees planted for ecological benefit	To achieve a better condition at maturity and therefore score higher in the biodiversity impact calculation we suggest a significant buffer is provided. Minimum 30m or height of tallest tree at maturity, largest root protection	Native soft landscaping, grass or understory species. Footpaths at least 3m from tree stem/trunk	Services, structures or roads

	area, zone of influence or widest canopy whichever is greatest		
Singular new native trees planted for ecological benefit	To achieve a higher biodiversity score and to be more sustainable we suggest a buffer consistent or greater than the height of tallest tree at maturity, largest zone of influence or widest canopy at maturity whichever is greatest	Native soft landscaping, grass or understory species. Footpaths at least 3m from tree stem/trunk	Services, structures or roads
Trees planted primarily for landscape benefit so street trees, garden trees, and trees in formally landscaped open space etc	Trees not specifically planted to achieve significant ecological benefit/condition can tolerate being closer to people and benefit the landscape and people in different ways. Care should still be taken when selecting the best species and location - See constraints and requirements as set out in Tree chapter	See constraints and requirements as set out in Tree chapter	See constraints and requirements as set out in Tree chapter
New native scrub, hedges and bushes	To achieve a higher biodiversity score and to be more sustainable we recomend a buffer that contains the canopy width or spread if they were to be left unmaintained approx. 4m(2m either side of stem) and 2m additional space beyond this hedge corridor - for the edge habitat. Total width required (excluding trees and maintenance strip) 8m. N.B Where hedges existing in public space please leave a 8m tractor maintenance access route alongside at least one side of the hedge, this should be beyond the unmaintained canopy width.	Native ground flora and grasses	Services, structures footpaths or roads
New or existing river, stream, pond or lake	12m from top of bank with additional space provided where there is existing accompanying habitat.	Soft landscaping - native species. Footpaths - no closer than 5m from top of bank	Services, structures, roads
New and existing ecologically valuable grasslands and marshes	5m from edge of meadow area	Soft landscaping - native species and/or grass species Footpaths or services (set back at least 2m from edge of meadow)	Services, structures or roads

Providing connectivity for wildlife

Providing connected habitats for the wildlife using your development site and using surrounding land is key to helping wildlife be more resilient to climate change and to cope with the pressures of urbanisation. Isolated populations of wildlife are much more vulnerable to extinction and a well-connected landscape of interlinked pockets and wider areas of habitat is almost always richer in biodiversity.

Within an urban development there are normally two locations for delivering this connectivity, in private green space and in publicly accessible greenspace PAG.

Providing wildlife connectivity within private green spaces

In general, well connected, permeable (i.e no barriers for example fencing large gaps in habitat) dark, native and undisturbed habitat works best for most native species. Within garden spaces this may mean providing suitably sized native tree(s), native shrubs, a green wall/roof, using a hedge instead of a fence and crucially when thinking about ground moving species providing gaps for wildlife to access garden spaces/networks ie. leaving sufficient gaps along the bottom of the fence line. For specific ideas on how to make private spaces more wildlife friendly and crucially wildlife permeable please refer to Part A of this SPD titled Householder and up to 9 dwellings or consult your ecologist.

Whilst providing habitats and connectivity within private spaces is welcomed and encouraged, we recognise that this privately owned provision may be less secure then publicly/communally owned and managed habitat. For this reason, it is crucial that more important or sensitive wildlife routes are managed by an organisation with the experience and ongoing commitment/legal requirement to look after them appropriately.

Providing wildlife connectivity within PAG

Providing important wildlife connections within publicly accessible/publicly owned space is likely, in most cases, to provide greater security to the provision and may result in the provision/habitat reaching a better condition.

A great opportunity for increasing connectivity for wildlife within new development is by connecting new green space to existing green space, a theme which is encouraged throughout this SPD, and via providing and enhancing species accessible green links as part of your Accessible Green Network.

In brief the Accessible Green Network can be considered, in terms of wildlife and people, in a neighbourhood and strategic context. Neighbourhood greenspace corridors should facilitate the species found locally and other commonly found urban species. The strategic green links should cater not only for locally found and commonly found species, but also for species which are more disturbance/light sensitive and species found in the wider context, which may be moving through the landscape. Examples are given in the Accessible Green Network chapter of the different types of landscape features found in each network type, but the design of these networks will be informed by the wildlife surveys that you complete.

4 Trees

5.1 Introduction

Trees add value, they are attractive to industry and commerce and are fundamental contributors to any given sense of place. There is significant evidence that trees are good for people; that they improve quality of life and that their integration in residential environments can help produce pleasant places to live. Evidence suggests also that trees add value to residential properties. 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 the most recent British Standards publications (or the latest subsequent revision/alternative thereof), in particular **BS 5837:2012** *Trees in relation to design, demolition and construction – Recommendations* and Nuneaton and Bedworth Borough Council's Tree Policy as amended. Proposals for tree works and/or planting will not be acceptable unless they conform to the recommendations of **BS: 3998:2010** *Tree works – Recommendations* and **BS 8545:2014** *Trees: from nursery to independence in the landscape – Recommendations* or accompanied with a clear, relevant and acceptable justification. Similarly, attention should give to **NJUG Volume 4**: Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees and other documents where applicable. Any deviation from the recommendations and/or advice contained within any publications (or the latest subsequent revision/alternative thereof) mentioned in this document will require a justification to be submitted to the LPA for consideration.
Please note that throughout this document "tree/s" refers also to groups, woodlands and hedges unless specified.

It is recommended that this document is read in full before first contact is made with the Planning Department. Failure to evaluate fully the impacts of development at the earliest opportunity could affect the efficacy and efficiency of the planning process and may well lead to a reduction in the value and desirability of the living environment through tree cover losses.

From start to finish the protection of trees will be considered paramount by the LPA. Therefore, it is critically important to recognise early how trees may become damaged or at risk. It is important to recognise that there are various pervasive myths that concern trees. Perhaps the most damaging in terms of construction and demolition is the myth that roots are a reflection of the upper tree anatomy. Trees do *not* have deep tap roots as often imagined. Rather than being deeply penetrating, most roots are in fact found in the top metre of soil and will typically spread well beyond the canopy line (and designated Root Protection Areas which are only a representation of the **minimum** rooting area that should be afforded for tree protection, by default). Works within the and abutting RPAs will not be permissible unless justification is provided to the LPA and approved. Note: even a small trench 0.5 metres (20 inches) deep to accommodate a cable or drain may lead to the loss of the tree. Trees rely on the stability of soil-structure and ground conditions in which they grow and changes in

this environment can easily become critical. Damage to the rooting system, however, is often overlooked or misunderstood.

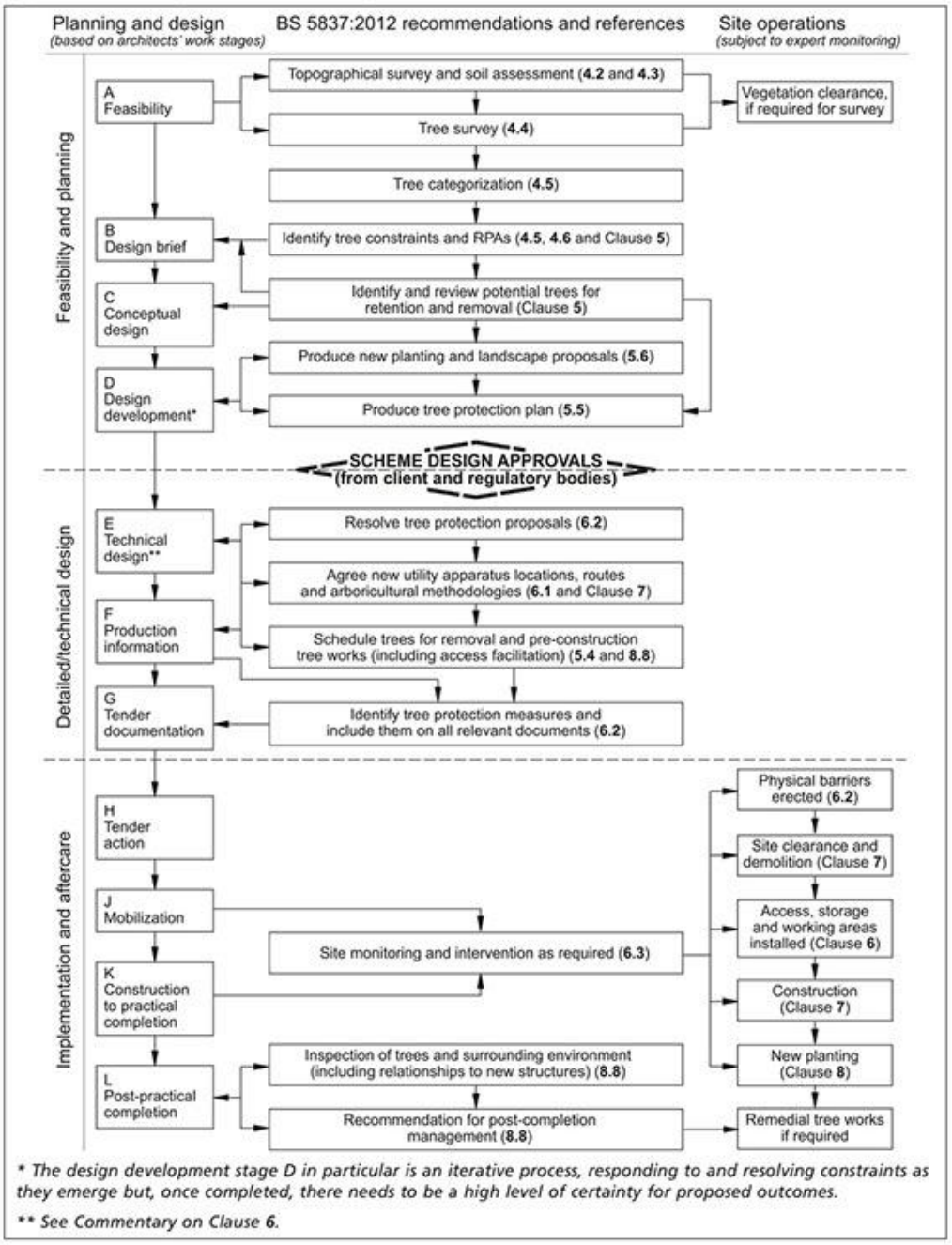
Examples of the most common ways tree damage is caused are as follows:

- compaction of the soil from repeated movement of heavy machinery.
- raising or lowering soil levels
- alteration of the water table
- root bark damage from site stripping or grading.
- cutting of roots during excavation for foundations and services.
- the spillage of petrol or diesel, mixing of cement and the storage of toxic materials or machinery under the canopy of a tree
- burning waste materials too close to the tree.
- removal of branches to create space for scaffolding or access of heavy plant
- bark wounds or broken branches caused by machinery.

The LPA considers that surest way to integrate existing trees into a proposed development successfully is to allow enough space in the design to enable trees to realise their fullest genetic potential without outgrowing their surroundings. Ecologically, the longer a tree's lifespan the greater is its contribution. In retaining trees, development should seek to also retain all the other associated benefits that the tree can potentially provide. It should not be expected that it is acceptable, or possible, to make a big tree into a smaller healthy tree to assist retention, or to squeeze the tree into such a space that is unable to thrive. Therefore, is paramount that all retained trees are fully recognised as constraints within the planning process and that, ultimately, they require accommodation throughout their contributing years. Therefore, it is important to recognise that retained trees were there from the get-go; their existence precedes the design.

With the above in mind it is important that all parties involved in design and realisation of a project understand, at the earliest opportunity, where trees sit in the process and what documentation will (or will likely) be required by the LPA. Tree protection and the successful long-term retention of healthy/thriving trees is more likely to be successful if the correct information is submitted in the correct sequence and approved as part of the initial planning application. To this effect attention is drawn to *BS 5837:2012* Figure 1: *The design and construction process and tree care which* is shown below.

Figure 1 **The design and construction process and tree care**



** The design development stage D in particular is an iterative process, responding to and resolving constraints as they emerge but, once completed, there needs to be a high level of certainty for proposed outcomes.*

*** See Commentary on Clause 6.*

BS 5837 Table B1: *Delivery of tree-related information into the planning system* is also provided below. It is expected that all information in this table is provided to the LPA unless if has been agreed otherwise.

Table B.1 **Delivery of tree-related information into the planning system**

Stage of process	Minimum detail	Additional information
Pre-application	Tree survey	Tree retention/removal plan (draft)
Planning application	Tree survey (in the absence of pre-application discussions)	Existing and proposed finished levels
	Tree retention/removal plan (finalized)	Tree protection plan
	Retained trees and RPAs shown on proposed layout	Arboricultural method statement – heads of terms
	Strategic hard and soft landscape design, including species and location of new tree planting	Details for all special engineering within the RPA and other relevant construction details
	Arboricultural impact assessment	
Reserved matters/ planning conditions	Alignment of utility apparatus (including drainage), where outside the RPA or where installed using a trenchless method	Arboricultural site monitoring schedule
	Dimensioned tree protection plan	Tree and landscape management plan
	Arboricultural method statement – detailed	Post-construction remedial works
	Schedule of works to retained trees, e.g. access facilitation pruning	Landscape maintenance schedule
	Detailed hard and soft landscape design	

Development site layouts are expected to:

a. provide the retention of as much of the existing tree cover as is practicable.
b. ensure trees retain or are allocated adequate space within the design and overall landscape of the area.
c. make adequate provisions for the long-term retention of trees and woodlands
d. ensure tree retention also includes the retention of associated benefits and value (e.g. amenity, aesthetic, and ecological contributions etc).
e. nullify or satisfactorily reduce potential threats that may put undue pressures on tree retention.
f. provide for the retention (and enhancement where appropriate) of existing hedgerow cover where practicable. (The blanket retention of hedgerows is not necessarily required. The retention of hedgerows should select those that add significant value and give them sufficient space so that their value can be retained and increased. New hedgerow planting can be made in strategic areas to replace ecologically poor hedgerows that may need to be removed).
g. ensure the long-term retention of all 'important hedgerows' in accordance with the Hedgerow regulations 1997
h. allow appropriate space for new planting and choose the *right tree* for the *right place*
i. ensure landscape schemes make provision for sufficient replacement planting to compensate adequately for any loss of existing trees and resulting loss of amenity

Development documents must include sufficient information to allow for a full, detailed arboricultural assessment based on the short and long-term impacts of development

Site works and work commencement

Developers will be required to notify the LPA prior to commencement of any works on site, including demolition. At this stage the Council Officers will request evidence (or inspect) that the protection measures are correct and in place. Ad-hoc visits may be made throughout the construction phase to check that tree protection measures are still in place. Where a breach of any tree protection related planning condition is identified, the LPA will exercise their powers of enforcement, where necessary, to ensure compliance.

The LPA will not only expect developers to obtain the appropriate professional advice during the application stage, but may attach a condition to ensure adequate supervision of the construction phase by a Project Arboriculturist and to provide a schedule of events and a report of findings.

If difficulties are experienced at any time during a construction/demolition process in complying with conditions relating to trees (e.g. in maintaining the distances for protective fencing in accordance with the Tree Protection Plan) or it is desired that the terms of any conditions be modified, it will be necessary to obtain the written agreement of the LPA.

Operatives should be aware of all tree protection measures, and a copy of the approved Tree Protection Plan, any Arboricultural Method Statements and a copy of the planning consent, with conditions, should be made available for inspection on the site. It must be understood by all operatives that the protective fencing must not for any reason be removed or tampered with, without prior approval.

If a retained tree is, or might be damaged in any way, the contractor should inform the LPA immediately.

No tree protection should be removed until a Council Officer or the developer's appointed Project Arboriculturist (by agreement) has inspected the site and/or has formally approved removal. Failure to comply could prevent the full discharge of tree protection conditions.

5.2 Survey and document requirements

Documentation in relation to trees is required at the initial point in the development to be presented to the Council for consideration unless otherwise stated.

Documentation required in relation to trees includes:

5.2.1 Land Surveys (LS):

Will show all relevant site features, accurately and clearly. The survey must include the location and identification of all trees, hedgerows, and shrubs over 2 meters in height or with a minimum 7.5cm indicative stem when measured at 1.5 meters above ground. The survey should include a scale drawing of 1:100 or 1:200 and be in a usable/agreed digital format. It will ideally be made available before any application for planning permission is submitted. It should also include as a minimum requirement: spot heights of ground levels throughout the site, location of trees on adjoining land that are less than half a tree height or 12 times the stem diameter, whichever is greatest, from the

proposed development boundary. It will include all groupings and/or woodland planting relating to such qualifying trees.

Surveys must:

a. be completed by suitably qualified person
b. be precise and clear
c. show all relevant site features in and around the site*
d. be scaled at 1:100 or 1:200 or as agreed
e. be in a common digital format
f. include the spot heights of ground levels throughout the site
g. include accurate location and identification of all trees and shrubs (over 2 metres height and/or with a stem of 750mm at 1.5 metres above ground)
h. include the location of trees on adjoining land that may be impacted by the development i.e. trees that may already have or which may go on to have mature RPAs, canopies or fall zones within the development site or trees which may exert influence within the development site as per the Association of British Insurers guidelines.
i. show accurate canopy spreads. If this is irregular it should be shown as such
j. show numbered trees - which are then consistently numbered in other development documentation for example CEMP and BEMP documents, development outline and landscape plans etc.

* Site features might include: trees, hedges, shrubs, structures, old buildings, watercourses, ditches, services, service runs, roads, driveways, walls and any areas of nature conservation interest.

5.2.2 Tree surveys (TS):

Will be required by default if there are existing trees on site or where qualifying trees are within 15m, or 12 times the indicative diameter of the tress when measured at 1.5 metres (from the ground), of any boundary where construction is likely to be proposed (unless good reason and evidence can be provided to negate such a requirement).
Recommendations within, or arising from, the findings of the TS should be based on the condition and value of the trees as they are and NOT on a preconceived layout for the site or from assumptions regarding the future status of the trees - unless reasonably based on the species, age and condition of the tree as per TS inspection. Where trees cannot be viewed or inspected assumptions should be reasonably favourable and/or 'rounded up'.
A TS will only be undertaken by a suitably qualified Arboriculturist, with experience of trees on development sites. It will be expected to meet the applicable requirements of sections 4.2 to 4.5 of British Standard 5837: 2012 'Trees in relation to design, demolition and construction – Recommendations'.

The Tree Survey (TS) must assess all existing qualifying trees and should include at least the following information:

a. species of tree
b. identification of any trees protected by Tree Preservation Orders or Conservation Areas.
c. show accurately plotted information with reference numbers (that cover all eligible trees)

d. height (in meters)
e. diameter of stem measured in accordance with Annex C, BS5837:2012
f. canopy spread (in metres) referencing all four cardinal directions
g. height of crown base (i.e. clearance above ground of lowest branches; in metres)
h. age class (e.g. young, middle age, mature, over-mature, veteran)
i. assessment of condition (physiological and structural)
j. preliminary tree management recommendations (e.g. remove deadwood, crown lift etc)
k. desirability for retention in accordance with Table 1 of BS 5837: 2012. Retention categories should be clearly differentiated on all relevant plans
l. numeration as per LS.
m. estimated remaining contribution (in years)
n. be used in conjunction with the LS and TCP if a tree likely to be affected by the proposal
o. be based on the condition and value of the trees as they are, and NOT as they might be or how they might relate to a preconceived layout for the site
p. a tree quality assessment (see table 1 of BS 5837: 2012 – to be recorded in plan on TS drawing and to include the recommended relevant subcategories (arboricultural, landscape and conservation/cultural values)
q. the applicable requirements of 4.2 to 4.5 of BS 5837 2012 (or current version thereof)
r. all ecological advice that has been requested and/or is clearly useful information in relation to trees. An evaluation report may also be requested, to be added to the survey.

5.2.3 Tree Constraints Plan (TCP)

NBBC consider the TCP to be an essential element of the process. It is essential to the efficacy and success of a project that information from the LS and TS is interpreted correctly so that the proper selection of trees, suitable for retention, are known suitably early. This plan will show the constraints that these trees impose on the site now, and how areas of constraint, or the constraint of individual trees, relate to the proposed development. All applicable hedges should be included in this plan. This document should be overlayed to the proposed outline development plan and the detailed development plan at the relevant application stage. The TCP will illustrate as clearly as possible all known constraints imposed by trees (above and below the ground) and it must complete and made known by relevant persons prior to determining the layout of the development. The TCP should be seen as a design tool, or aid, that helps to disclose / make clear to designers the constraints imposed by trees, both above and below the ground, and that must be used to inform the design process where applicable.

Please note: there is often a misconception that category 'C' trees, being those of lower quality and value, are dispensable. However, in certain situations it may be a requirement that certain category 'C' trees are retained until new planting has established.

Section 5 of BS: 5837 must be followed.

The following shall be clearly shown.

1. **Below ground:**

a. The TCP should illustrate all RPAs (with reference to section 4.6 – 5.2.4 and Table 2 of BS 5837: 2012 for more information and detailed guidance on the calculation of this area.
b. The tree species zone of influence as identified by the Association of British Insurers

c. The anticipated root spread, paying due attention to site features like banks and structures that may have influenced how the root area has developed

2. Above ground:

a. The current spread of trees (Category A, B and C trees)
b. The ultimate height and spread of trees at maturity
c. Anticipated shading impacts *from* the trees (the LPA may request details of possible shading from building *on to* trees)

This information will contribute to the final size of the buffer zone/s or the root protection area/s that will be required to protect the existing trees. See further detail in the Biodiversity/CEMP chapter.

Buffer Zones may be requested for areas where it would be unreasonable to locate inhabited buildings. These should be established regarding the ultimate size of trees in relation to proposed buildings. Zones will allow trees to grow and mature naturally without unreasonably dominating buildings or gardens either now or in the future and should also take account of reasonable daylight requirements. It may be acceptable to locate uninhabited buildings (e.g. garages) or lightly loaded structures such as driveways, paths or hard standing within a buffer zone. However, incursions of any kind shall not be made into RPAs without clear justification.

5.2.4 Arboricultural Impact Assessment (AIA)

The AIA should identify the impact of the proposed layout on existing trees and detail all measures available to reasonable mitigate adverse effects

The AIA should also help inform the site layout and design as changes, as changes may still be made to assist mitigation. Where it is recognised that there are competing needs in other areas of the development it is may be essential to identify the most important trees for retention and then to ensure that sufficient attention is given, and solutions sought, throughout the design and construction process to ensure that these trees, along with their value and benefits, can be retained **satisfactorily**. Mitigation for tree losses will always be a consideration.

5.2.5 Tree Protection Plan (TPP)

The production of an accurate LS, TS and TCP will aid the production of a successful TPP.

The physical protection of trees will also require additional support measures (informed staff via training/workshops, signage, inspection, and supervision) during the construction process. This is the best way to ensure successful tree retention.

An outline TPP should be provided at initial point of contact or at the outline application stage. This will help determine spatial planning and development layout decisions.

A detailed and complete TPP should be provided at the detailed development stage. This plan will inform exactly how trees are to be retained and protected during the development construction process.

Please refer to BS 5837: 2012 section 6 (including Figure 2 + 3) for advice on physical protection.

An outline Tree Protection Plan should include 2 plans and any necessary accompanying information:

a. A plan showing identified trees and their buffers on site, clearly identifying which will be retained and which will be removed, with an overlay of the outline development plan
b. A plan showing identified trees on site and their buffers, clearly identifying which will be retained and which will be removed, with an overlay of the outline plan for the construction phase plan of the development, including temporary accesses, temporary road site offices and storage areas.

A detailed Tree Protection Plan (TPP) should include the following:

a. A plan showing the trees to be retained or removed, clearly identified by number, the buffer areas, the precise location of protective barriers.
b. This plan should then be overlaid separately to the following site detail:
    i. the construction phase plan showing the locations of site huts, temporary toilet facilities, temporary drainage, temporary roads and accesses, storage areas of materials (inclusive of soil) and anticipated disturbance areas associated with the installation of services.
    ii. the final development plan including detailed landscaping plan indicating all boundary treatments, structures, other hard landscaping features and location of proposed services.
c. The specification of protective fencing must be identified.
d. The details of what operations will be supervised and recorded (via photos and site inspection reports) by the project arboriculturist.
e. Include a schedule of pruning work as identified in the tree survey – such works are understood to be done as recognized tree management (as per BS3998:2010), or as a precautionary measure based on the risk assessment of the tree in its new proposed location in relation to the development, or to prevent accidental damage during construction, or as a one-time operation to facilitate access.

The Council may require that a Project Arborist (PA) be named, and their contact details supplied to the relevant LPA Officers. Details of PA responsibilities, schedule of inspection and evidence of inspection may be further required. To protect the integrity of a protection system, and avoid tampering, further security measures may be requested as a condition. Signage will be required to say that protective fencing must be keep in place until specific permission has been given by the LA.

Failure to follow tree protection measures may result in a stop work notice or other measures being taken.

5.2.6 Arboricultural Method Statement (AMS)

Where trees are vulnerable to damage an AMS will be required and will be an integral component of tree protection and the successful retention of **healthy/thriving trees.**
A method statement is likely to be required when one or more of the following examples, or any practice that may result in the foreseeable harm of trees, is a consideration at the time a planning application is submitted:

a. Site construction access.
b. Demolition of existing structures.
c. Removal or replacement of existing surfacing.
d. Groundworks directly adjacent to trees designated for retention.
e. Positioning site huts and temporary toilets for use during the demolition/construction phase (including their drainage requirements).
f. Space requirements for storing materials, spoil and fuel
g. the mixing of cement/concrete or use of such material that may be harmful to a tree
h. Construction of underground service runs
i. Foundation excavations and construction works
j. This installation of bike sheds, bin storage or other temporary infrastructure.
k. Specification and installation of temporary and permanent access paths/driveways near trees.
l. Landscape operations (e.g. soil preparation within the RPA).
m. Space requirements for piling rigs, foundation excavations and construction works.
n. All changes in ground level, including the location of retaining walls, steps etc
o. Soil stripping

5.2.7 New Tree Planting scheme/plan

The aim of the tree planting schedule, which should be included in the landscaping plans, must as a minimum be such to retain and to increase overtime the overall coverage of trees in your development site post development, and to ensure that this coverage is sustainable.

We encourage
- Street trees wherever possible
- Tree(s) in gardens
- Structural tree planting in open space and park areas
- Trees in green network corridors
- The use of trees to absorb run off pollution and the absorption of CO2
- Bigger trees where they are suitable for large open space areas

Retaining the coverage in the short term will mean that you will need to replace any removed trees using a 3/2/1 formula wherever possible: at least 3 new trees for loss of a large tree, 2 for a medium tree and 1 tree for a small tree. The coverage will then spread as the trees mature. We also strongly encourage developers to plant trees above our minimum canopy coverage threshold wherever possible, this is especially important where sites have low coverage to start with. This increase in coverage will be subject to protecting other important habitats which may also be present or necessary on your development site.

An arborist must be involved in designing the landscape scheme (in relation to trees) as they will best placed to understand the behaviour, height, spread (above and below ground), needs and safety considerations of different trees.

Proposed tree and scrub/hedge planting will need to be planned prior to finalising the location and specification of structures and hard landscaping. This is because trees and hedges may influence the exact location and design of nearby hard landscaping and structures.

Early planning of where you would like trees will help you plan the spatial layout of your development. It can be extremely hard to squeeze in trees after the hard landscape is set. For this reason; we would like developers to indicate broadly how and where they will add trees into the landscape of their development, at the earliest possible point in the application process, so at the outline stage, if the development is being submitted in stages.
More space will be required for trees that are designed to provide ecological value, this is due to the fact that the closer a tree is to development, the more management of this tree will be necessary, the greater the impacts of the development are on the tree and the species it supports and as a result the lower its value to wildlife

Less space is required for trees planted for purely landscape reasons, co2 absorption, water absorption and aesthetic appeal. However, impacts will still need to be considered and mitigated (by choosing the right tree for the right location) so that the tree is allowed to reach its true potential and so that it is sustainable in the particular setting.

Ensure that:

- **The tree at full maturity should not cause legal nor significant general nuisance.** Tree's natural mature canopies or root spans should not touch properties. There is a degree of flexibility in this with regards to street trees, as these are often highly managed however this should be strictly avoided in other locations

- **The tree's propensity to shed honeydew, seeds or fruit etc. is appropriately considered.** This will particularly influence the species selection of trees near parking areas and gardens.

- **The shading from mature trees will not be significant in dwelling areas so to reduce resident's enjoyment of their gardens or houses.** Shading of trees must be shown on your plans for existing trees, it should also be shown and considered in the selection and location of newly planted trees.

- **The shading impact from the development or other trees can be coped with by the species chosen**. Alter species and planting densities or location as necessary

- **The species and planting positions in proximity to adjacent constructions, such as walls and buildings, will be such to avoid the risk of structural damage occurring as trees grow and mature.** Seek specialist advice when locating trees near buildings and structures as different trees will have different under and overground habits that may impact these structures. Selecting the right species and providing enough space is crucial in these locations for successful retention and enjoyment of the trees. If trees create an actionable nuisance then the almost always are removed.

- **The tree planting schedule will not prevent or make it difficult for residents to get building insurance.** Ensure trees generally have minimal influence on structures by picking tree species

carefully when locating them near properties. Refer to The Association of British Insurer guidance to help pick appropriate species for the location.

- **The planting schedule will complement the surrounding architecture, the historic environment, and the local landscape in the long term**. (e.g. formal planting appropriate to formal environment; more irregular/varied planting as suitable for an informal environment.)

- **The support systems which the tree relies on to grow and thrive will be those of good current practice and tailored to environmental context and tree requirements.** Provide enough soil and space for the roots and ensure the roots receive sufficient water and nutrients. As much soil/substrate volume as necessary should be allowed for tree root development to allow trees to reach their full genetic potential.

Choosing the right tree for the right location can be tricky so this planning must be done by someone with appropriate experience in this field.

When deciding on what the right tree is for the space please refer to guidance The Urban Tree Manual which has some very useful advice and provides further onward links and conform to BS 8545:2014 Trees : From nursery to independence in the landscape – recommendations.

5 Park requirements

6.1 Introduction

Parks are a very important element of a development's accessible green infrastructure/open space. Parks provide a hub of facilities providing key areas for relaxation, play, exercise and social cohesion. They can also be important areas for biodiversity and will provide vital services to the wider environment.
All accessible open space will provide value to the public but what makes a park different from the rest of the accessible green infrastructure/open space network is that a park is a clearly defined area providing a hub of recreational activities that people will travel to, to use.

6.2 Is park space and its associated facilities required?

Whilst residents of more active Supported Living Developments are likely to use parks these types of developments will only be required to provide park space in very occasional situations and only when the development sits adjacent to this type of provision.

Less active supported living developments will not be asked to contribute space to parks under any circumstances as the open space provision for these type of developments would be better placed as a communal area for staff, residents and visitors.

If your development is providing space towards a park area please refer to Appendix 1 - Detailed Design Standards for PAG compliant Parks, Allotments, Green Network Corridors and ASUDS when laying out this space.

6 Resident, staff and visitor communal garden areas

7.1 Introduction

It is normally most appropriate for Supported Living Developments to provide onsite communal greenspace within their development. This will normally be the most important space for residents in their day-to-day lives. This space may be used like a garden, an allotment, for exercise, for hosting activities and events, for meeting friends, for eating meals and for enjoying the outside.

The layout and facilities provided within this communal greenspace will be very dependent on the specific demands of the residents but should provide opportunities to socialise, relax and exercise in a pleasant and where possible natural environment and directly support wildlife, CO2 absorption, water and pollution absorption.

7.2 When is this type of space required?

This type of space is nearly always required on site and will be the main form of accessible greenspace provision on the development.

Even if other space is required to facilitate adjoining green network corridors or parks at least 60% of accessible green space should always be provided in the form of communal greenspace for residents.

7.3 Communal area standards

7.3.1 Location

The location of this communal area should be adjacent or in very close proximity to the main residential area, and if possible adjacent to or in view of nearby or adjacent open space.

The location of these areas should facilitate greatest use of them so a good position might be adjacent to common rooms, cafeterias near meeting rooms etc.

These areas can also help create pleasant views from inside buildings so positioning these areas or other attractive scenery outside of windows will increase their benefit to residents, visitors and staff.

These communal outdoor green areas, alongside communal indoor areas should form the heart of these types of development. As communal gardens/open spaces should also be a very attractive feature they should normally be located where possible in a central and very focal point of the development.

7.3.2 Size and shape

The size of this area is dependent on the number of residents and site opportunities. The shape should aim to be a block rather than small areas or linear space as this will facilitate more and greater diversity of use.

7.3.3 Accessibility

This communal area must be fully accessible and inclusive to all residents, visitors and staff using it.

7.3.4 Landscape

This area needs to be soft and hard landscaped appropriately to the scale of the space. The aim of the landscaping will be to make the area an accessible, pleasant, predominantly green and living outdoor environment for residents, visitors and staff to enjoy.

The environment should be tailored to the needs and interests of residents. Below are some documents that should be referred to in the design of these spaces, as appropriate.

The Sensory Trust provide some good inclusive ideas for residents with an array of different requirements and needs. "Part C - section 2.1

Department of Health's Dementia Friendly design principles to tailor to the specific needs of individuals with dementia.

Autistic friendly design principles

WCC Public Health developed Promoting Health and Wellbeing Through Spatial Planning document

How landscaping will be delivered will be very dependent on the scale of the area, and the needs and interests of the residents but we actively encourage features and landscaping that is beneficial to wildlife.

These spaces will be more beneficial to residents if they sit alongside or in conjunction with other green open space for example onsite biodiversity provision or SUDS features, or offsite green infrastructure. If locating this space alongside other open space is not possible ensure that these spaces have a pleasant view of other outdoor spaces or a pleasant view is created i.e. via artwork etc.

7.3.5 Health and Safety

This area must be safe to use unsupervised and so must adhere to safe by design principles and be risk assessed for its intended use.

In addition, features alongside this designated area must also be made as safe as possible.

Maintenance of this area must be safe for maintenance operatives and so maintenance will also need to be appropriately risk assessed.

7 Allotment requirements

8.1 Introduction

An allotment is an area of land, leased either from a private or local authority landlord, for the use of growing fruit and vegetables. In some cases this land will also be used for the growing of ornamental plants.

8.2 Are allotments required?

Neither the more active or the less active supported living developments are required to provide onsite allotments unless there is the opportunity and desire to provide this type of facility for their residents onsite.

8.2.1 More active supported living developments

More active supported living developments which sit within the catchment of an allotment are required to contribute towards its facilities where there is the opportunity to increase occupancy. Contributions to the next best allotment should be made if the nearest allotment is unable to increase occupancy.

If there is the opportunity and desire to provide space for residents to grow their food onsite within their communal open space then no offsite contributions will be necessary as the development will then be satisfactorily providing for the demand it creates. The size of this dedicated space for growing food must be at least 2.5m2 per resident.

8.2.2 Less active supported living developments

There is no requirement for less active supported living developments to provide space or contributions towards offsite allotment facilities. We do however encourage allotment type facilities to be provided on site if it is appropriate to do so.

9 Accessible Green Network Corridors

9.1 Introduction

An accessible green network is made up from two things, a green landscape/wildlife corridor and a path network. These elements must coexist for the space to qualify as PAG/a AGNC.

Paths and green networks can exist separately from each other within developments but it is only where these two elements exist together that they are considered PAG/an AGNC

Supported living developments may need to provide elements of accessible green network corridors when opportunities arise. Providing sufficient and appropriately facilitated green networks will encourage staff to use active transport methods to get to work and reduce car use, it will also enhance biodiversity networks in the area.

When deciding where to provide paths please refer to the relevant Borough Plan concept plan to understand the broad movement corridors required in your area. Please note however that this is a concept plan not a masterplan and further routes may be required, and the location of proposed routes may change and in rare occasions routes may no longer be needed. Speak to your planning officer or the Parks and Greenspaces team for further advice of what is required where.

When deciding which green links need improving/ extending/providing through your development site please refer to you biodiversity survey work to understand how wildlife is using and moving through your development site.

For more information on Accessible Green Network Corridors including design specifications, landscape, health and safety and maintenance requirements please see appendix 1 PAG compliant Park, Allotments and Green Network Corridors. Specifications are also provided in the Parks and Green Spaces standard specification document which can be provided upon request.

9.2 When and where should accessible green corridors be provided?

Staff and visitors of Supported Living Developments are highly likely to use green network corridors. As a consequence, both of these types of developments may need to provide green network corridors where opportunities arise to improve, connect to or extend green networks on the development site.

Whilst the residents of Less Active Supported living developments are less likely than the active residents to use green network corridors the staff and visitors associated with these developments are likely to use these routes to commute to the development. Whilst the space provided by less active supported living developments should primarily focus on communal space Less active supported living developments may also be asked to contribute space towards green network corridors where the development would otherwise block or severely divert a proposed route.

If your development is providing space towards a green network corridor, please refer to Appendix 1 - Detailed Design Standards for PAG compliant Parks, Allotments, Green Network Corridors and ASUDS, and the Biodiversity Chapter (buffer tables) when laying out this space.

10. Accessible Sustainable Drainage Systems (ASUDS)

10.1 Introduction

Supported Living Developments are normally required to provide a flood impact assessment and to provide sustainable drainage systems where necessary. Sustainable drainage systems are the drainage systems which collect and manage surface water runoff from developments. They are required on most developments to reduce the rate of water flow into the surrounding environment to pre-development rates and where required they must also cater for storm events. They are also used to protect the wider environment from pollutants in the runoff by creating systems that absorb the pollution before it reaches wider water courses.

Warwickshire County Council as Lead Local Flood Authority, Severn Trent and Ciria/Susdrain provide guidance and best practice advice for developers on the construction, functionality and design of drainage systems which you must appropriately accommodate in your SUDs design.

This document will examine the requirements we have to make these systems suitable for free public access, to make them valuable to wildlife, to ensure they can be managed suitably and safely and to describe how we want them designed to provide significant aesthetic and recreational value to the development. The standards we discuss are made on the assumption that the SUDS system will also be designed to fulfil the required drainage/flood alleviation functionality and the flood authority's and adoptees requirements.

If the SUDS satisfy the required functionality requirements and are designed to fulfil our ASUDS standards then they will count towards your (PAG) requirement.

If SUDS are provided that do not meet our ASUDS standards then they will not count towards your PAG requirement.

10.2 What is an accessible sustainable drainage system?

An accessible sustainable drainage system for the purposes of this SPD is a drainage system that not only delivers the required water management functionality, but which is also suitable for unsupervised public access, is appropriately provided with infrastructure for this public access, is safe enough that fencing is not generally required, is safe to manage, is economic to manage, has significant sustainable ecological value and provides tangible aesthetic value to the development.

10.3 What design standards do we require to make it an ASUD/PAG compliant?

For more information on Accessible Sustainable Drainage Systems including design specifications, landscape, health and safety and maintenance requirements please see appendix 1 PAG compliant

Park, Allotments and Green Network Corridors. Specifications are also provided in the Parks and Green Spaces standard specification document which can be provided upon request.

11 Appendix I - Summary of required documentation

Document required	Required at which stages of development	Summary of key factors/elements to include – full detail in SPD	Relevant Section(s) of SPD/ relevant standards or guidance	Submitted and Satisfactory?
Publicly Accessible Greenspace (PAG) and/or Communal Greenspace **Proposed provision plan**	**Outline** **Detailed application stage** **Full application**	**Outline stage** Must include a plan showing which areas of development are to be provided to a publicly accessible/communal greenspace standard as per our guidance and standards. This plan must also clearly state what their function will be (e.g. park, allotment, green network corridor, SUDs, communal areas) and broadly what facilities are to be provided as part of this. Proposed quantity of PAG and or Communal Area to be provided (which meets or exceeds minimum requirements) must be stated at this stage **Full application stage/detailed application stage** A detailed plan must be provided showing which areas of the development are providing the required elements of publicly accessible open space. All the specifics of the facilities, infrastructure, adoption proposals, topography, landscape and maintenance must be provided to support this plan. The facilities and infrastructure proposed must satisfy the PAG standards as set within this SPD and the accompanying Parks and Greenspaces Standard Specification document.	Part C - Supported Living Developments, Chapters 2, 6-10 Appendix 1 - Detailed Design Standards for PAG compliant greenspace	
All green space (public and private) **Adoption proposal plan/ Agreed adoption plan**	**Outline** **Detailed application stage** **Full application**	**Outline stage** Broad area plan to show the proposed adoption of the different spaces within the development. Key features like suds, parks and green network to be labelled and adoption intention/proposal identified. **Full application stage or detailed application stage** Detailed plan which is agreed in principle with adoptee. Plan to include adoption of overground and underground features including services, inlets/outlets and boundary features like fences/hedges etc. Access agreements for example where one landowner needs to cross another's land to maintain a feature for example services/drainage etc as necessary should also be identified at this stage.	Biodiversity Chapter Appendix 1 - Detailed Design Standards for PAG compliant greenspace	
All green space **Legal documents accompanyin**	**Detailed application/full application stage**	Full details of legal agreement or proposed legal agreement/document with adoptee. This must clearly state any obligations that come with the adoption e.g maintenance/replacement/inspection requirements.	Part B Chapter 2 Appendix 1 - Detailed Design Standards for PAG compliant greenspace	

g adoption plan				
All green space **Maintenance plan and accompanying maintenance detail**	**Detailed application stage or full application stage**	Show clearly on a plan and describe in an accompanying document what is expected regarding the maintenance of the different areas being created/retained/enhanced. This document should indicate the following items 1. Short, medium and long-term maintenance proposals 2. The goals of this maintenance and process for amending the maintenance or facilities/layout if necessary. 3. What the maintenance operation involves Including a. The type of operation b. Frequency of operation c. Proposed outcomes of each maintenance visit using national standards wherever possible e.g defra litter standards d. The likely type of equipment or machinery needed to complete the operation. This will need to be linked with the maintenance access plan clearly showing how the machinery needed can access the different maintenance areas. 4. Inspection regimes and to what standards or criteria 5. Repair and replacement thresholds for facilities and for hard and soft landscaping.	Appendix 1 - Detailed Design Standards for PAG compliant greenspace. Biodiversity Chapters	
All green space **Maintenance access plan**	**Outline stage** **Full application or detailed application stage**	**Outline development stage** 1. Maintenance routes and access points indicated on plan with minimum route widths and major infrastructure (like bridges) and their proposed capacity indicated on the plan. **Detailed or full application stage** 1. Spatial plan showing proposed access and movement routes for all proposed maintenance activities, including turning and access points from the main highway. 2. Full appropriately verified detail must be provided for all infrastructure along these routes to demonstrate how this infrastructure eg bridges, gates and paths provide the widths, load capacity and clearance needed to cater for the proposed access 3. Topographical detail will be required along these movement, maintenance and access routes to ensure that the routes and maintenance areas comply with the proposed machinery's manufacture's guidelines for use. For example for ride on mowers tractors, trailers, flails and balers etc as appropriate.	Biodiversity Chapter Appendix 1 - Detailed Design Standards for PAG compliant greenspace	
All publicly accessible greenspace (PAG) and/or communal greenspace **Risk Assessments**	**At full/detailed application stage** Detailed risk assessments are required for all areas/facilities/ and infrastructure of PAG which	**Full/ detailed application stage** Detailed risk assessments are required for all areas and features of the PAG and or communal areas identifying and suitably managing hazards. Development design should aim to remove the hazard, reduce the hazard and finally once the hazard has been reduced as much as possible protect people against the hazard. We ask developers to remove or minimise the hazard before considering protective measures as per HSE/ROSPA guidance. The following key themes/areas need to be covered where relevant. 1. Communal areas and staff break out areas relevant to intended use	Appendix 1 - Detailed Design Standards for PAG compliant greenspace Biodiversity and Trees chapters Health and Safety Executive HSE	

	are to be provided.	2. Suds/other waterbodies and watercourses /Water Safety 3. Trees (existing and new) 4. Green Network Corridors and the wider pedestrian and cycle movement around the site. 5. Ecological habitat (existing and new) 6. The performance of maintenance and maintenance access 7. The wider environment 8. Unsupervised access 9. The use by children/older people/the disabled 10. Crime and the perception of crime – Secure by design principles 11. Sustainability and durability of facilities/infrastructure being provided. 12. The land/facility adoptee and their ability to manage the facilities and equipment being provided. 13. Facility/land interaction with hazards within and outside of the development site Risk assessments must be written to an appropriate standard, by appropriately qualified or experienced individuals.	The Royal Society for the Prevention of Accidents - RoSPA.	
Whole development Topographical Surveys	**Outline** **Detailed application stage** **Full application**	The topographical surveys required (pre and post development) must identify what changes in level exist currently on site (and its immediate periphery) and how this will change because of the development. Determining what changes are planned in topography is essential to predict the impacts on the site's existing hydrology, ecology and existing landscape and to understand how different facilities/infrastructure/ landscape items and the built environment will relate to each other and to foresee how all of this will impact the wider landscape. **Outline** A topographical survey of the existing site identifying existing site features such as trees, water bodies, water courses, habitat areas/features, existing built features, roads etc. This must conform with RICS best practice guidance. An indicative plan is also required at this stage showing which areas are likely to be changed by the development. **Detailed application stage** A detailed topographical plan is required of the development site post development clearly showing new and existing features and highlighting any changes to levels proposed. **Full application Stage** Plans as described above in outline and detailed application stages	Biodiversity and Trees chapters Appendix 1 - Detailed Design Standards for PAG compliant greenspace RICS best practice guidance	
Biodiversity **Ecological Surveys**	**Pre app/initial consultation /outline**	1. Desk study identifying existing ecological data of the site and surrounding area 2. Phase 1 habitat plan created from an up-to-date survey completed at the appropriate time of year 3. Protected Species Surveys for all protected species that could be using the development site, or which may be affected by the development	Biodiversity Chapter To comply with The Joint Nature Conservation Committee (JNCC) guidance To comply with Natural England	

			protected species guidance	
Biodiversity **Construction Ecological Management Plan CEMP**	**Detailed Application Stage/Full Application Stage**	1. Details of protected species licences 2. Habitat creation and retention plans 3. Details and management of services/drainage proposals that cross the habitat areas and buffers. 4. Details of what habitat safeguards are to be employed at each development stage. 5. A timetable setting out all key operations and identifying those operations where an ecologist will be present. 6. What management, if any, of the retained features or habitats is necessary during each development stage. 7. Details of what species safeguards are to be employed at each stage of the development including: 8. What monitoring, checks and supervision will be undertaken and how this process will be recorded. 9. The details of a suitably qualified Ecological Clerk of Works to oversee implementation of the CEMP and address any contingency measures where appropriate. 10. The provision, detail and timing of written reports to the Authority	Biodiversity Chapter	
Biodiversity **Biodiversity Ecological Management Plan BEMP**	**Detailed Application Stage/Full Application Stage**	1. The specific aims of your BEMP (habitat and species) 2. How these aims will be achieved 3. The specifics of how areas will be enhanced and when this will be done. 4. Proposed maintenance of ecological features 5. All species-specific enhancement proposals 6. A timetable for implementation 7. Adoption and maintenance proposals 8. A 30 year management/monitoring plan	Biodiversity Chapter	
Biodiversity **Biodiversity Impact Assessment**	**Outline and Detailed Development stage / Full application stage**	1. A pre-development habitat and habitat condition plan 2. A pre-development key habitats and buffer plan. 3. A pre-development calculation of the value of the habitats on site prior to development 4. A pre-development calculation of the value of the habitats on site prior to development 5. A post-development habitat proposals plan 6. A calculation of the post-development value of the habitats on site 7. Calculation of biodiversity units lost/gained	Biodiversity Chapter Warwickshire County Council - Biodiversity Assessment Calculator	
Trees **Tree Surveys and plans**	**Pre app include 2 where possible** **Outline stage include 1-3** **Detailed Application Stage - include 4-7 (assuming 1-3 already provided)** **Full application stage - All items**	1. Land Survey (LS) - See topographical survey 2. Tree surveys (TS) – what trees are on site and adjacent to site and details of said trees size/maturity/condition and value/importance 3. Tree Constraints Plan (TCP) - which areas are to be fully protected during all stages 4. Arboricultural Impact Assessment (AIA) - what's the impact on trees/tree cover and how will net gains be achieved 5. Tree Protection Plan (TPP) – including buffers and protection methods 6. Arboricultural Method Statement (AMS) – working methods in relation to tree protection where required. 7. New Tree Planting scheme/plan – details of new trees to be planted - can be incorporated in landscape plan.	Tree and Biodiversity Chapters	

Landscape plan	**Detailed Application Stage** **Full application stage**	Provide a plan showing all retained existing and proposed soft and hard landscaping Include 1. Soft landscaping a. Species, number and size b. Planting method/ spacing/density c. For trees show mature canopy and species' recommended minimum distance to building. d. For native scrub and hedges please indicated mature unmanaged spread and the proposed managed size and spread. 2. Hard Landscaping a. Specifications including relevant drawings/cross-sections/dimensions/colour/materials/supplier etc. b. Life expectancy c. Verified capacity/suitability for intended use including load capacity. d. Construction methods where appropriate e. Image of appearance where appropriate	Appendix 1 - Detailed Design Standards for PAG compliant greenspace Nuneaton and Bedworth Borough Council's Parks and Greenspaces Standard Specification	
SUDs	**Outline Application Stage** **Detailed/Full application Stage**	**Outline application Stage** – Broad location of SUDS and identification of whether it will be a PAG compliant SUDs provision or not. **Detailed/full application stage for PAG compliant SUD features** 1. Design and full specification including materials/cross sections of basins/ditches/structures etc. 2. Demonstration of compliance with this SPD's PAG requirements for SUDs 3. Description and relevant plans of ecological habitats to be provided as part of SUDs and demonstration of how design will provide wider environmental benefits e.g water filtering/cleansing etc 4. Engineer confirmation/support of feasibility of ecological and environmental aspirations -retention of water/ cleansing of water/maintenance access etc 5. Landscaping 6. Maintenance plan 7. Adoption proposal and full detail of agreements. 8. WCC approval of design and corresponding compliance with Flood Risk & Sustainable Drainage Local guidance for developers **Detailed/full application stage for non-PAG compliant SUD features** 1. Design and full specification including materials/cross sections of basins/ditches/structures etc. 2. Landscaping 3. Maintenance plan 4. Adoption proposal/agreements 5. WCC approval of design and compliance with Flood Risk & Sustainable Drainage Local guidance for developers	Appendix 1 - Detailed Design Standards for PAG compliant greenspace Flood Risk & Sustainable Drainage Local guidance for developers – Warwickshire County Council - Local Flood Authority	
Green Network Corridors (GNCs)	**Outline** **Detailed/Full application**	**Accessible Green Networks** are made up of either a neighbourhood or strategic path - depending on the path's importance e.g. a locally used path or path which is part of the wider active transport network – which is either of local or strategic importance depending on the landscape features included and its relevant importance to wildlife. **Outline application Stage** – Broad location/links of proposed additions to /new sections of GNCs and identification of whether provision will	Allotment Chapter Appendix 1 - Detailed Design Standards for PAG compliant greenspace	

		be PAG compliant or not. Indication of whether path networks/green network features are neighbourhood or strategic in nature. **Detailed/Full application** 1 Full details of hard and soft landscaping of all elements of AGNCs 2 Adoption proposals/agreements 3 Maintenance plans 4 Full specifications of all features		
Allotments	**Outline** **Detailed/Full application**	**Outline application Stage** –On outline plan indicate whether there will be allotment provision onsite and if so its size/intention to meet our size and standards or not or if offsite contribution is intended (More Active Supported Living Developments only). **Detailed/Full application** 1 Full details of hard and soft landscaping of all elements of allotment provision 2 Adoption proposals/agreements 3 Maintenance and access plans		