Basingstoke and Deane

Basingstoke and Deane Borough Council

Landscape and Biodiversity

Supplementary Planning Document

June 2008

Contents

1 Introduction

1.1 Landscapes, whether urban or rural, and the **biodiversity** (variety of living creatures) they support, are a major contributor to our quality of life. Many things that are taken for granted, such as clean air and water, or the pollination of crops, rely on the **ecosystems** formed from living organisms interacting with the landscape. The distinctive characteristics of the local countryside help create an attractive and desirable borough to live in. This directly benefits the local economy by helping businesses attract and retain a skilled workforce. At a neighbourhood level, high quality landscapes rich in wildlife have a significant effect on people's sense of wellbeing, and can provide the motivation for outdoor exercise as part of a healthy lifestyle. They also provide opportunities for residents to become involved in the stewardship of their local environment, developing a sense of community, and learning new skills. However, unless landscapes are well planned, integrated elements of a development, that are practical to maintain, they can increase opportunities for crime and anti-social behaviour, as well as increasing the fear of these.

1.2 The importance of landscape and biodiversity considerations in achieving sustainable communities is reflected in recent government planning policy statements: PPS1 Delivering Sustainable Development [20]; PPS7 Sustainable Development in Rural Areas [21]; PPS9 Biodiversity and Geological Conservation [22]; and in the Basingstoke and Deane Borough Local Plan 1996-2011 [1], through policies E1, E3, E5, E6, E7 and E8 (see Appendix 1).

1.3 This supplementary planning document (SPD) aims to provide a guide to good practice, for all stages of the planning process, which will help applicants to comply with the above policies. By encouraging the consideration of landcape and biodiversity issues from the outset, it is intended that proposals will be more sympathetic to the character of the receiving landscape and make a net contribution to biodiversity by enhancing, rather than eroding, the existing features of the site and its surroundings. It is also hoped that, through this approach, applicants will experience less delay with projects, due to unforeseen constraints, and have less need to make alterations to their proposals to get them to a standard that is good enough to approve.

1.4 This document has been prepared in accordance with government guidance and regulations, including those relating to community involvement. It has been subject to a combined Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA). It forms part of the Local Development Framework (LDF) for the borough, and will be a material planning consideration in our determination of planning applications.

2 Scope of the Supplementary Planning Document

2.1 This SPD is intended to cover the most common types of development, in terms of landscape and biodiversity (including tree) implications, for which we receive applications. The document comprises two parts:

- Part 1, which provides information relevant to small-scale developments, including single dwellings, home extensions, listed building works and Conservation Area Consents
- Part 2, which provides guidance relevant to larger developments, including residential and commercial development

2.2 Whilst applicants may find parts of this document helpful in preparing applications for small-scale rural projects and farm diversification proposals (for example guidance on timing for wildlife surveys), these types of application do not specifically fall within the scope of this SPD. Advice on farm diversification proposals is included in our Farm Diversification and Traditional Farmsteads SPD [9]. There will also be other types of application that fall outside of the scope of this SPD (for example, changing the use of land).

2.3 This SPD focuses on local landscape and biodiversity considerations, but it is equally important to consider the impacts of development on the wider environment. For example, the source of timber and other building materials can have significant effects on global biodiversity. For further information on this aspect, please refer to our Design and Sustainability SPD [8].

2.4 This document should be read in conjunction with other guidance on design within villages and the countryside, and urban areas, which will also be provided in our forthcoming Design and Sustainability SPD.

2.5 This SPD incorporates the requirements of, and replaces, our existing supplementary planning guidance on trees and development (published 2001). It also incorporates guidance from the 'Landscape Checklist for New Development' produced by the Hampshire Local Government Landscape Group.

2.6 The SPD applies to development proposals whether or not they require a statutory Environmental Impact Assessment (EIA).

2.7 A glossary of terms is included at Appendix 2 and the terms defined are shown in bold where first used within the main text.

Key Principles

- **Landscape and biodiversity issues must be considered from the pre-planning stage onwards.**

- **There must be adequate information to allow the impacts of the proposal on landscape character, landscape quality and on biodiversity to be assessed in accordance with planning policies and legislation.**

- **The design must be led by the inherent constraints and opportunities of the site and its context.**

- **Significant landscape and biodiversity impacts must be avoided, wherever possible, through careful design. Mitigation[1] measures must only be used where avoidance through design is not achievable.**

- **Where there are remaining impacts that cannot be satisfactorily mitigated, compensation[1] must be provided through the creation of new features.**

- **All proposals should aim to enhance the landscape and biodiversity of the receiving environment and, where possible, these enhancements should result in a net improvement.**

mitigation means measures taken to reduce harm to a landscape or biodiversity feature or a population of a particular species; compensation means the creation of new features (on or off site) to help make up for the loss of, or damage to, existing landscape / biodiversity features or populations of species.

[1]

Part 1: Small-Scale Development

3 Scope of Part 1

3.1 This section provides guidance for proposals involving a single dwelling, home extensions, alterations to, or demolitions of, listed buildings and demolition in conservation areas (Conservation Area Consents). It will also provide useful guidance for other developments involving a very limited landtake.

4 General Considerations

4.1 Landscape and biodiversity implications for these application types will usually be limited. However, they may have implications for certain types of protected species such as bats, important trees, or the character of landscape settings around listed buildings and in conservation areas. Applications in the countryside, or on the edge of settlements, must not be visually intrusive, especially within the North Wessex Downs AONB. All proposals within villages should have regard to any existing conservation area appraisal and village design statement.

5 Information about the Site and Context

5.1 A desk study must be undertaken to:

- ascertain whether the site is within 50 metres of a Site of Special Scientific Interest (SSSI), Local Nature Reserve (LNR) or Site of Importance for Nature Conservation (SINC)
- ascertain whether the site is within the North Wessex Downs AONB
- ascertain whether any trees within, or adjacent to, the site are subject to a **tree preservation order**, or are within a conservation area
- obtain relevant information from conservation area appraisals and village design statements, to help understand local landscape character and the landscape setting of the settlement
- if the case of listed buildings, ascertain information on the extent of listing, the curtilage and the setting

6 Biodiversity

6.1 Bat surveys must be undertaken if the proposals involve modification, conversion, demolition, or removal of dwellings and structures (especially roof voids), relating to:

- rural buildings (eg farmhouses, cottages and barns)
- buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water
- pre-1960 detached buildings and structures within 200m of woodland and/or water
- pre-1914 buildings within 400m of woodland and/or water

- pre-1914 buildings with gable ends or slate roofs, regardless of location
- demolition, in full or part, of any other building within the curtilage of a listed building constructed prior to 1 July 1948
- removal or pruning of trees that are mature, and/or have obvious holes, and/or have a girth greater than 1m at 1.5 metres from ground level

6.2 If the proposals involve conversion or demolition of a rural building, surveys must also be undertaken for barn owls and other nesting birds that use buildings (eg house sparrows, house martins and swallows).

6.3 Any watercourses or water bodies, including ponds, rivers/streams, or ditches (dry or wet) should be shown on the site plan.

7 Trees and Hedges

7.1 If there trees on the site, or within 30 metres of it, a measured site survey (at a scale of at least 1:200) must be undertaken. This must show the location of each tree and the canopy spread in all directions. These features must be numbered for ease of reference, and the girth of each tree, measured at a height of 1.5 metres from ground level, must be recorded and shown on the planning application drawings. Where known, the species should also be recorded on the drawings, but if there is uncertainty, it should be recorded as unknown.

7.2 Where there is woodland on adjacent land, this can be recorded as a single entity, with an outline depicting the outer canopy edge. However, the trunks of the outer edge trees should be individually plotted along all sides that are within, or face, the site.

7.3 Any hedges within the site or on its boundaries, should be shown on the site plan and the species composition noted, where known.

7.4 If trees on adjacent land cannot be accessed for measuring, an estimate should be made. It must be clearly stated on the drawings where measurements have been estimated.

8 Landscape

8.1 The location of any public rights of way (or public access land), and locations along/within these from which proposals may be seen, must be recorded.

9 Evaluation of Information

9.1 If protected species are identified from surveys, it will often be necessary to obtain a licence from the Natural England Wildlife Management and Licensing Service in addition to getting planning permission. Licence applications must be made by suitably experienced ecologists/wildlife specialists, and will generally require **mitigation** and/or **compensation** measures to offset any negative impacts. Licences can only be applied for after planning permission has been obtained. However, we will consult the licensing authority before determining the application, and take their views into account. In addition, mitigation or compensation measures may influence the design of the project. Therefore, any protected species issues must be addressed as part of the planning application. A full report, detailing survey results, implications and proposed mitigation and compensation must form part of the submission to the council. If, despite mitigation and compensation measures, the proposals are deemed likely to have an adverse impact on the species concerned, the application is liable to be refused.

9.2 Culverting of watercourses, ditches and other bodies of water should be avoided.

9.3 We will take into account the impact on any trees and hedges of significant value in the local area. Likely effects on the trees' health from construction/demolition operations (particularly roots) and the compatibility between the trees and the proposal will be assessed to determine this impact. To minimise the risk to important trees, **Root Protection Areas** (RPAs) must be established around them (see Box 1). Proposals should then be drawn up to avoid impinging on these RPAs. Allowance must be made for working room during building works and the fact that foundations may protrude beyond the external walls drawn on plans. If, proposals cannot be designed to avoid impinging slightly on the RPAs, advice should be sought from an arboricultural consultant to help assess the acceptability of this (see contacts in Appendix 3). Certain types of hard surfacing within an RPA may be acceptable, but again, professional advice should be sought. Otherwise, any trees that will have their RPAs compromised by works, including driveways, and changes in ground level, should be proposed for removal and shown as a dotted outline on submitted drawings. The compatibility between the trees and proposals should also take into account:

- shading of windows
- debris, including leaf fall and bird droppings
- sightlines if proposals involve a new access onto the public highway

9.4 In some cases, pruning may help to mitigate compatibility issues, but this will usually need to be repeated periodically. The long-term maintenance commitment and impact on tree health must be carefully considered, and will form part of our appraisal of the application.

9.5 To ensure that proposals show the full implications for trees and other landscape features, plans should be submitted showing sightlines for any new access to the highway and the full construction footprint in relation to trees and other features. For example, room may be needed to erect scaffolding and it is likely that trenches for foundations will project beyond the line of the buildings shown on plans.

9.6 Applications adversely affecting protected, or otherwise important, trees are liable to be refused.

9.7 New building materials and styles in the countryside must be in accordance with the council's Countryside Design Summary [7]. In villages, applications should be in accordance with the village design statement, if one has been prepared [8] and, in conservation areas, in accordance with the conservation area appraisal.

9.8 If proposals affect the North Wessex Downs Area of Outstanding Natural Beauty, they must respect the special character of this area.

Box 1: Simple approach for calculating Root Protection Areas (RPAs) where roots are evenly distributed
Where trees are growing in open conditions with no obstructions to cause an asymmetrical rooting pattern, the following approach can be used to produce a guideline RPA. Measure the circumference around the tree trunk at 1.5 metres from ground level. Assuming this measurement is in centimetres, multiply this number by 0.04 to get the radius for the RPA in metres. Where there are existing buildings or hard surfaces such as driveways within this RPA, the tree is likely to have an asymmetrical root system and an arborist should be consulted to help determine the RPA.

Part 2: Larger Developments

10 Scope of Part 2

10.1 This section provides the comprehensive guidance required for major development applications. However, much of the guidance is applicable to minor developments.

11 Pre-planning Surveys

11.1 General Considerations

11.1.1 It is important that landscape and biodiversity issues are considered as early as possible in the development process. Ecological surveys must be planned well in advance, because they have to be undertaken at appropriate times of year for the species concerned and multiple site visits may be required over a season to provide meaningful results. Ecological mitigation work can also take a considerable time to implement, and certain stages will often have to be completed before any development can begin.

11.1.2 It is also important to consider landscape and biodiversity issues from the outset as they can only be fully addressed if the opportunities and constraints they represent are seen as a fundamental part of the design process. Attempting to accommodate important site features after a development layout has been prepared, through piecemeal adjustments and technical mitigation measures, rarely results in a satisfactory scheme.

11.1.3 Adequate surveys are essential to ensure development proposals are informed by a thorough understanding of the site and its context, including the constraints and opportunities. We must also have adequate information to assess the impact of proposals on the local environment, supported by evidence which, in many cases, will involve surveys. Failure to include adequate landscape and biodiversity information with an application (which includes submitting inconclusive survey results) is likely to result in an application being refused or may prevent an application from being registered until the matter is rectified.

11.1.4 In many cases it will be necessary to employ professional landscape architects, arboriculturists, ecologists and/or wildlife consultants to assist with the specialised aspects of planning covered by this document. Details of the relevant professional bodies maintaining registers of members in professional practice can be found at Appendix 3. It is important that these specialists work with urban designers, architects, engineers and other professionals as part of a multi-disciplinary design team. Only in this way can the landscape and biodiversity aspects of a development be fully considered, and successfully integrated with other aspects of the design.

11.1.5 It is common practice to reserve landscape treatment when submitting outline planning applications. However, the impact on the existing landscape, including trees, and biodiversity, will still form a material consideration in assessing the principle of developing, or changing the use of, a site. Therefore, the stated requirements for information still form an important part of preparing outline applications. If an

applicant believes there is a reasonable case for omitting any surveys at the outline stage, advice should be sought (see contacts at Appendix 4).

11.2 Determining the Spatial Extent of Surveys

11.2.1 The survey area will vary for the different types of survey, and will depend on the extent of potential impacts (or **zone of influence**) from the proposed development. As the details of the proposal will not be known at this pre-planning stage, the zones of influence should be defined on a precautionary basis. This must include all areas that might be affected, given the type of development envisaged, and the size and location of the site. These preliminary zones of influence can then be refined during the design and impact assessment process, as the extent of impacts becomes clearer. Zones of influence will vary for different types of impact, as well as the sensitivity of the receiving environment. They should be determined by the appropriate experts, in accordance with best practice, as set out in Guidelines for Landscape and Visual Impact Assessment [16] and Guidelines for Ecological Impact Assessment in the United Kingdom [11].

11.2.2 In determining zones of influence, consideration should be given to:

- any pollution risk
- any alterations to watercourses or to the flow of streams or rivers
- visibility of the site from the surrounding landscape
- the effects of noise and light pollution
- potential recreational pressure and disturbance or predation from pets, in the case of residential development

11.2.3 Surveys will often need to be undertaken on adjacent land, and will require the landowner's permission. If this is not possible, and surveys are limited as a consequence, this must be recorded and acknowledged in planning applications.

11.3 Preliminary Desk Study

11.3.1 An initial desk study should involve a review of existing sources of information. This will help in deciding the scope of surveys required, and provide important information for the evaluation stages. Checklist 1 at Appendix 8 lists the matters to be considered and relevant sources of information.

11.4 General Site Survey

11.4.1 For all sites, a measured survey, at a scale appropriate for plotting at up to 1:200 should be undertaken to record the following information:

- site boundaries (location, type) and a clear indication of other land within the applicant's ownership and/or control
- ground levels
- current use of site and adjacent land
- boundary features including walls and hedges
- water courses and water bodies, including rivers/streams, ponds and ditches (dry or wet)
- any existing buildings or structures

- existing utility services (above and below ground) and evident way-leaves
- access, roads, paths, bridleways and cycleways, including current barriers to movement
- basic information on natural features and vegetation, including the location of any trees within the site, or within 30 metres of its boundaries[2]
- all trees with a stem diameter greater than 7.5 cm should be included in the survey
- significant patches of smaller saplings or newly-planted trees (these can be shown as groups rather than as individuals
- significant shrubs
- woodlands, assuming that there is no intention to develop within them, can be recorded as a single entity, with an outline depicting the outer canopy edge. However, the trunks of the outer edge trees should be individually plotted along all sides that are within, or face, the site
- all trees and other natural features should be numbered on plans for ease of future reference

11.4.2 If trees or hedges are on adjacent land and cannot be accessed for measuring, an estimate should be made. It must be clearly stated on the drawings where measurements have been estimated.

11.5 Other Investigations that may have Landscape or Biodiversity Implications

11.5.1 Contaminated land is an important issue in its own right. But it has particular implications for landscape and biodiversity on development sites where decontamination procedures can affect the feasibility of retaining existing features. Therefore, an early assessment of contamination risk should be made for any site where current or previous uses may mean that contaminants are present. Further investigations must be agreed with our Environmental Health team, and implemented as soon as possible. This will enable a remediation strategy to be developed in conjunction with landscape and biodiversity proposals. Advice must be sought from an ecologist and/or arboriculturist to ensure these investigations do not damage important habitats or trees. Further guidance on contaminated land is given in Development on Potentially Contaminated Land [10].

11.5.2 Archaeological investigations can also conflict with the retention of important landscape and biodiversity elements, if not carefully planned and integrated with the protection measures for these features.

11.6 Biodiversity

11.6.1 Biodiversity surveys must be undertaken at the appropriate time of year (see Fig. 1) and should start with an Extended Phase 1 Survey. This involves recording the habitat types present, assessing the potential for protected, or otherwise notable, species presence, and assessing the key processes influencing the ecology of the site. This must cover the whole zone of influence, which should be determined by a competent ecologist, based on the characteristics of the proposed development, and in accordance with Section 3.2 (Determining the Spatial Extent of Surveys). It may

[2] This distance is used to ensure that trees that could come into conflict with the development (allowing for future growth) are taken into account, in addition to those that might be directly impacted by construction work.

also be necessary to extend the study beyond the basic zone of influence, if only part of a site or ecosystem falls within it. This is so the effects of development on the integrity of the site or ecosystem as a whole can be assessed. It is expected that the Extended Phase 1 Survey will record information about:

- habitat types and main plant communities
- features of potential importance for nature conservation including hedges, veteran trees, green lanes, old walls, and traditional rural buildings
- presence, or potential for presence, of legally protected species, principal species of biodiversity importance, or species of local conservation concern (see Appendix 6)
- presence of invasive/problem species, such as Japanese knotweed, *Rhododendron ponticum*, Australian swamp stonecrop or signal crayfish, as well as evidence of heavy browsing by deer or rabbits
- processes, natural or otherwise, that influence biodiversity within the zone of influence (for example, evidence of periodic flooding and the type of farming practices)
- opportunities for enhancement.

11.6.2 Depending on the outcome of the Extended Phase 1 Habitat Survey, additional Phase 2 surveys may be necessary. These involve surveys that are specific to particular species or more detailed assessment of plant communities and must be undertaken if habitats of conservation significance are recorded, or there is a likelihood of species being present that is legally protected or recognised as being of conservation concern (see Appendix 6). A list of potential triggers for 'Phase 2' surveys is given in Appendix 7).

11.6.3 If wetland habitats may be affected, hydrological surveys may be required.

11.6.4 In some cases, it may be appropriate to refine the zones of influence, as site planning work is undertaken, before deciding to commission additional surveys. However, the limitations on time of year for undertaking surveys, and the consequences for possible project delays, must be taken into account. As an aid to planning further surveys, Figure 1 gives guidance on suitable times of year for different groups of organism. This includes sub-optimal times, when survey work may provide information on potential constraints. However, surveys undertaken during these times will not necessarily be sufficient to support planning application submissions.

11.6.5 All species surveys must include a thorough evaluation of the site and surrounding area in terms of habitat and resource requirements for the species or species group concerned. References to guidance on survey methods and standards are listed in Appendix 5.

Figure 1: Survey times for species and species groups often affected by development

Key: Optimal Survey Time **Sub-optimal**

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
BADGERS												
BATS (Hibernation Roosts)												
BATS (Summer Roosts)												
BATS (Foraging/Commuting)												
BIRDS (Breeding)												
BIRDS (Over wintering)												
DORMICE												
GREAT–CRESTED NEWTS Terrestrial												
GREAT–CRESTED NEWTS Aquatic												
INVERTEBRATES												
OTTERS												
REPTILES												
WATER VOLES												
WHITE-CLAWED CRAYFISH												
EXTENDED PHASE 1 / HABITATS / VEGETATION												

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11.7 Landscape

Landscape Character

11.7.1 A local assessment of landscape, and/or townscape, character (depending on the context) should be undertaken, in accordance with Landscape Character Assessment Guidance for England and Scotland [24], and with reference to the Basingstoke and Deane Landscape Assessment [15], and the Urban Characterisation Study for Basingstoke [2] for proposals within Basingstoke.

11.7.2 If a full application is to be submitted, the following surveys should also be undertaken:

- surface water drainage

- microclimate
- soil survey, including depth, texture, structure, and drainage characteristics

These may be omitted for outline applications, if landscaping is to be a reserved matter.

Visual Appraisal

11.7.3 A visual appraisal should be undertaken in accordance with Guidelines for Landscape and Visual Impact Assessment [16], identifying:

- the zone from which the site (and intended type of development) will be visible
- publicly accessible areas within the zone of visibility
- views into and out of the site
- the visual prominence of the site within the local landscape
- the nature and sensitivity of key landscape views that the proposals may impinge upon.

11.7.4 If the development is on the edge of a settlement or outside a settlement policy boundary, an assessment of night-time lighting impact on the surrounding countryside may be required (for example, where visual assessments reveal the potential for significant light pollution in the countryside).

11.8 Trees

11.8.1 Where trees have been identified within 30 metres of the site, they should be surveyed in accordance with BS5837: 2005 Trees in Relation to Construction—Recommendations [5]. These surveys must include all trees identified in the general site survey (see section 3.4). Where there are many trees or it may otherwise be difficult to identify them from plans, they should be tagged (provided the landowner's permission has been obtained). If it is not possible to get access to trees on adjacent land, estimated measurements may be given, but this must be acknowledged in the survey report as a limitiation.

11.8.2 If the desk study has revealed the potential for vegetation-related subsidence problems, soil tests should be undertaken to determine the potential for shrinkage/swelling.

12 Evaluation of Survey Information

12.1 General

12.1.1 Information on contaminated land, archaeology, way-leaves, easements etc. must be evaluated in terms of the implications for the conservation and enhancement of landscape and biodiversity interests, as well as the development proposals.

12.2 Biodiversity

12.2.1 Habitats must be evaluated in terms of any designations that apply (eg. SSSI or SINC), or whether they are listed as 'Habitats of Principal Importance in England' or '**Key Habitats**' under the local plan (see Box 2 for a list and Appendix 6 for further details). Box 3 provides further information on the implications of different types of nature conservation designation.

12.2.2 The social value of semi-natural natural green space should also be evaluated in terms of the public access it provides and the opportunities it provides for learning about wildlife (eg. how good the site is for wildlife watching). Its relative contribution to the amount of accessible natural greenspace in the area should also form part of this assessment.

Box 2: Key Habitats[1]
Ancient Semi-natural Woodland
Lowland Pasture Woodland/Parkland
Ancient and/or Species Rich Hedgerows
Unimproved neutral grassland/fen
Calcareous grassland
Floodplain grazing marsh
Lowland heath/bog/acid grassland
Fen/carr/marsh/swamp/reedbed
Standing open water
Chalk rivers
Basingstoke Canal
[1] Incorporating Habitats of Principal Importance in England (as listed in the Basingstoke and Deane Borough Council Local Plan 1996-2011)

12.2.3 The extent of connectivity between habitats and the role of individual habitats and features in providing 'corridors' and stepping stones to aid the movement of wildlife across the landscape should be assessed. The potential for improving connectivity throught the creation of new habitat features should also be assessed.

12.2.4 The secondary, or support value, of land to adjacent habitats should also be assessed. Some areas, for example, may provide a valuable buffer around important habitats. Improved pasture, of low intrinsic biodiversity value, may be important in ensuring the viability of grazing, which is necessary to maintain adjacent unimproved grasslands of high biodiversity value.

12.2.5 Features within habitats must be independently evaluated for their wildlife value. Trees, for example, should be assessed in terms of any notable species they support, and for their intrinsic habitat value through the presence of cavities and deadwood. Safety aspects must be assessed as part of the tree survey (see para 4.5.1). Any hedges comprised of native species should be evaluated to determine whether they qualify as Important under the Hedgerows Regulations 1997, or fall within the definition of **ancient or species rich hedgerows** (see Appendix 6).

12.2.6 Both habitats and populations of species must be evaluated for their enhancement potential. Where SSSIs are concerned, this evaluation must take into account the condition status, as assessed by Natural England (see Appendix 8, Checklist 1) for information source).

12.2.7 Species must be evaluated in terms of the level of any legal protection applying to them, and whether they are listed as 'Species of Principal Importance in England' or (local) 'Priority Species' (see Appendix 6).

12.2.8 Any invasive/problem species must be evaluated in terms of legal considerations, implications for the biodiversity of the site, and options/opportunities for control.

12.2.9 Processes affecting the ecology of the site and surrounding area must be evaluated in terms of their importance in maintaining the biodiversity of the area.

Box 3: weight given to different types of nature conservation site designation

Statutory nature conservation sites include Special Protection Areas (SPAs), Special Areas of Conservation (SACs), National Nature Reserves (NNRs) and Sites of Special Scientific Interest (SSSIs). At time of writing, there are no SPAs and SACs in the Borough of Basingstoke and Deane, but the Thames Basin Heaths SPA and River Itchen SAC could potentially be affected by activities within the borough. These sites have the strongest level of protection in planning by virtue of the Habitats Regulations 1994 (as amended), which restricts the granting of planning permission for development which is likely to have a significant effect on a SPA or SAC. National planning policy guidance in Planning Policy Statement 9: Biodiversity and Geological Conservation is that proposed SPAs and candidate SACs should be treated the same way as those that have already been classified or designated.

Nationally designated sites have the next highest levels of protection. PPS9 also includes a presumption against development that would, on its own or in combination with other developments, adversely affect a SSSI. It further states that "an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of SSSIs." The council is also required, in accordance with section 28G of the Wildlife and Countryside Act 1981 (as amended) to "take reasonable steps, consistent with the proper exercise of the authority's functions, to futher the conservation and enhancement of the features for which sites are of special interest."

Locally designated sites include Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs). They have no statutory protection, but there is a presumption, in Policy E7 of the Basingstoke and Deane Borough Council Local Plan 1996-2011, against the granting of planning permission that would result in harm to them. Policy E7 provides that, where there is a public interest in favour of a proposal, the local or national importance of the designation and any statutory requirements will be taken into account in determining the application.

12.3 Landscape

12.3.1 There are two aspects to the evaluation of the landscape information: landscape character and visibility of the proposal site from the surrounding area.

Landscape Character

12.3.2 Landscape character assessment does not involve judgements about the quality of landscapes assessed. Therefore, it is necessary to do this as part of the evaluation stage, so the significance of impacts can be judged during the design stages.

12.3.3 The elements making up landscape character, such as landform, vegetation and land-use patterns, must be judged in terms of attractiveness, local distinctiveness, naturalness and historic value. Naturalness and historic value often go together, as older managed features tend to be more influenced by natural processes than those arising as a result of modern land management practices. Examples are: traditional hay meadows, ancient hedgerows, water meadows and ancient woodland. However, recently abandoned areas may attain a degree of naturalness through colonisation by vegetation and wildlife. Information relevant to this assessment will be available from biodiversity surveys. However, it should be kept in mind that it is the contribution of such features to the aesthetic and historical aspects of the landscape that is being judged at this stage, rather than biodiversity conservation value. Local distinctiveness can be assessed by reference to landscape character area descriptions in:

- Basingstoke and Deane Landscape Assessment [15]
- Countryside Design Summary and village design statements
- Basingstoke Urban Characterisation Study [2]

12.3.4 If the study area is within the North Wessex Downs AONB and/or a conservation area, the significance of landscape elements in terms of these designations must also be assessed, with reference to the AONB landscape assessment [17], or relevant conservation area appraisal (see Table 1).

12.3.5 In completing the assessment, it is important to consider the overall combination and pattern of the various elements in forming local landscape character. Individual features that should be conserved, enhanced, or possibly removed if intrusive, must also be noted.

12.3.6 Landscape-wide attributes must be evaluated, including the degree of openness or enclosure, and the 'depth' of history still evident.

12.3.7 Tranquillity, too, is an important aspect of landscape character and should form part of the evaluation. The following factors identified with people's perceptions of tranquillity should be taken into account:

- quietness and natural sounds versus intrusive noise sources (especially roads)
- dark night skies versus light pollution
- sense of naturalness, remoteness, and solitude versus overt signs of human development.

12.3.8 The evident loss or erosion of historic features (eg. hedgerows and ponds), and the presence of elements that are visually intrusive, detract from scenic quality or locally distinctive character, should be considered.

12.3.9 The assessment of individual elements will allow important features to be selected for retention and, in some cases, enhancement. This synthesis of information will enable an overall assessment to be made of the area's sensitivity to changes in character.

Visibility

12.3.10 This involves an assessment of the intervisibility between the site and the surrounding landscape, particularly public rights of way, public spaces and existing houses. This should include an assessment of all user groups affected and the level and type of use of the publically accessible areas from which the proposals will be seen.

12.3.11 landscape features that screen or otherwise influence views should be assessed taking into account seasonal effects and approximate life span in the case of trees.

12.3.12 The scope for mitigating the visual impacts of development, by enhancing or creating additional screening (taking into account the time it will take for it to become effective), should form part of this assessment.

12.3.12 Computer methods can be used to assist with this, but should be supplemented by assessment in the field and the proposals supported by photographs. Further guidance is given in Guidelines for Landscape and Visual Impact Assessment [16].

12.4 Historic Parks and Gardens

12.4.1 If the proposal may affect a historic park or garden (especially one listed on the 'Register of Parks and Gardens of Special Historic Interest in England'), specialists in garden history and restoration must be engaged to evaluate the importance of features in terms of conserving the historic interest of the site, having regard to any designation applying. A further assessment must be made of the site's capacity to accommodate the type of development proposal, without adversely affecting its historic character. Restoration potential must also be assessed, unless a restoration plan has already been prepared. Whilst there is no local plan policy relating to 'Parks and Gardens of Local Interest', it is expected that the particular historic characteristics of these sites will be evaluated as part of the assessment of landscape character.

12.5 Trees

12.5.1 Trees, and groups of trees, must be evaluated in accordance with Table 1 of BS5837: 2005 [5], and ascribed the appropriate A, B, C or R (remove) grade. However, it is important that results of the landscape and biodiversity evaluations are used in assigning these values, and this should not be an isolated exercise. Where trees are growing as part of a group, the collective value of the group should be taken into account for the purposes of categorisation.

12.5.2 Any legal protection relating to the trees, including tree preservation orders, conservation area or felling licence controls, should be acknowledged in the assessment. However, it should be noted that trees can be a material consideration, irrespective of whether they are protected.

12.5.3 An assessment should be made, taking into account desk studies of geology/follow-up soil surveys, of the risk of existing or new trees causing subsidence to proposed buildings. This can then be taken into account in foundation design.

13 Preparing Development Proposals

13.1 It may be clear by this stage, from the survey and evaluation information, that the type of proposal envisaged will be contrary to landscape and biodiversity planning policies. Therefore, preparation of development proposals will be inappropriate. If there are material considerations in favour of departure from local plan policies, it is strongly recommended that these are discussed with us before proceeding any further.

Opportunity and Constraints Plans

13.2 If the proposal is considered compatible with relevant landscape and biodiversity planning policies, the impacts on landscape and biodiversity should be assessed at key stages of preparing the development proposals. Designs can then be modified, if necessary, before they are too far advanced. However, certain impacts can be avoided from the outset, simply by preparing and using an opportunities and constraints plan before planning the layout. Having mapped these, including buffer zones where appropriate (see Box 4), the optimum developable area, avoiding constraints can be added. A checklist for opportunties and constraints plans is provided at Appendix 8.

Box 4: Buffer Zones

Where initial assessments suggest that existing landscape features/habitats can be integrated into development without adverse affects, it is important, nevertheless, to allow for adequate buffer zones between the feature and the buildings or hard landscape elements.

Water

For main rivers minimum buffer zones of eight metres should be provided. Five metre buffer zones should be provided for non-main rivers, ditches, or ponds.

Buffers zones to watercourses and water features are required for the following purposes:

- to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
- to provide for the terrestrial life stages of aquatic insects, for nesting water-related bird species, and for bank dwelling small mammals;
- to provide a “wildlife corridor” bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
- to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
- to allow, where appropriate, for the regarding of banks to a lower and safer profile, in areas where there is public access;
- to prevent overshadowing of watercourses by buildings; and
- to reduce the risk of accidental pollution from run-off.

Treebelts and Woodlands

Failure to provide a sufficient distance between dwellings and treebelts or woodlands can result in reduced quality of life for residents, due to heavy shading and perceived danger, as well as adversely affecting the ecology of the treebelt or woodland, due to

dumping of garden rubbish, light and noise pollution and pressure for lopping trees and removing valuable deadwood habitat. Rear gardens that abut woodland can also reduce the security of dwellings. Buffer zones should be created that provide a naturally graded edge to the woodland (see fig below) and allow for maintenance access. In the case of ancient semi-natural woodland, the buffer zone should also allow the natural processes of tree death and decay to occur without unnecessary risk to people or property. **A minimum buffer of 20 metres** should be provided between the edge of the woodland and the development (including gardens), unless it can be demonstrated, in a particular case, that the above issues can be satisfactorily addressed if a lesser distance is applied.

Buffer zones should incorporate other uses such as informal recreation and/or sustainable drainage features, where this is compatible with the buffer function.

Landscape and Biodiversity Design Objectives

13.3 In addition to opportunities and constraints plans, design objectives for landscape and biodiversity elements should be derived from the survey information and evaluation. Checklist 3 at Appendix 8 provides guidance on appropriate objectives.

13.4 Using Constraints and Opportunities Plans and Landscape and Biodiversity Objectives

13.4.1 In the past, landscape and biodiversity considerations have often been left until development layouts, often dominated by highway considerations, are prepared. This has led to generic and bland developments, often conflicting with the retention of important landscape and biodiversity features. By using constraints and opportunities mapping, and setting landscape and biodiversity along with any other relevant design objectives to inform the proposals from the beginning, it should be possible to avoid major conflicts from the outset. Furthermore, it will help in producing a high-quality, locally-distinctive design, in keeping with the surrounding area.

13.4.2 When using the opportunities and constraints plans, it is important to map and overlay all the spatial implications of the proposals, not just the footprint of buildings and roads etc. These spatial implications should include:

- visibility splays for any road junctions
- level changes and any subsequent grading and/or retaining walls required, with particular regard to root protection zones around important trees
- construction footprints (allowing sufficient working room between the built elements and features to be protected)
- possible service routes, manholes, junction boxes and other ancillary development

13.5 Residual Impact Assessment, Mitigation and Compensation

13.5.1 The constraints and opportunities mapping will help to avoid direct impacts, but there may be cases where it is not possible to meet the objectives of the proposal and avoid all constraints. In addition, there will be indirect impacts that are not obvious from simple overlays of development proposals. The latter should be assessed in accordance with professional best practice, as set out in Guidelines for Ecological Impact Assessment in the United Kingdom [11], Guidelines for Landscape and Visual Impact Assessment [16] and BS5837: 2005 [5]. Whilst not exhaustive, some of the types of impact that we will consider when assessing applications, are provided in the checklist 4 at Appendix 8.

13.5.2 To avoid any additional impacts that are identified, changes to the design should first be considered. Only when this option has been exhausted, should consideration be given to ways of mitigating the remaining impacts.

13.5.3 When considering mitigation measures, the following points must be taken into account:

- unproven mitigation methods will be treated as such by the council. The uncertainty and risk of failure will be taken into account when assessing the proposals against planning policies
- all relevant professionals must be involved in developing mitigation solutions (engineers, for example, may need to work with tree specialists to design hard landscape elements that reduce impacts on trees whilst meeting other performance requirements)
- measures designed to mitigate one impact, may give rise to other impacts, which need to be taken into account (for example, extensive tree belts for screening may adversely impact on the character of open downland and be inappropriate)
- planting intended to provide screening may take a considerable amount of time to take effect and realisic growth rates must be taken into account when considering this type of mitigation
- mitigation involving control over construction activities must be considered at this stage, to ensure feasibility. For example, temporary protective fencing may conflict with working room for scaffolding, if there is insufficient space between proposed buildings and the features to be protected.

13.5.4 If mitigation is unable to fully address impacts, compensation should then be considered (for example, by creating substitute habitats or features elsewhere). The acceptability of compensation measures will depend on the extent to which that habitat or feature can be satisfactorily recreated. It would not, for example, address the loss of irreplaceable habitats such as ancient woodland.

13.5.5 Taking into account proposed mitigation and compensation measures, we will assess the significance of residual impacts in terms of relevant planning policies. We strongly advise applicants to do the same at key stages, as the proposals are prepared, to avoid wasting time and money preparing unacceptable proposals.

13.5.6 If a designated site of international importance (Special Protection Area or Special Area of Conservation) falls within the zone of influence, a separate assessment under the Habitats Regulations 1994 may be required.

14 Landscape Design and Biodiversity Enhancement in Masterplans

14.1 The constraints, mitigation, compensation and opportunities for enhancement identified must be drawn together with other design objectives, when preparing the masterplan and a landscape strategy for the site. This must be submitted with the planning application. If planning permission is granted, detailed planting plans and hard landscape details will usually be required as a condition of planning permission. This section sets out some key issues we will consider when assessing these documents.

14.2 Environmental Sustainability of Materials and Landscape Management

14.2.1 Careful integration of existing site features can make a major contribution to reducing the wider environmental impacts caused by importing plants and other landscape materials. Consideration should also be given to transplanting existing trees and shrubs of good quality that are unable to remain in their existing locations.

14.2.2 If materials are brought in, preference should be given to recycled materials, where these meet performance standards. New timber should be certified under the Forestry Stewardship Council (FSC) scheme as having been harvested from a sustainably-managed forest. Peat-based planting soil conditioners should not be used.

14.2.3 Landscape management can impact on the environment through the use of water, particularly during the establishment phase, and through the energy and pollution involved in the use of machinery and vehicles for maintenance. Areas of naturalistic green space, rather than standard amenity grass mixtures, can considerably reduce the intensity of maintenance required. Plants used in formal landscaping are generally chosen for drought tolerance, amongst other attributes. However, particular care should be used where soil volumes are low, such as in planters, or tree pits in areas of hard paving. A proper programme of post-planting weed control, and the use of mulch mats, can significantly reduce watering needs and post-planting failure. There should also be a programme of formative tree pruning, which can help correct defects that would otherwise develop into problems, more difficult to remedy as trees reach maturity.

14.2.4 Consideration should be given to the use of grey water recycling systems for irrigation.

14.2.5 Further information on energy and resource use issues is available in our Design and Sustainability SPD [8].

14.3 Integrating Sustainable Drainage Systems

14.3.1 Many developments will need to incorporate sustainable drainage systems to prevent excessive run-off of storm water, in accordance with Local Plan Policy E8. With care, landscapes can be designed to aid site drainage and provide other functions. These include structure planting, open space, and enhanced biodiversity through the creation of balancing ponds, reedbeds and swales. Features such as green roofs and walls can also make a significant contribution to sustainable drainage. As well as reducing run-off, the use of permeable hard surfaces can aid the survival of trees and other plants growing in paved areas.

14.3.2 Early consideration must be given to future maintenance of sustainable drainage systems. We will generally be able to adopt areas forming part of a sustainable drainage system providing they also function as a useful open space. But we are unable to adopt features that requiring specialist maintenance, such as de-silting.

14.3.3 Further guidance is available from Interim Code of Practice for Sustainable Drainage Systems [12].

14.4 Habitat Creation and Enhancement

14.4.1 Policy E7 of the local plan and PPS9 [22] require that new developments make a positive contribution to biodiversity. The site analysis will have helped identify opportunities for habitat creation and enhancement, which should be incorporated into

the landscape proposals. The creation of viable habitats is a specialist task and must involve suitably experienced ecologists, working with landscape architects. Additional site investigations to establish soil characteristics and hydrological factors may be required. Key points are:

- proposed habitat types reflect the soils, geology and hydrology of the site
- proposed habitat types support the implementation of national [4] and local Habitat Action Plans [3]
- native plants of local **origin** are specified to help conserve genetic diversity
- long-term management requirements are financially viable and practical

14.4.2 Green or brown roofs and green walls are a good way of securing biodiversity contributions, especially in high density schemes where there are limited opportunities for habitat creation around proposed buildings. They also have benefits in terms of sustainable drainage and insulating buildings, making them more energy efficient, and can provide additional private amenity space.

14.4.3 Further guidance on integrating biodiversity enhancement with new development is given in the publications, Biodiverstiy by Design [25] and Developing Naturally [19].

14.5 Open Space Provision and Adoption Issues

14.5.1 It is important that all areas of open space within developments serve a useful and, ideally, a range of functions, such as recreation, wildlife habitat, screening, and sustainable drainage. Avoid leaving awkward, hard-to-maintain areas, that are too small to serve any useful purpose, as we will not usually adopt these.

14.5.2 Minimum standards for open space provision are set out in council planning guidance, Section 106 Planning Obligations and Community Infrastructure [23]. These requirements must be taken into account from the opportunities and constraints mapping stage onwards. The financial contributions required to support open space adoption are also set out in this document.

14.5.3 If land to be adopted contains trees, we will require them to be brought into a satisfactory condition, and hazardous or declining trees removed, before the adoption takes place. We may decline to adopt trees that are not protected in accordance with planning conditions, or additional financial contributions may be required to cover extra safety inspections and possible premature removals/replacements. Before adopting trees, we will consider their relationship to buildings to ensure we are not taking on liabilities in terms of nuisance claims (see Box 4 for guidance on buffer zones and graded woodland edges).

14.5.4 Where the trees are to be adopted by the highway authority, similar requirements will apply. Further details relating to arboricultural requirements, in relation to Section 38 Agreements are provided at Appendix 9.

14.5.5 Open spaces and footpaths within the development should be designed so as to integrate with the wider network of open spaces and paths in the surrounding area.

14.5.6 Footpaths within adoptable open spaces should not be lit unless they are to be adopted and maintained by the highway authority rather than by the borough council.

14.6 Inclusive Access

14.6.1 An integral part of the landscape design process is to ensure that everyone can move through the site and enjoy its open spaces, regardless of age, disability, ethnicity or social grouping. Particular considerations are:

- barriers to pedestrians, including those with wheelchairs, pushchairs and prams, must be avoided
- signage must be designed to maximise clarity, avoiding poorly contrasting lettering/symbols and background, and it must be positioned at a height readable by all site users
- views must be considered from the height of all users, including small children

14.6.2 Further guidance is available from Designing for Access [13], which we have adopted. This contains information relevant to the external environment, as well as public buildings.

14.7 Crime and Anti-Social Behaviour

14.7.1 The design of external environments can significantly affect opportunities for crime and anti-social behaviour, as well as people's fear of these activities, and the ability to detect them. Initial site assessment, and the opportunities and constraints mapping should have identified existing problem areas. Addressing these, as well as minimising the risks associated with newly-created landscape features, should be a key aim of the design process. This is intrinsically linked to the aims of creating attractive environments in which the local community takes pride, and has a sense of responsibility for.

14.7.2 There will be situations where aims, such as visibility of vulnerable areas, may conflict with other design objectives, such as maintaining important trees, and/or protecting the integrity of important habitats. However, these natural features have an important role to play in creating high quality environments, in which residents can be proud to live. More natural areas of open space can provide opportunities for creative children's play, and for the whole community to engage in the stewardship of their local environment. This can all help create a sense of community ownership and responsibility, making these areas less likely to attract undesirable behaviour. Many other aspects of good landscape design are complementary to the reduction of crime and anti-social behaviour. For example, avoiding leftover areas that are difficult to maintain, and serve no function, avoids neglected areas that can attract undesirable behaviour. Buffer zones, between sensitive habitats and buildings, create transitional areas of defensible space and improve natural surveillance.

14.7.3 More information is available through the Secured by Design initiative (see Appendix 5 for contact details).

14.8 Historic landscapes

Conservation Areas and Listed Buildings

14.8.1 Conservation Areas are places within the built environment designated for their special architectural or historic interest. The buildings are central to this, but the spaces between them, and, in some cases, the wider landscape, are also key components. It is particularly important to avoid generic landscaping schemes in these areas, which are insensitive to the historic context. Gardens and open spaces in conservation areas have been subject to changing planting fashions since their original layout. Therefore, it would be inappropriate to be overly conservative in the

choice of plants. However, using older introductions and styles of planting (contemporary with the period of adjacent buildings), as well as native species, is one way to enhance, rather than detract from, the character of conservation areas. These considerations also apply to the landscape setting of listed buildings.

Historic Parks and Gardens

14.8.2 If proposals are within a historic park or garden, and compatible with planning policies, consideration should be given to opportunities for restoration. Specialist advice on this should be sought. All new landscaping should respect the character of the site, or support the objectives of restoration.

Historic aspects of the wider landscape

14.8.3 Opportunities to restore historic landscape features, such as dilapidated hedgerows and neglected coppice, and implement sympathetic forms of ongoing management should be considered.

14.9 Plant Choice and Planting

14.9.1 Street tree species and varieties should be chosen taking into account compatibility with access and movement and their relationship to buildings and utilities. Their potential size and growth rate must also be taken into account. Where the trees are to be planted on land that will be adopted by the highway authority, there should be prior discussion with them (see contacts at Appendix 4).

14.9.2 Large tree species should be used, where space permits, to create landmark and skyline features.

14.9.3 Native species should be used in rural or urban fringe areas, except where landscape character considerations suggest otherwise (for example, planting that is in keeping with areas of historic character – see para 6.8.1). Open spaces within Basingstoke should be substantially naturalistic, with non-native planting and mown grass being restricted to the town centre, areas within the immediate vicinity of housing, public and commercial premises and defined areas of parks and gardens. Native species should also be used next to watercourses or waterbodies to maintain their biodiversity value and avoid the spread of invasive alien species.

14.9.4 If the soils in planting areas are unsatisfactory, remedial treatment, such as incorporation of soil amendments or decompaction, should be applied to the whole planting area, not just to planting holes.

14.9.5 If the development is on a shrinkable/expandable clay soil, building foundations must be adequate to cope with the potential effects of the planting when it is mature.

14.10 Landscape Detailing

14.10.1 Close co-ordination between landscape design and other aspects of external detailing, including utilities, is crucial for good design. Failure to achieve this can result in a hotchpotch of features that conflict with one another, detract from an overall sense of place, and impair the functions the landscaping is aiming to fulfil. See Checklist 6 at Appendix 8 for further guidance.

14.11 Landscape Plans / Drawings

14.11.1 Separate drawings must be submitted for soft and hard landscape proposals. These must be supplemented with additional sections and construction drawings, where

necessary, to show details. Checklists 7 and 8 at Appendix 8 set out the details required.

15 Construction Stages and Beyond

15.1 If planning permission is granted, it is likely to be subject to conditions relating to protection of the landscape and biodiversity, mitigation of impacts, and provisions for long-term management. It is essential that working drawings and contract documents accurately reflect the proposals as approved. This includes the incorporation of mitigation measures required to reduce landscape and biodiversity impacts.

15.2 Protection plans may be required for trees, other landscape features, and wildlife habitats or a combination of these. Fencing will be the primary means of protection, which must be to a sufficient specification to resist impacts from heavy machinery. It must prevent casual movement or easy dismantling by workers who may not appreciate its importance. It must enclose root protection areas around trees, and their canopies if they overhang the root protection area. If other areas are to be protected, such as wildife habitats, the fencing must enclose buffer zones identified by the relevant experts. Protection plans must include a method statement, setting out the timing of fence erection and dismantling, in relation to different phases of construction.

15.3 The protection plan must be accompanied by method statements and specifications for any mitigation measures required. Where protected species are involved, a licence may have to be obtained once planning permission has been granted. This is a separate process, independent of the planning system. However, the details of the planning decision will be taken into account by the licensing authority, in determining whether there is an overriding public interest reason for granting a licence. It is important that any mitigation required as a condition of the licence, is integrated with the general biodiversity elements of the approved planning permission.

15.4 To ensure trees are compatible with the new development, a schedule of tree works may be required for land to be adopted or left in private ownership. As well as covering remedial pruning requirements, this must also include removal of any trees that are being dangerous, or otherwise unsuitable for retention within the approved layout.

15.5 Management plans, which may be required as part of a Section 106 Planning Obligation, should be prepared for formal landscaped areas and wildlife habitats, whether or not the council is to adopt the land. Management plans should set out the aftercare of new landscape planting and newly created habitats to ensure successful establisment, and the long-term management required to maintain the landscape and habitats in perpetuity. They should include:

- background information about the site that will be aid future site managers
- explanation of the the design concept and the long-term aims and objectives
- the mechanisms (legal and other) to ensure effective long term management
- Identification of management agency (or agencies)
- arrangements for quality control, monitoring, inspection and handover
- provisions for review (at least every five years)
- land ownerships and boundary responsibilities

- a five year costed work programme including maintenance regimes for hard and soft landscape areas including grass, ornamental planting, paving and structures, naturalistic planting, woodland, watercourses and other habitats.

15.6 Other than initial works before handover, non-woodland trees to be adopted by us will be managed under our existing tree management system. Therefore, management plans are not required, but commuted sums will be required to cover the costs of future maintenance. Surveys showing the position of each tree (in digital format) may be required as part of the adoption agreement. See Appendix 9 for guidance relating to highway trees.

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Appendix 1: Supported Local Plan Policies

Policy E1

Proposals for new development will be permitted provided that they are of a high standard of design, make efficient use of land, respect the amenities of neighbouring occupiers, and do not result in inappropriate traffic generation or compromise highway safety. All development proposals should therefore:

- Respond to the local context of buildings in terms of design, siting, density and spacing, reinforce attractive qualities of local distinctiveness and enhance areas of poor design; extensions should respect their host building;
- Provide a comprehensive landscaping scheme, where appropriate, enabling the development to successfully integrate with the landscape and surrounds, and not result in the loss of or have a potentially adverse impact on protected trees; and
- Not generate traffic of a type or amount inappropriate for roads, properties or settlements in the locality, and provide safe and convenient access for all potential users, integrating into existing movement networks and open spaces; and
- Provide a co-ordinated and comprehensive scheme that does not prejudice the development of adjoining land; and
- Incorporate features to minimise the energy consumed in the construction and future use of the building, conserve water and minimise water use; and
- Create attractive public spaces, which are safe, minimise opportunities for crime, facilitate public enjoyment, and foster the legibility of the built environment; and
- Minimise the potential for pollution of air and soil and not create noise or light which harms living and working conditions or the public's enjoyment of the built and natural environment.

Policy E3

Development within Conservation Areas, or on sites outside where development would affect the setting of the Conservation Area, will be permitted provided that the proposals preserve or enhance their special character or appearance. Through determining applications, the Borough Council will:

- Seek to retain buildings, architectural features, trees, spaces and other features which are important to the character and appearance of the Conservation Area; and
- Allow new development if this would contribute to the area by preserving or enhancing its character and appearance;
- Shopfronts and advertisements make a significant contribution to the character of shopping areas, which lie within Conservation Areas. All proposals should therefore maintain, preserve and where appropriate, restore, the architectural details of shopfronts and advertisements in Conservation Areas.

Policy E5

Development which adversely affects sites on English Heritage's Register of Historic Parks will not be permitted

Policy E6

Planning permission will only be granted where it is demonstrated that the proposals will be sympathetic to the landscape character and quality of the area concerned.

Development proposals should contribute to the regeneration, restoration, repair or conservation of any landscape likely to be affected. In particular they should respect, and improve, the following:

- the particular qualities of the relevant Landscape Character Area as defined in the Basingstoke and Deane Landscape Assessment;
- visual amenity and scenic quality;
- the setting of a settlement, including important views to, across and out of settlements;
- the local character of buildings and settlements, including important open areas;
- trees, hedgerows, water features and other landscape elements and features; and
- historic landscapes, features and elements

Consideration will also be given to the impact that development would have on sense of place, sense of remoteness or tranquillity, and the quiet enjoyment of the landscape from public rights of way.

The designation of the North Wessex Downs AONB reflects the national importance of that landscape. In addition to the other requirements of this Policy, applications for development in the AONB will be determined in accordance with the policy in PPS7 also having regard to the setting of the AONB.

Policy E7

Development or a change of land use will be permitted where it will not have an adverse effect on protected species or the conservation status of priority species, harm the nature conservation interest of a statutory or non-statutory wildlife nature conservation site or lead to the loss or deterioration of a key habitat type or harm the integrity of linkages between such sites and habitats.

Proposals will be expected to conserve and, where possible, enhance the biodiversity of the receiving environment, taking into account the aims and targets of the UK and Local Biodiversity Action Plans. Where appropriate, planning conditions and obligations will be used to secure these requirements. In particular, the opportunity will be taken to secure the creation and management of features of the landscape that, by virtue of their linear and continuous structure or their function as ‘stepping stones’, are of major importance for the migration, dispersal and genetic exchange of wild species.

The weight given to the protection of nature conservation interests will depend on the national or local significance and any statutory designation or protection applying to the site, habitat or species concerned. Where the public interest in favour of a proposal is deemed to outweigh harm to biodiversity, the local planning authority will require the use of the best practicable mitigation/compensation measures, which will be secured through planning conditions and planning obligations, as appropriate.

Applications for development must include adequate information to enable a proper assessment of the implications for biodiversity. It should be noted that adverse effects on nature conservation interests are not necessarily limited to the proposal site. Adjacent land, including that outside the local plan boundary, must also be considered.

Policy E8

Development will not be permitted if it would increase the number of people or property at high risk of flooding, or be likely to increase the risk or severity of flooding elsewhere. Proposal will be assessed according to the sequential risk-based approach set out in Table 1 of PPG25. Those areas believed

to be at high risk are defined on the Proposals Maps as floodplains; applications within such areas must be accompanied by a flood risk assessment.

Development will not be permitted if it would increase the risk of flooding elsewhere, as a result of changing the surface water run-off, unless that risk can be overcome through measures to be implemented by the developer.

Developments likely to increase surface water run-off should incorporate sustainable urban drainage systems (SUDS). Developers will be required to ensure that arrangements are in place for the long term management and maintenance of the SUDS.

Development will not be permitted if it would affect the water environment and, as a consequence hydrology and thus adversely impact upon the biodiversity of an area either locally or at a distance.

Development will not be permitted if it would affect impact upon groundwater quality.

Appendix 2: Glossary of Terms

Ancient and/or Species Rich Hedgerows - ancient hedgerows are defined as those which were in existence before the Enclosure Acts, passed mainly between 1720 and 1840. Many of the latter comprise mostly hawthorn, planted in straight lines. Species-rich hedgerows are those which contain five or more native woody species on average in a thirty metre length

Ancient Woodland – woodland that has been present since at least 1600.

Biodiversity – the variety of species, the genetic diversity within them, and the variety of communities and natural processes they give rise to.

Compensation – creation of new features (for example wildlife habitats), which may be on or offsite, depending on particular circumstances, to help make up for the loss of, or damage to, landscape or biodiversity features. Compensation is the last resort when impacts cannot be satisfactorily mitigated.

Ecosystem – a distinctive unit formed by organisms interacting with their physical environment and one another. Ecosystems exist at a wide range of scales, from small ponds, for example, to large forests.

Key Habitats – semi-natural or other special types of habitat that provide for needs of species that cannot be met by the wider countryside or urban landscape. Many contain plant communities found nowhere else and, if lost, are difficult or impossible to recreate.

Origin (relating to planting stock) – used in relation to planting material to refer to the geographic location that the most remote traceable ancestor of the plant comes from. Should not be confused with provenance, which simply means the location of the seedlot or parent plant from which cuttings were taken.

Mitigation – changes or additions to development proposals in order to reduce or avoid negative impacts on the landscape or biodiversity interests.

Root Protection Area – a zone around trees that are to be retained within a development scheme which is intended to protect enough of the root system and soil to avoid significant damage occuring.

Zone of Influence – the geographic extent over which a development may affect landscape and biodiversity.

Tree Preservation Order – a legal order made by a local planning authority which prohibits the felling, pruning, damage or destruction of specified trees, without the consent of the local planning authority.

Appendix 3: Professional Bodies and Registers of Members in Professional Practice

Landscape Institute
33 Great Portland Street
London
W1W 8QG

Tel: 020 7299 4500
Fax: 020 7299 4501
E-mail: mail@landscapeinstitute.org

An online search facility is available at: www.landscapeinstitute.org/find_landscape_architect/

Institute of Ecology and Environmental Management
43 Southgate Street
Winchester
SO23 9EH

Tel: 01962 868626
Fax: 01962 868625
E-mail: enquiries@ieem.net

A register of ecologists in private practice is available at:
www.ieem.org.uk/members/commercialalpha.php

Institute of Chartered Foresters
7A St Colme Street
Edinburgh
EH3 6AA
Tel: 0131 225 2705
Fax: 0131 220 6128
E-mail: icf@charteredforesters.org

Details of chartered members providing arboricultural advice are available at:

www.charteredforesters.org

The Arboricultural Association
Ampfield House
Romsey
SO51 9PA

Tel: 01794 368717
Fax: 01794 368978
E-mail: admin@trees.org.uk

An online list of registered consultants who can advise on trees affected by development proposals is available at: www.trees.org.uk/treeservices.php

Appendix 4: Useful Contacts

Basingstoke and Deane Borough Council Contacts:

- Arboricultural enquiries: 01256 845500
- Biodiversity enquiries: 01256 845261
- Landscape enquiries: 01256 845763
- To check whether trees are protected: 01256 845742
- To email any of the above: Neighbourhood.Dev@basingstoke.gov.uk

Agricultural Land Classification

www.defra.gov.uk/rds/lgmt/ALC.htm

Archaeology and Historic Environment

Archaeology and Historic Buildings
Landscape Planning and Heritage Group
Environment Department
Hampshire House
84-98 Southampton Road
Eastleigh,
Hampshire SO50 5PA.

Tel: 023 8038 3433
Fax: 023 8038 3353

www3.hants.gov.uk/landscape-and-heritage/historic-environment/historic-buildings-register.htm
www3.hants.gov.uk/landscape-and-heritage/historic-environment/parks-gardens.htm

www3.hants.gov.uk/landscape-and-heritage/historic-environment

Centre for Accessible Environments and the Access Lab
70 South Lambeth Road
London SW8 1RL

Tel/textphone: 020 7840 0125
Fax: 020 7840 5811
SMS: 07921 700098
E-mail: info@cae.org.uk
www.cae.org.uk

Hampshire Biodiversity Information Centre

Hampshire House,
84-98 Southampton Road,
Eastleigh,
Hampshire, SO50 5PA.
Tel: 023 8038 3446 or 023 8038 3447

Fax: 023 8038 3353
Email: enquiries.hbic@hants.gov.uk
Please read the data requests guidance on the website before making an enquiry.
http://www3.hants.gov.uk/biodiversity/hbic

Natural England
Southeast Government Team – Western Area
1 Southampton Road
Lyndhurst
Hampshire
SO43 7BU
Tel: 0238 028 6410
Fax: 0238 028 3834
Email: enquiries.southeast@naturalengland.org.uk

Secured by Design
ACPO Crime Prevention Initiatives
1st Floor, 10 Victoria Street,
London SW1H 0NN

Tel: 0207 084 8962
Fax: 0207 084 8951
E-mail: acpocpi@acpo.pnn.police.uk

www.securedbydesign.com

Appendix 5: Useful Publications and Other Resources

Bat Surveys: Good Practice Guidelines (2007). Bat Conservation Trust. Can be downloaded from: http://www.bats.org.uk/news_events/BatSurveys.asp

Construction Industry Research and Information Association (CIRIA) (1999) Environmental Good Practice on Site. CIRIA 502 London.

English Nature (1994) Roads and nature conservation: Guidance on impacts, mitigation and enhancement. English Nature, Peterborough.

English Nature (1995) Badgers –guidelines for developers. English Nature, Peterborough.

English Nature (1996) Great crested newts – guidelines for developers. English Nature, Peterborough.

English Nature (1999) Water vole – guidance for planners and developers. English Nature, Peterborough.

English Nature (2002) Badgers and development. EN, Peterborough.

English Nature (2003) Great crested newt mitigation guidelines. English Nature, Peterborough.

English Nature (2004) Bat mitigation guidelines. English Nature, Peterborough.

English Nature (2005) Organising Surveys to Determine Site Quality for Invertebrates — a Framework Guide for Ecologists. EN, Peterborough.

English Nature on behalf of the Barn Owl Trust (2002) Barn Owls on site: A guide for developers and planners. EN, Peterborough.

Oxford, MJ (2000) Developing Naturally: a Handbook for Incorporating the Natural Environment Into Planning and Development. ALGE and English Nature. ISBN 0 9540717 0 0.

Planning and Access for Disabled People: a Good Practice Guide (ODPM, 2003)

Safer Places: the Planning System and Crime Prevention (ODPM and Home Office, 2004)

Treweek, J (1999) Ecological Impact Assessment. Blackwell Science, Oxford.

The Countryside Agency (2004) Towards a 'New Vernacular'. www.countryside.gov.uk/LAR/Landscape/PP/New_Vernacular.asp

Town and Country Planning Association (TCPA) (2004) Biodiversity by Design: A Guide for Sustainable Communities.

Downloadable at:

www.tcpa.org.uk/publications.asp

Online version available at:

www.tcpa.org.uk/biodiversitybydesign.htm

Standard ecological survey methodologies. www.ieem.org.uk/survey-sources/index.html

Appendix 6: Species and Habitats that are of Material Consideration

Key Habitats

Ancient Semi-natural Woodland

Semi-natural woodlands are those that have arisen from natural colonisation by tree seedlings, as opposed to plantation woodlands grown as a timber crop. Semi-natural woodlands that have been continuously wooded since 1600 (a date before which plantations were very uncommon) are known as ancient. The great age of ancient semi-natural woodlands means that, typically, they have been colonised by a far greater range of species than recent secondary woodland. Native trees on some ancient woodland sites have been replaced by conifers, originally planted for commercial timber production. These sites, known as Plantations on Ancient Woodland Sites (PAWS), are still of significant potential for restoration and, therefore, it is important to safeguarded them within the planning system.

Lowland Pasture Woodland/Parkland

These habitats are the relics of a traditional practice of managing land for grazing and woodland products. Trees were managed by pollarding, a process of removing the crown of the tree, above the reach of browsing animals. This allows new shoots to develop for several years, to provide small-diameter wood products. Cutting was repeated every few years to maintain the supply. This practice, which occurred on wooded commons, and in private deer parks, has given rise to grass dominated landscapes dotted with mature trees. Now the practice has mostly been abandoned, the trees provide a niche for fungi which, in turn, create cavities, providing a habitat for invertebrates, roost sites for bats, and nest holes for birds. Such 'veteran' trees can also host rare lichens and bryophytes. In addition to their habitat value, veteran trees that are relicts of traditional pollard management are an important part of the borough's cultural and historic heritage.

Ancient and/or Species Rich Hedgerows

Hedgerows form a network over much of the borough creating distinctive field patterns and providing an important refuge for wildlife. They are a primary habitat for nine of the Hampshire Priority Species and a secondary habitat for a further twenty-eight. Ancient hedgerows, defined as pre-dating those planted during the enclosures of the 18th and 19th Centuries, can be particularly biodiverse. However, more recent hedges can also be very important. Those containing five, or more, woody species per thirty-metre section, or having a particularly diverse range of non-woody plants at their base, are deemed to be species rich, in relation to policy E7.

Unimproved neutral grassland/fen

These grasslands include both dry and wet 'fen' types, associated with floodplains and springs. The unimproved aspect relates to the fact that they have not been subjected to herbicide treatment, or nutrient enrichment through the addition of artificial fertilisers. As a consequence, plant diversity is much greater than in improved grassland, where relatively few species tend to dominate.

Calcareous grassland

This is the typical chalk grassland of less intensively farmed parts of the North Wessex Downs. It is a historical product of sheep farming, which reached its peak in the 16th Century. The combination of soil chemistry, and selective grazing by sheep and rabbits, results in a rich flora and a close-fitting land cover revealing the subtleties of the downland terrain. Chalk grassland is of particular importance for several butterfly species. Juniper, blackthorn and yew scrub is a natural component of this habitat,

adding to its diversity, but blackthorn and yew needs careful management, to ensure it does not dominate. Chalk grassland has been drastically reduced over recent decades, and now only a few fragments remain in the borough.

Floodplain grazing marsh

Grassland situated in river floodplains and periodically inundated, has become a scarce habitat, due to drainage and, in some cases, conversion to arable farmland. Where they remain, these areas are important for wading birds and wintering wildfowl.

Lowland heath/bog/acid grassland

Characterised by purple-flowering heather, with occasional yellow splashes of flowering gorse, lowland heath, a remnant of historical grazing practices, is an internationally important habitat type. This habitat is particularly important for rare birds, including nightjar and Dartford warbler, and silver-studded blue and grayling butterflies, both of which are declining nationally. Diversity is added by bogs, occuring in valleys with impeded drainage, giving rise to sphagnum moss dominated plant communities. This habitat occurs on acid soils and was once widespread across the north of the borough. It is now restricted to a few fragments, including Tadley and Silchester Commons. Closely associated acid grassland also occurs in the north of the borough, including nationally important examples at the Ashford Hill Meadows National Nature Reserve.

Fen/carr/marsh/swamp/reedbed

These habitats tend to occur together forming mosaics, the different patches representing different stages of succession from open water to species-poor fen— the latter commonly grading into alder and willow woodland (carr). Because of the decline in traditional management, at some sites these different stages are deliberately held in check through conservation management in order to maintain habitat diversity. These habitats are important for a range of plants, birds and invertebrates. Examples in the borough include Mapledurwell Fen and Basing Fen.

Standing open water

There are numerous ponds and lakes across the borough, many of which have been deliberately created for utilitarian or ornamental purposes. Collectively, these provide an important habitat for freshwater plants and animals. In particular, they play a vital role in the life cycles of amphibians, including the European protected Great Crested Newt.

Chalk rivers

Chalk rivers are fed from ground water aquifers. The subsequent water chemistry, combined with relatively stable flows and cool temperature regimes, results in a rich plant and invertebrate diversity. These rivers are also important for game fish, such as Atlantic salmon and brown trout. These provide suitable habitats for otters, water vole and white-clawed crayfish, all of which are UK and Hampshire Priority Species. Chalk rivers in the borough include the Test and the upper reaches of the Loddon and Lyde.

Basingstoke Canal

Canal habitats, in contrast to rivers, provide stable aquatic environments, giving rise to particular combinations of plants, both in the main channel and at the margins. Adjacent bank habitats play an important role in the life cycle of many canal species, including water vole, dragonflies and damselflies. The section in the Borough of Basingstoke and Deane is cut off from the rest of the canal by the collapsed Greywell Tunnel, an internationally important site for its bat populations.

Priority Species

National Level

A list of Species of Principal Importance in England[3] can be downloaded from:
http://www.defra.gov.uk/wildlife-countryside/biodiversity/sect41-nerc.htm

Information on relevant species action plans can be obtained from the following web site:
http://www.ukbap.org.uk/

County Level

A full list of species identified by the Hampshire Biodiversity Partnership as being of special conservation concern in the county can be downloaded from:
http://www.hampshirebiodiversity.org.uk/pdf/vol1/Biodiversitypages64-78.pdf

Species action plans for some of these can be downloaded from:
http://www.hampshirebiodiversity.org.uk/species.htm

[3] Listed by under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

Appendix 7: Triggers for Phase 2 Ecological Survey

Please note the following is a guide to situations where surveys are likely to be required. But it is not exhaustive, and professional advisors may recommend, or the council may require, surveys in other circumstances.

Development Activities	**Surveys Required**
Where there is a Site of Special Scientific Interest, National Nature Reserve, Local Nature Reserve or Site of Importance for Nature Conservation within 500 metres of the site.	Survey and report on condition and status of any features for which the site is designated, plus any species surveys identified, as necessary from the initial extended phase 1 survey.
Development of the following types where the proposed work involves modification, conversion, demolition or removal of dwellings and structures (especially roof voids): • All buildings with weather boarding and/or hanging tiles that are within 200m of woodland OR water • Pre-1960 detached buildings and structures within 200m of woodland OR water • Pre-1914 buildings within 400m of woodland OR water • Pre-1914 buildings with gable ends or slate roofs, regardless of location	Bats
All rural buildings (eg farmhouses, cottages and barns)	Bats and birds, including barn owls and other nesting birds such as swifts, swallows, house martins and house sparrows
All developments affecting buildings, structures or other features where bats, barn owls and breeding birds are known to be present.	Appropriate surveys for the species known to be present
Any development, including vegetation clearance or management within 100m of a pond, ditch or other non-flowing water body.	Great Crested Newts (GCN) Exceptions: GCN may not be an issue if it can be shown there are permanent obstacles between known breeding ponds and the proposed development site that would stop GCN reaching the site. Obstacles may include major rivers, roads (with curb stones both sides), or heavily developed areas. However, advice from an ecological consultant/wildlife consultant must be sought, and a statement provided to support a case for not undertaking a survey.
Development in, or adjacent to, rivers, streams,	Water vole, otter, Schedule 1 birds, such

canals, ditches, lakes, ponds and other aquatic habitats.	as kingfisher, all breeding birds, amphibians and reptiles, white clawed crayfish and bats. Plus, where the proposals involve alterations to watercourses, changes in flow rate, sediment load, licensed discharges or risk of pollution to watercourses: • the above surveys should be continued down stream for the whole zone of influence • where a Site of Special Scientific Interest, Local Nature Reserve or Site of Importance for Nature Conservation designation applies to the river or associated wetland/floodplain habitats, an extended phase 1 habitat survey and report on condition and status of any features for which the site is designated, plus any further species surveys identified as necessary from the initial extended phase 1 survey
Developments affecting woodland, rural hedgerows, tree belts and scrub.	Dormouse, reptiles, badgers, bats and Schedule 1 birds.
Developments affecting woodland, rural hedgerows, tree belts and scrub where elm is present.	White-letter hairstreak butterfly, in addition to reptiles, badgers, bats and Schedule 1 birds.
Development that may involve removal or pruning of trees that are mature, and/or have obvious holes, and/or a girth greater than 1m at 1.5 metres from ground level.	Bats, Schedule 1 birds such as barn owl, and all birds when nesting/breeding.
Developments affecting ‘derelict’ land, brownfield sites, or railway land or road verges where there is rough grassland, scrub, and/or other vegetation has colonised parts of the site.	Reptiles.
Development on existing mature gardens or old allotments.	Reptiles.
Developments affecting any features or locations where protected species are known to be present, which may be brought to the attention of applicants during pre-application discussions.	Any relevant protected species notified to the applicant.

Appendix 8: Checklists

Checklist 1: Deskstudies of Existing Information	
Issue	Sources of information
Proposed site's relationship to settlement policy boundaries, noting whether it is within, on the edge of, or outside, such a boundary.	Basingstoke and Deane Borough Local Plan 1996-2011 proposals maps.
Protected areas that might be affected (taking into account the full potential zone of influence):	
• North Wessex Downs Area of Outstanding Natural Beauty (AONB)	Basingstoke and Deane Borough Local Plan 1996-2011 proposals maps
• Special Protection Areas (SPA) or Special Areas of Conservation (SAC) (there are currently none in the borough, but the zones of influence for certain proposals could extend to those SPAs and SACs that are outside)[4]	Natural England, Nature on the Map resource at: www.natureonthemap.org.uk
• Sites of Special Scientific Interest (SSSI)[1]	Local Plan proposals maps and: Natural England, Nature on the Map resource (for location and condition) at: www.natureonthemap.org.uk More detailed condition assessment data for SSSIs are available at: www.english-nature.org.uk/Special/sssi/reportIndex.cfm
• Sites of Importance for Nature Conservation (SINC)	Hampshire Biodiversity Information Centre (see Appendix 4 for contact details). Please note there is a charge for this service.
Records of notable species within the zone of influence	Hampshire Biodiversity Information Centre (see above)
Landscape Character	Basingstoke and Deane Landscape Assessment [15] Hampshire Historic Landscape Assessment [14] The North Wessex Downs Landscape: A Landscape Assessment of the Area of Outstanding Natural Beauty [17] North Wessex Downs Area of Outstanding Natural Beauty Management Plan [17] Countryside Design Summary [7] Basingstoke Urban Character Study [2] Relevant village design statements www.basingstoke.gov.uk/planning/leaflets/villagedesigns.htm
Public Rights of Way	Hampshire County Council website: www3.hants.gov.uk/locating-row/row-online-

[4] Where the initial desk study reveals European sites or SSSIs to be within the zone of influence, pre-application liaison with Natural England is recommended (see contact details in Appendix 4). If there is the potential for a European site to be affected, an Appropriate Assessment, in accordance with the Habitats Regulations 1994 (as amended), may be required.

	maps.htm or to view the definitive map, call the Rights of Way Office on 01962 846955.
Access land (declared under the Countryside and Rights of Way Act 2000)	Natural England website: www.countrysideaccess.gov.uk
Flood risk	Environment Agency indicative flood maps (see Appendix 4 for contact details) Local Plan proposals maps or Basingstoke and Deane Borough Council (see contacts under Conservation - Appendix 4)
Historic features • Scheduled Ancient Monuments • Register of Parks and Gardens of Special Historic Interest in England • Parks and Gardens of Local Interest • Archaeological potential • Listed Buildings, Buildings of Local Interest	Local Plan proposals maps Hampshire County Council (see contact details in Appendix 4)
• Ancient woodland	Hampshire Biodiversity Information Centre (see Appendix 4 for contact details). Please note there is a charge for this service. Or Natural England website: www.english-nature.org.uk/pubs/gis/gis_register.asp
• Tree Preservation Orders	Basingstoke and Deane Borough Council (see contacts under Tree Preservation Enquiries - Appendix 4)
• Conservation Areas	Local Plan proposals maps or Basingstoke and Deane Borough Council (see contacts under Conservation - Appendix 4) Conservation Area appraisals www.basingstoke.gov.uk/planning/historic/caa
Geology, including any areas within, or adjacent to, the site that may be subject to vegetation-induced subsidence problems	British Geological Survey (see Appendix 4 for contact details)
Easements or other restrictive legal arrangements relating to the site and other land within the zone of influence that is under the applicant's ownership or control	Landowner or agent

Checklist 2: Constraints and Opportunities Plans

Constraints and opportunities plans be prepared taking into account:

- land ownership and development site boundaries
- adjacent land use and buildings
- ground levels, showing the gradients where there is a significant change in level
- existing services (above and below ground) and way-leaves that need to be maintained
- easements and opportunities for re-routing, or removal
- any rights of way or access land
- opportunities to link with paths, bridleways and cycleways (care should be taken not to link major centres of activity through quiet residential developments)
- barriers to access and movement, and the scope for improvements (within the site and links to local facilities and amenities)
- views into and out of the site, noting those unobstructed or filtered by vegetation or other landscape features, and whether they are local, middle or long distance views (the seasonal variation in screening provided by deciduous trees should be taken into account)
- key views across the wider landscape that need to be maintained and safeguarded from intrusive development
- areas and features that appear to attract anti-social behaviour and present opportunities for crime
- any areas liable to flooding
- all trees, shrubs and hedgerows of grade C and above (grade C trees should not be treated as a constraint, but should be shown as an opportunity for retention where other considerations allow)
- the Root Protection Areas (RPAs) that would need to be maintained around trees, shrubs and hedgerows during construction if they are to be successfully retained. RPAs should be determined in accordance with the guidance in Section 5 of BS5837: 2005 [5]. Working room must be added to the Root Protection Areas so that there is sufficient room to carry out the development without compromising tree protection measures
- above-ground constraints around trees, shrubs and hedgerows, based on ultimate size and potential for conflict with proposed site use, due to shading (summer sunpath diagrams can be used to help assess this)
- scheduled ancient monuments (SAMs) and any other archaeological features to be protected and areas where archaeological excavations may be required
- any sites designated for their nature conservation value (eg SSSIs and SINCs) or important habitats listed in Appendix 6 and buffer zones required to protect them (see Box 4)
- other features of habitat value, such as ditches, non-chalk streams and rivers, secondary woodland, scrub, and ruderal vegetation
- refuges/shelters/roosts/nesting sites etc relating to important species, and buffer zones needed to avoid or reduce development impacts

Checklist 2: Constraints and Opportunities Plans cont.

- any resources significant in sustaining identified important species, including sources of water, foraging areas and routes between such areas and refuges/shelters/roosts/nesting sites
- microclimatic considerations, showing sunny and shaded, sheltered and exposed areas, as well as potential frost pockets
- areas of potential for landscape planting, which should include provision for tree planting to address any deficiency of younger trees on the site and to offset losses of existing trees that would be removed to accommodate development. This can avoid the problem of planting trees in inappropriate locations that arises when landscaping is not considered until building and road layouts have been determined
- areas of potential habitat creation that would provide biodiversity enhancements, particularly by helping to link existing habitats. Advantage should be taken of inherent site characteristics. For example, areas of naturally poor drainage may be suitable for creation of wetland communities
- opportunities to restore or enhance landscape character by reinstating or establishing features such as hedgerows, ponds and parkland trees
- opportunities to meet open space requirements, which are set out in our planning guidance, Section 106 Planning Obligations and Community Infrastructure [23]

Checklist 3: Design Objectives for Landscape and Biodiversity

- achieving a framework of existing and new landscape features in which to set the development
- ensuring that open spaces contribute to the greenspace network of the local area
- achieving a legible and permeable layout (ie one that is easy to 'read' with recognisable routes and landmarks, and clearly defined changes from the public realm to communal and private areas)
- maintaining, enhancing or restoring local landscape character, as appropriate from the evaluation undertaken
- protecting key biodiversity interests (ie designated habitats and protected species, and important habitats and species, as listed in Appendix 6)
- contributing to a net gain in biodiversity, through the creation and enhancement of habitats
- ensuring changes in landform are sympathetic to the surrounding area and not incongruous
- maintaining and/or enhancing the character of conservation areas, where applicable
- designing buildings, and choosing materials, in keeping with landscape character
- providing adequate open space, in accordance with Section 106 Planning Obligations and Community Infrastructure [23]
- retaining category A and B trees, and category C trees where possible, with adequate space to grow, without causing conflicts with other aspects of the design
- ensuring trees do not dominate buildings, cause unreasonable reduction in light to habitable buildings, or completely block direct sunlight to gardens. The necessary assessments should be based on the ultimate likely size of a tree, rather than its current size
- providing for new tree planting to offset the loss of category C and R trees
- ensuring all open space is functional, and avoiding small awkward and hard-to-maintain areas
- ensuring open spaces are accessible and user-friendly for all
- ensuring landscapes engender feelings of safety and avoid creating opportunities for crime and anti-social behaviour (buildings should have active frontages facing open space, where possible to increase natural surveillance)
- ensuring buildings will tolerate vegetation-induced subsoil movement, where there is a shrinkable/expandable clay soil

Checklist 4 (part 1): Biodiversity Impacts

- Changes to water table height and hydrology of the area and the subsequent impact on habitats and important plant communities
- changes to stream/river flow and the resulting impacts on aquatic and riparian ecology
- pollution of water courses from run-off from roads and parking areas
- impacts of any archaeological investigations or remediation of contaminated land on habitats not identified through constraints mapping
- wildlife disturbance and damage to habitats through recreation and increased risks of unlawful activities, such as trespass and vandalism. This should extend to offsite effects via public rights of way, other publicly accessible land, permissive routes and potential routes of trespass
- loss of foraging habitat for important species
- loss of general ecological resources needed to support biodiversity, such as water sources, food plants and nectar sources, and nest sites and song posts for birds
- effects of lighting, especially any strong floodlighting, on important species
- disturbance of important species due to construction work, and the intended use of the proposed development
- risk of pollution from construction materials/effluents, such as cement powder or cement washings
- storage of materials, location of site huts, construction traffic (parking, turning areas, routes and site access
- effects on the long-term viability of land management required to conserve important habitats

Checklist 4 (part 2): Landscape Impacts

- visual intrusiveness, taking into account the visibility of the proposals and their compatibility with the character of the surrounding area (for example, context of viewing population should be taken into account as the reasonable expectations of rural footpath users will differ from urban footpath users)
- changes in the degree of landscape enclosure (for example, through loss of vegetation or upgrading of lanes and footpaths)
- impact of lighting, roads and other hard landscape elements, signage, utilities, and other urbanising influences on countryside character and tranquillity
- interference with key views, including to, across, and out of, settlements
- compatibility of building materials within the context of the surrounding area, with reference to published guidance, such as Basingstoke and Deane Landscape Assessment [15], village design statements, and the council's Countryside Design Summary [7]
- overall positive or negative changes in landscape character, resulting from the loss of existing, and introduction of new elements
- interference with rights of way and their quiet enjoyment
- construction phase impacts, including temporary footpath diversions, compaction of soil within potential planting areas, and contamination of planting areas with construction materials
- effects on the long-term viability of land management required to conserve important habitats

Checklist 4 (part 3): Tree Impacts

- potential conflicts between the aims of retaining trees, taking into account their potential ultimate size, and the intended use of the site. This should include consideration of shading (windows and gardens), the potential leaf fall and other debris from the species concerned. It is important to avoid layouts that result in large tree species such as oak, ash and beech being retained in small private gardens or where they overhang these areas
- impacts of any archaeological investigations or remediation of contaminated land not identified through constraints mapping
- direct damage, such as root zone compaction, trunk impacts and branch damage from construction activities

Checklist 5: Reducing Crime and Anti-Social Behaviour

- public and private spaces must be clearly defined, through appropriate layout and relationship to buildings, and reinforced through the use of planting and hard landscaping
- Where possible, natural surveillance of public open space from adjacent houses, or well-used rights of way, should be achieved
- consideration must be given to the compatibility between adjacent land uses (for example, likely gathering areas should be located away from adjoining properties
- parking should be close to, and visible from, the vehicle owners' homes
- footpaths and alleyways that give unobserved access to the rear of properties should be avoided and, if this is not possible, the access should be controlled, for example, through lockable gates
- where maintenance access is needed to the rear of properties (for example, to aid the management of tree belts), planting, designed to discourage intruders, can be used between the access route and rear gardens. The access can also be controlled through lockable gates
- boundary walls and fences should be designed so as not to provide climbing aids that enable access to properties
- routes should be designed for good natural surveillance, avoiding sharp bends, and the creation of narrow corridors with dense vegetation close to the edges. These could create, or be perceived as, hiding places
- consideration must be given to adequate lighting, but this must relate to the environmental context of the site. It should respect historic character, tranquillity of the countryside, and biodiversity
- footpaths in built-up areas should be lit (but see para 6.5.4), unless this will have an unacceptable impact on wildlife, in which case, alternative night-time routes should be provided
- careful use can be made of thorny or spiky plants to prohibit the use of tall shrubs as hiding areas, and to deter undesired access to specific areas
- planting can be used to create gateway features indicating the threshold to local neighbourhoods. This can help deter potential offenders by indicating defensible space
- interpretation signage should be used for wildlife areas, and community participation in their monitoring, and management, should be encouraged

Checklist 6: Key Considerations for Landscape Detailing

- Paving and surfacing materials, including kerbs and crossings, should provide a unified effect throughout the site. These should be appropriate to the character of the receiving environment, with special consideration given within a conservation area or the setting of a listed building
- permeable paving systems should be used, where appropriate, as part of a sustainable drainage system for the site
- where tree pits are required (eg. in paved areas) they should be large enough to provide an adequate volume of soil to sustain trees for the duration of their intended lifespan. In clay soils, it is essential that drainage is installed to prevent the pit from becoming waterlogged (simply putting gravel in the base of the pit will not prevent this). If rows or clusters of trees are to be planted, trenches or larger communal pits, to accommodate all the trees, should be used where possible. Special load-bearing tree soils can be used to support certain types of hard surface over the top of large communal pits and trenches
- where possible, road markings and signage should be sympathetic to the surrounding area. In particular, innovative measures, which should be agreed with the highway authority (see Appendix 4), should be considered to avoid urbanising the character of rural areas
- desire lines must be taken into account when planning the route of footpaths and cycleways
- clutter from signs should be avoided, only installing them where they are necessary and mounting them on buildings, where possible, rather than sign or lamp posts. If posts must be used, they should be shared wherever possible
- other utilities must be considered at the landscape design stage, to ensure compatibility with landscape and biodiversity aims. The use of standard fittings and fixings can detract from the quality of the design, and the sense of place. Therefore, features such as manhole covers, columns and posts should be chosen to integrate with the rest of the hard landscape
- underground services and soakaways should be routed to avoid habitats and the root protection areas around trees that are to be retained. If they have to be located close to areas of new tree planting, they should use shared ducts, where possible, to reduce future damage from maintenance or upgrading work

Checklist 7: Soft Landscaping Proposals Checklist

- include drawings at a minimum scale of 1:200 (with large-scale extracts where necessary to show details), showing planting locations, clearly referenced to a corresponding planting schedule (on the same drawing) providing details of:
    - species/variety/form (with botanical names)
    - numbers and densities
    - stock type and size (eg. whip, feathered, selected standard)
    - means of support and protection
- show, in the context of the existing situation, any alterations to landform and the resulting changes in level
- show existing vegetation, including any trees to be retained, and the root protection areas that apply
- show planting constraints such as sightlines at road junctions, lighting columns and soakaways
- information on topsoil/planting medium and site preparation, including de-compaction, changes in drainage and any soil amendments to be used
- post-planting maintenance programme including weed control, protection, irrigation and formative pruning
- include details of habitat creation, including soils and hydrological information, site preparation, details of planting stock or other methods of vegetation establishment, post-establishment maintenance and management

Checklist 8: Hard Landscaping Proposals Checklist

- include drawings at a minimum scale of 1:200 (with sections, construction drawings and other illustrations to show details, typically at scales of 1:50 or 1:20)
- show, in the context of the existing situation, any alterations to landform, the resulting changes in level, drainage falls, and details of any necessary retaining walls
- show existing vegetation, including any trees that are to be retained and the root protection areas that apply
- provide details of surfacing materials (layout, size, colour, texture and coursing)
- incorporate any special engineering measures agreed, to mitigate impacts of hard landscape elements on existing trees
- provide details of walls, fences, gates and rails
- provide details of tree planting pits/trenches
- show the location and specification for seating, litter bins, bollards, cycle parking, lighting, signage, telephone kiosks, post boxes, bus stops and other street furniture
- provide details of play areas and play equipment
- provide details of any public art
- provide details of the location and depth/height of services, and any markers and way-leaves and junction boxes, substations or similar structures
- provide details of structures for building services, including ventilation outlets/inlets and refuse stores

Appendix 9: Arboricultural Requirements for S.38 (Highway) Agreements

1. Consultation with the Hamsphire County Council Arboricultural Section will be necessary when any existing trees, hedges, significant shrub areas, or tree and shrub planting are proposed within the prospective Adopted Highway.

2. Proposals should clearly identify the Highway limits and the location of any of the above features within the proposed Highway.

3. Where existing trees, hedges or shrub areas are to be Adopted, we will require an Arboricultural Report from an appropriately qualified arboricultural consultant (eg. Arboricultural Association Registered Consultant) to include:

- Survey (to BS5837) of such features including details of species, dimensions, age, vigour, condition, class, growth potential and legal status.
- Schedule of any defects and remedial works required to bring them into appropriate condition for Adoption.
- Arboricultural Impact Assessment to assess the impact of proposed works, including below-ground utilities.
- Recommendations for protection zones, protective measures and Method Statement for works near trees.
- Subsidence Risk Assessment if necessary (see para.5).

4. Where tree or shrub planting is proposed within the prospective Adopted Highway, we will require:
- Full details and specifications for ground preparation, plants, planting, and 3 years' maintenance.
- The design and specifications should be prepared by a qualified landscape architect, and preferably supervised by the same to successful establishment.

5. Where any vegetation, existing or proposed, is considered for Adoption we will require a soils report to identify whether shrinkable clays are present. If so, the Arboricultural Report must include an assessment of the risk of subsidence to adjacent structures, existing or proposed (see para.3).

6. Sub-contractors for arboricultural works shall be in the current Directory of Arboricultural Association Approved Contractors or approved by the County Arboricultural Officer.

7. Works shall comply with the following British Standards, or other current best practice industry guidelines as appropriate.

- Topsoiling BS 3882 : 1994
- Tree Work BS 3998 : 1989
- General Landscape Operations BS 4428 : 1989
- Trees in Relation to Construction BS 5837 : 2005

In addition, all Utilities shall be reminded of their obligations under NJUG Publication No.10 "Guidelines for Working Near Trees".

8. An agreed commuted sum for existing and proposed trees and shrubs will need to be determined.

9. There must be a formal handover involving the Arboricultural Section when existing or proposed trees and shrubs are Adopted at the end of the maintenance period. This is to ensure standards and allow release of final Bond sums.

10. If further clarification of the above is required please contact the Arboricultural Officer. (T H Bradnam Tel: 01962 846674 or E-Mail Trevor.Bradnam@hants.gov.uk)