

# **GREEN INFRASTRUCTURE SUPPLEMENTARY PLANNING DOCUMENT**

Supporting the Crawley Borough Local Plan 2015-2030

**October 2016**

Including:

- The Green Infrastructure Network
- Trees
- Open Space
- Biodiversity
- Countryside and AONB

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# Part 1: Introduction

- 1.1 The purpose of this Supplementary Planning Document (SPD) is to provide clear guidance on how to meet the requirements of Local Plan policies in relation to Crawley's Green Infrastructure assets. This document will help developers, planning officers, applicants and the residents of Crawley bring forward successful proposals for development.

## Planning Context

- 1.2 With reference to green infrastructure the National Planning Policy Framework (NPPF) makes clear that: *'Local planning authorities should set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure'*<sup>1</sup>.
- 1.3 The Planning Practice Guidance states:  
*Green infrastructure is a network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.*

*Green infrastructure is not simply an alternative description for conventional open space. As a network it includes parks, open spaces, playing fields, woodlands, but also street trees, allotments and private gardens. It can also include streams, canals and other water bodies and features such as green roofs and walls.*

## Document Structure

- 1.4 This document aims to support applicants in preparing and submitting good quality schemes for planning permission, which meet national and local planning policy requirements. It should be read in conjunction with the adopted Crawley Borough Local Plan 2015 – 2030<sup>2</sup>. This SPD provides guidance for the following Local Plan Policies:
- Policy CH2 Principles of Good Urban Design
  - Policy CH3 Normal Requirements of All New Development
  - Policy CH6 Tree Planting and Replacement Standards
  - Policy CH7 Structural Landscaping
  - Policy CH9 Development Outside the Built-Up Area
  - Policy CH10 High Weald Area of Outstanding Natural Beauty
  - Policy CH11 Rights of Way and Access to the Countryside
  - Policy CH13 Conservation Areas
  - Policy CH17 Historic Parks and Gardens
  - Policy ENV1 Green Infrastructure
  - Policy ENV2 Biodiversity
  - Policy ENV3 Local Green Space
  - Policy ENV4 Open Space, Sport and Recreation
  - Policy ENV5 Provision of Open Space, Sport and Recreational Facilities
- 1.5 The SPD follows a relatively linear format, considering the various types of green infrastructure one-by-one, in order to communicate clearly. However, in reality, the roles and functions of green infrastructure cannot be separated, which is a challenge to represent. To do this, the document cross references and makes links where

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<sup>1</sup> NPPF, paragraph 114 (2012) DCLG

<sup>2</sup> Crawley 2030: Crawley Borough Local Plan 2015 – 2030 (December 2015) CBC

connections and interdependencies are apparent and Part 2 of this SPD sets out the approach to considering Green Infrastructure in an integrated way.

- 1.6 There are number of crosscutting areas of policy where there is guidance within other SPDs:
  - The Urban Design SPD has guidance on landscaping, public realm, trees and rear gardens.
  - The Planning and Climate Change SPD contains green infrastructure solutions to address climate change such as sustainable drainage, landscaping, and green roofs/walls.
- 1.7 This SPD replaces the council's earlier Supplementary Planning Guidance documents:
  - SPG6: Trees
  - SPG13: Landscaping and Greening the Environment
  - Section 106 SPD – Planning Obligations (open space, environmental mitigation and biodiversity).
- 1.8 Green infrastructure plays an important part in strategic development sites and, where these have been identified in the Local Plan, separate Development Briefs set out the green infrastructure required as part of any planning application.
- 1.9 This document was adopted by Crawley Borough Council's Cabinet on 5 October 2016, following public consultation carried out in May – June 2016.

# Part 2: The Green Infrastructure Network

**Policy ENV1 provides the overarching Green Infrastructure policy approach for the borough. This seeks to protect, enhance, extend, and manage the multi-functional network of green infrastructure throughout Crawley; recognising and maximising the value of these assets to the borough.**

- 2.1 The strategic green infrastructure network is made up of many different types of space, as illustrated on the Green Infrastructure Map. This is provided in Figure 1 below, as an overview, as well as being a separate document in its own right, to sit alongside this SPD. Many of these areas are designations, supported by a specific Local Plan Policy but together they make up a network of spaces that if managed as a whole, can be more successful in meeting Crawley's 2030 Vision than looking at each component individually.
- 2.2 The network provides the various functions of green infrastructure that support the wellbeing of residents and the environment. Much of Crawley's green infrastructure is linked by footpaths/cycleways but there is some fragmentation and also low quality and neglected areas which have great potential for enhancement for people and wildlife.
- 2.3 To ensure the quality and extent of Crawley's existing green infrastructure is maintained and enhanced, all proposals should be conscious of their place within the green infrastructure network, by meeting the requirements of Local Plan Policy ENV1: Green Infrastructure. This is particularly important for large proposals where there is greater scope for enhancing existing, providing new green infrastructure and creating links to/between existing green infrastructure, including opportunities beyond the borough boundary.
- 2.4 The following parts in this SPD set out the key elements which make up Crawley's green infrastructure network. In applying the policy requirements, consideration should be given to how each functions as part of the wider green infrastructure network. These are:
  - **Local Green Space**
  - **Public Rights of Way**
  - **Landscaping**
  - **Trees**
  - **Open Space, Sport and Recreation**
  - **Biodiversity**
  - **The High Weald Area of Outstanding Natural Beauty**
  - **Landscape Character outside the Built-Up Area**
- 2.5 A key element of green infrastructure planning is taking opportunities, where possible, to create multi-functional green spaces to make the best use of available land and to enhance the connectivity of the network. Green infrastructure functions include, but are not limited to: recreation, biodiversity, ecosystem services, climate change mitigation/adaptation, drainage, transport, job creation, visual amenity, and food and fuel sources.

## **How should green infrastructure be considered?**

### **2.6 Explore the opportunities that the proposed development could bring.**

The nature of the proposed development will help to determine the priorities and opportunities for green infrastructure on a particular site. For example, within housing development, there may be opportunities to create open space with footpaths that link to nearby facilities and public rights of way (encouraging activity/sustainable transport), incorporate SuDS (Reduce flooding and provide biodiversity and amenity), trees (shade and wildlife) and allotments (encouraging locally grown food) and recreational space (health and wellbeing). For economic development, there may be opportunities to create an attractive setting for investors and the workforce, including opportunities for recreation, and links to the cycle network to encourage cycling to work. It is important to consider the characteristics of the development and who will use the site and benefit from its development.

### **2.7 Identify the characteristics and green assets within or close to the site.**

- Watercourses.
- Public rights of way, cycle routes, and bridleways.
- Local Wildlife Sites.
- Heritage designations such as conservation areas or historic parks/gardens.
- Opportunities for protecting, linking and enhancing habitats and species?
- Is part of the site within a flood zone or suffer from surface water flooding?
- Is the site within a retail or employment area with potential to improve the shopping experience or business environment?
- Check the Green Infrastructure Map as well as the Local Plan Map.

### **2.8 Taking into account the above information, consider the opportunities for delivering green infrastructure benefits such as:**

- Trees, landscaping and landscape character;
- Open space, sport and recreation facilities;
- Linking spaces through pedestrian, cycle and bridleways;
- Biodiversity;
- Improving the setting and quality of place;
- Protecting and enhancing heritage assets;
- Adapting to changes in climate and flood risk.

This SPD, as well as the Climate Change and Urban Design SPDs, set out many types of green infrastructure benefits that can be provided.

2.9 It is important when including green infrastructure to think about it as multifunctional, delivering as many benefits as possible for the environment, local community, and economy.

2.10 The council encourages applicants and developers to engage with the council before a planning application is submitted. This allows for confidential feedback and advice regarding the scope of the development and the proposed design and layout including green infrastructure.

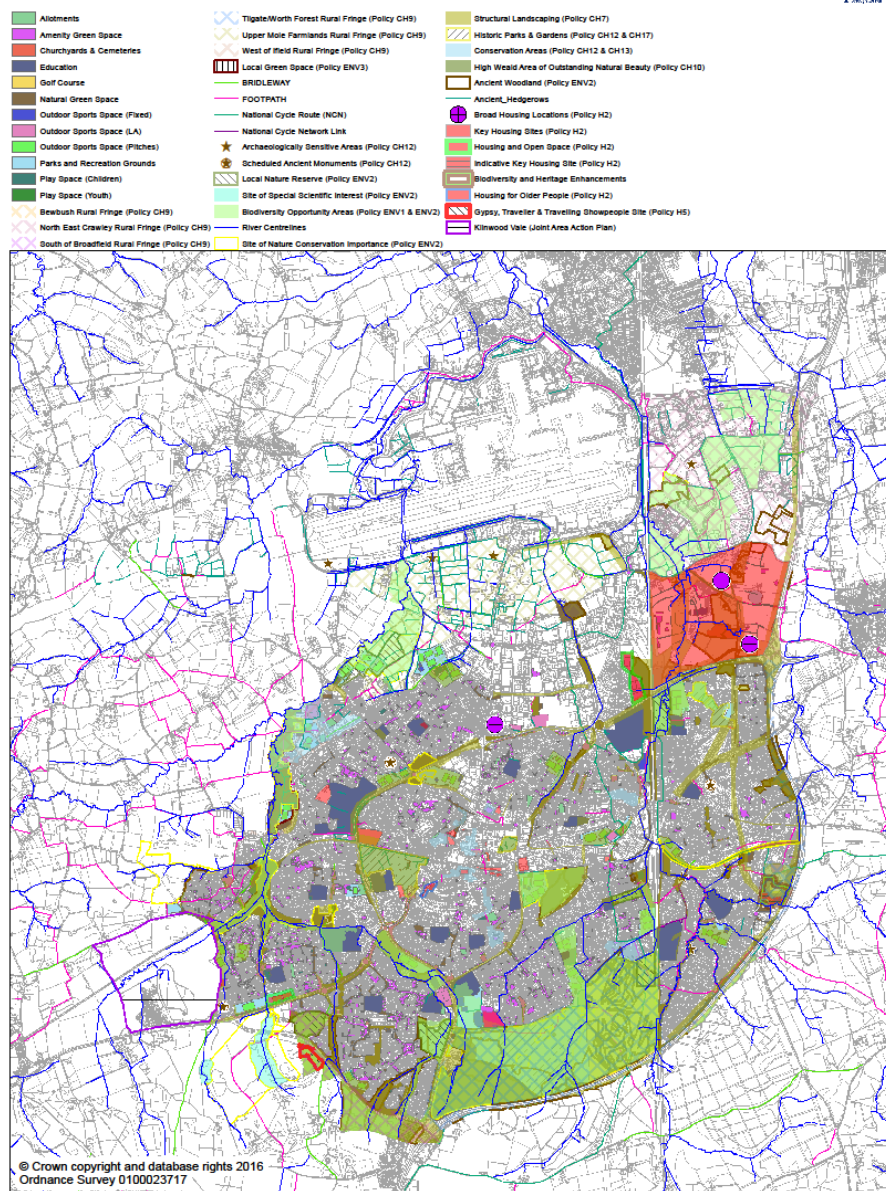
2.11 Applicants should ensure that the design of the development has made the most of opportunities for green infrastructure and taken into consideration the comments made by the community, stakeholders and the council during the pre-application stage. For large proposals, this is a requirement.

2.12 Details of green infrastructure should be provided with the planning application, for example, within the Design and Access Statement to demonstrate how green infrastructure has been addressed, cross-referring to any drawings. For large proposals, this is a requirement.

## Proposals which reduce, block or harm green infrastructure

- 2.13 Policy ENV1: Green Infrastructure requires justification, mitigation or compensation for proposals that reduce, block or harm the functions of green infrastructure. This is to ensure the integrity of green infrastructure network is maintained. Applicants are encouraged to consult the Green Infrastructure Map and the individual parts of this SPD to determine whether their proposals affect the green infrastructure network.
- 2.14 If there are impacts which reduce, block or harm green infrastructure, the applicant should clearly explain this, why it can't be avoided and how they have been mitigated and/or compensated for. The guidance in the previous section on how green infrastructure should generally be considered as well as the detailed guidance in the rest of this SPD will help the applicant meet this requirement.

Figure 1: Crawley's Green Infrastructure



Nb. this map is for visual purposes. For use in the planning process, please consult the accompanying detailed plan to this SPD.



## **Landscape design for new developments**

- 2.15 For the purposes of this section "landscape" includes all visual features that make up the appearance and composition of the natural environment. From country parks and gardens, to woodlands and meadows, through to street planting and community orchards. All of these make up the landscape that surrounds us and contribute to the distinctive character of Crawley.
- 2.16 Well designed, planned and maintained green spaces can be the making of a new development and can have a positive impact on the areas where we live and work. The benefits of well-designed green spaces range from increased economic investment through to cultural, social and environmental benefits. Well-designed green spaces can also:
- Reduce the predicted effects of a warming climate, particularly in urban areas.
  - Help with water management such as reduced flood risk and improved water quality.
  - Improve the health and well-being of residents and visitors.
  - Reduce crime and provide a "sense of place".
  - Significantly increase local biodiversity (see paragraph 5.52 onwards).
  - Increase the value and attractiveness of an area.
- 2.17 Conversely, green spaces that are poorly planned, have no clear use, or are inappropriately planted and maintained can become underused and run down, often leading to anti-social behaviour. Green space which results from the "leftovers" of development can become a maintenance and financial burden, offering no real benefit to the surrounding area.
- 2.18 When submitting a planning application for development, the council will expect to see evidence that landscape provision and green space design have been clearly considered as part of the site design.

## **Landscape Management and Maintenance**

- 2.19 The success of new landscape features and green spaces not only depends on high quality design, but also appropriate and continued management. If inadequate provision has been made for ongoing maintenance they can become unattractive and underused. The most common causes of failure in landscaping and planting schemes include: poor ground preparation; soil contamination and weed growth; competition for water/nutrients; animal damage; mechanical damage; and poor aftercare.
- 2.20 Where developments require the provision of new landscaping, a maintenance plan should be submitted with the planting details, providing site specific details for each new planted area. The submission of a management plan and its implementation is often made a condition of planning permission or the subject of a planning agreement. Developers will be expected to identify who will take responsibility for the delivery of the Landscape Management Plan in the short term and longer term. The period of time to which any maintenance plan applies will depend on the site conditions and proposed planting, and will be set via the associated planning conditions for the development. Applicants are advised that planning conditions generally require replacement planting where plants have failed to become established within a specified amount of time. Maintenance details should be submitted with all landscaping schemes and should (as a minimum) include the following information.
- 2.21 Planned management and maintenance operations are needed for both "soft" planted and "hard" landscaped spaces. These operations may well need to change over time as planting matures, and as the changing character and needs of the occupied development evolve.

2.22 The content of the management plan will depend on the site and the design and should be specifically tailored to the area. Specific management of habitat and wildlife areas may also be required and this should also be included within maintenance plans where necessary. As an outline, the following information may be required:

**a) Planting and establishment**

- Watering in drought periods, including volume, frequency and method of application.
- Weed controls, such as residual and spray herbicide applications and mulch reinstatement.
- Inspections and making good losses with replacement planting stock.
- Firming-in and possible pruning of wind-rocked plants. Tying-in of climbing plants.
- Hedge clipping and ultimate design heights.
- Formative shrub pruning – note that the routine clipping of shrubs should be avoided.
- Maintenance of 1m diam. mulched surrounds to trees planted in grass areas.
- Slow release fertiliser or residual herbicide applications where appropriate.
- Extension or strengthening of fencing or other barriers where planting is becoming eroded, trampled or damaged.

**b) Hard Landscaped Areas**

- Maintenance of boundary walls, fencing, bollards, and any temporary protective fencing, e.g. post and wire/chestnut palings and trip rails and timing of removal.
- Maintenance of hard paved and loose surfaces such as gravel. Making good damaged units or subsidence to match original materials.
- Re-levelling of tree grilles in hard paved areas and making-up levels of infilled gravel mulches. Removal of tree guards, tree grille sections.
- Frequency of removal of litter and rubbish and response time to fly-tipping and abandoned vehicles.
- Cleaning of stained paving surfaces by pressure washer/removal of chewing gum.
- Repairs to walls and copings. Removal of graffiti.
- Extension/strengthening of fencing or other barriers, consistent with existing designs.
- Reconsideration of failed access/circulation arrangements and appropriate new paving and/or protective railings.
- Maintenance and cleaning of degraded paint finishes, gates, railings etc.

**c) Special Design Features**

- Retention, operation and maintenance of water features.
- Operation and repairs/replacement lamping of amenity and special lighting.
- Provision of Public Art and its periodic cleaning/specialist repair.
- Maintenance of safety apparatus and signage.
- Adjustment checks of tree ties, stakes and guards, protective fencing and their timed removal.
- Inspection for pests, vermin and plant diseases and remedial actions.

**d) Ornamental shrub areas**

- Replanting of failed stock or redesign/re-specification of failed areas.
- Mulch replenishment until close cover achieved.
- Formative and seasonal pruning for stem, foliage and flowering budwood.
- Re-balancing of growth, removal of over-vigorous species.

#### **e) Hedges and Mass Planting**

- Hedge cutting – designed heights and frequency of cut. Removal of clippings.
- Thinning of mass planted vegetation where climax trees are emerging.
- Management of understory and herb edges at 5 and 10 + years onward. Periodic coppicing where appropriate. Formation of new paths.
- Use rabbit guards/tree shelters/fencing if rodent damage becomes apparent.
- Removal of litter.

#### **f) Grass and Herb layer**

- Re-sowing of failed areas of grass.
- Selective herbicide treatment/feeding during establishment.
- Aeration/thatch removal of high quality amenity lawns.
- Frequency, timing and heights of cut for grass/wild flower meadow edge/bulb areas.
- Appropriate cutting regimes and machinery types and design quality (e.g. cylinder/rotary/flail) boxing off of clippings and removal from site or site dispersal.
- Removal of litter prior to cutting.
- Cleaning of paths after grass cutting.

#### **g) Trees**

- Regular safety inspections and report on condition of trees by arboricultural adviser.
- Implementation programmes of recommended tree work to comply with the latest British Standard (currently B.S. 3998: 2010 'Recommendations for tree work').
- Procedures for emergency tree work.
- Formative pruning of new trees and progressive crown lifting and leader selection, and minimum/maximum heights of crown lifting.
- Planned pruning of pleached trees, mop headed pollards or coppiced trees.
- Investigation of failed growth of trees, remedial actions and replanting.
- Aeration of compacted soils and use of soil inoculants where trees become moribund.
- Watering and feeding programme for trees in containers.
- Advice on consent procedures for protected tree work.

### **Rights of Way and Access to the Countryside**

- 2.23 The linkages between green spaces and their accessibility are key to making the most of the benefits of green infrastructure. Policy CH11 protects the public rights of way that provide valuable footpath, cycle and bridleway routes within the urban area and out into the countryside. Footpaths, bridleways, cycle routes and green corridors/spaces that connect provide an important resource across the borough, providing immediate and local access for communities to the countryside and landscapes on their doorstep, as well as providing sustainable connections to services such as bus/train stations, workplaces and shops. This is also important for wildlife to be able to survive by creating stepping stones and corridors between larger habitats.
- 2.24 An extensive network of public rights of way and cycle paths provide a framework for pedestrian access and recreation to and within the countryside around Crawley. These links are particularly strong to the west and north-west sides of Crawley where public rights of way run directly from the urban area out into attractive countryside. Opportunities for pedestrian access from Crawley to the countryside to the east and south of the town are more limited where the M23 and A264 provide a physical and psychological barrier to pedestrian access to the countryside. Despite this, there are

crossing points over the A264 into Buchan Country Park and the M23 into Tilgate Forest as well as from Maidenbower into Worthlodge Forest and from Pound Hill towards Copthorne along the Worth Way.

- 2.25 Two long distance routes pass through Crawley. The National Cycle Route 21 (part of the [Avenue Verte](#)) runs from London southwards joining the east side of Gatwick Airport and on to the Worth Way, a 7-mile, shared-use route from Three Bridges Train Station to East Grinstead and beyond. Route 21 also connects to Route 20 which follows south through Tilgate Park and on to Brighton. These are shown on the Green Infrastructure Map.
- 2.26 The Countryside and Rights of Way Act 2000 required all highway authorities to produce and publish a Rights of Way Improvement Plan (RoWIP). West Sussex County Council now has a RoWIP which assesses present and likely needs of users, opportunities provided by Public Rights of Way (PRoW), and accessibility to blind and partially sighted persons and others with mobility difficulties.
- 2.27 Key issues relating to the accessibility of Crawley's Green Infrastructure include:
- Maintenance – surfacing, replacing stiles, vegetation, bridges (Crawley soils are predominately clay leading to some surface issues).
  - Permeability – frequently paths do not connect to adjacent sites, except via the road network which is often not direct.
  - Information – map boards, signposts etc.
  - Getting to the countryside – ensuring access to quality countryside close to where people live and work.
  - Safety using the countryside – concerns with gaps in rights of way, having to cross or walk along certain sections of road that link rights of way is dangerous.
  - Opportunity to be able to walk or cycle between neighbouring settlements, to nearby facilities or into the wider countryside, but that a lack of suitable quiet lanes or off-road routes prevents this. Upgrading to multi use routes is needed to achieve this but there can be a conflict between walkers and cyclists/horse riders.
  - Demand for more circular routes of a variety of lengths and choice for all categories of users. In particular, more routes starting from settlements, from car parks and from public transport hubs are needed.
  - Concern that the major new developments will have a detrimental effect on the quality and availability of local access to the countryside. For example, new housing estates have sometimes resulted in the urbanisation of PRoW, and the loss of their rural characteristics, which can diminish their value to residents.

#### Opportunities

- The area to the south of Crawley has poor coverage of rights of way for all users. This is a particular issue for horse riders and cyclists who would like to access the wider network (RoWIP).
- Addressing the poor drainage issues on many rights of way would encourage use of walking in the urban area.
- Creating green areas over bridges to allow transfer of wildlife.
- Improving the cycle network by providing more direct routes rather than using the road network.

Specific locations where Rights of Way could be improved or linked are:

- Fragmented bridleway (352sy) caused by unsafe crossing of London Road next to Rowley Farm. (OS7773 0002).

- Fragmented Bridleway (352sy) caused by unsafe section from Radford Road Roundabout into North East Sector footpaths (OS8974 9585).
- Linking the NES Neighbourhood into footpath 1W (0187 9271) which leads over the M23 towards Copthorne/Sussex Border Path.
- Linking Bridleway 1525 to Ifield Brook Meadow Footpaths 1510, 1541 and 1542 then links to Bridleway 1553.
- Cycle and equestrian access to/from Ifieldwood.
- Cycle access into/from Buchan Country Park from St Clement Road.
- Cycle and equestrian access from Tilgate Park into Tilgate Forest and to Parish Lane.
- Cycle access to/from Crabbet Park (and possibly equestrian too given its part use as a stables).
- Cycle access (and possibly equestrian too) between Tinsley Green and Fern Court Farm.
- Cycle access (and possibly equestrian too) between Langley Green and Charlwood.
- Linking bridleway between existing bridleways 1525/1 and 350Sy.

Opportunities will be reviewed periodically and highlighted on the Green Infrastructure Map.

## **Structural Landscaping**

- 2.28 This section sets out guidance for meeting the requirements of Local Plan Policy CH7: Structural Landscaping.
- 2.29 Crawley has extensive areas of soft landscaping that make an important contribution to the town and its neighbourhoods in terms of character and appearance, structure, screening and softening. These areas are termed structural landscaping and are shown on the Local Plan Map.
- 2.30 Proposals that affect the character and appearance, structure, screening and softening of structural landscaping should:
- Demonstrate the visual impact of the proposals.
  - Protect and/or enhance structural landscaping, where appropriate.
  - Seek opportunities to deliver enhancements as part of development proposals where limited or weak structural landscaping can be identified as a negative factor in the attractiveness of an area.
- 2.31 For proposals that impact structural landscaping, a suitably qualified and experienced landscape professional should carry out an assessment and be involved in shaping the proposals. Consideration of the impact on structural landscaping should be undertaken at an early stage to inform and improve the siting, layout and design of a scheme and applicants are encouraged to discuss proposals which will affect structural landscaping with Development Management prior to submission of a planning application.
- 2.32 Proposals should include a description of the existing nature of the environment in the area and the effects of the proposal on structural landscaping including:
- The balance of structural landscaping in relation to the density of built development and infrastructure.
  - Identification of the landscape and visual impact of proposals.
  - Proposals for measures to avoid, prevent, reduce, offset or compensate for any negative effects.

- Proposals for measures that strengthen/enhance the role of structural landscaping.
- 2.33 In order to assess how the above has been considered, information should include drawings showing trees and landscape features, visuals and photos to demonstrate impact and drawings to show landscape proposals. In most cases, this information can be included in a Landscape Management Plan and/or an Arboricultural Impact Assessment.
- 2.34 For proposals that impact large tracts of structural landscaping, Landscape and Visual Impact Assessment (LVIA) guidelines can be used to ensure that all possible effects of change and development both on the landscape itself and on views and visual amenity, are taken into account in decision-making.
- 2.35 Proposals which impact Structural Landscaping are also likely to impact trees, biodiversity and open space provision of natural green space. Applicants should also refer to the relevant policies of the Local Plan and sections within this SPD.

### **Aerodrome Safeguarding**

- 2.36 The whole of Crawley is within an Aerodrome Safeguarding area. This is an area defined by the Civil Aviation Authority that is monitored to ensure the aerodrome and surrounding airspace are safe at all times for use by aircraft. Aerodrome operators are required to take necessary steps to ensure that hazards are assessed and the risk is reduced to the lowest practicable level.
- 2.37 One of the major controllable hazards to aviation is that of birdstrikes. Most occur on or near aerodromes but, because birds are very mobile, features far beyond an aerodrome boundary may increase the hazard. The area of concern around Gatwick's runway stretches out in a 13km dotted circle which is centred on the runway and is shown on the 'Coloured Squares' Consultation map which is lodged with the Local Planning Authorities surrounding the airport.
- 2.38 The most important types of development in respect of new or increased bird strike risk are:
- facilities intended for the handling, compaction, treatment or disposal of household or commercial wastes
  - the creation or modification of areas of water such as reservoirs, lakes, ponds, wetlands and marshes
  - nature reserves and bird sanctuaries
  - sewage disposal and treatment plants and outfalls
- 2.39 For these, and other types of development that are likely to attract birds, applicants are encouraged to consult the aerodrome operator (Gatwick Airport Ltd.) prior to submitting an application, to avoid modifying proposals at a later stage. It is likely that for the types of development above a risk assessment will be required to show that a proposed development would not be likely to increase the number of birds or the bird hazard risk to aircraft. Email [gal.safeguarding@gatwickairport.com](mailto:gal.safeguarding@gatwickairport.com) for further advice.
- 2.40 Crawley Borough Council are required to consult Gatwick Airport before granting planning permission for any development which is likely to attract birds. Whether or not a development is likely to attract birds will depend on a number of factors such as the individual potential bird attractant features of a proposed development and also whether the development, when combined with existing land features, will make the safeguarded area, or parts of it, more attractive to birds or create a hazard such as bird flightlines across aircraft flightpaths.

2.41 The following elements of a proposal may increase the risk of birdstrike:

- **Proposed Landscaping and Amenity Planting**

Planting trees and bushes normally creates a bird hazard only when it takes place relatively near to an aerodrome, but a potential starling roost site further away from an aerodrome can create a hazard. Large unbroken blocks of planting are more likely to attract roosting, nesting or feeding birds rather than small blocks of widely spaced trees.

- **Restoration, Enhancement & Creation of New Watercourses and SuDS**

Water bodies and their associated features, depending on their size and shape and proximity to the airport have the potential to attract birds hazardous to aviation such as Gulls, Geese, Swans, Heron, Cormorants & smaller waterfowl for feeding, nesting and roosting.

- **Flat/Shallow Pitched and Green Roofs**

Large areas of flat/shallow pitched and green roofs can be attractive to large numbers of Gulls and Pigeons for nesting roosting and loafing. If a proposed development includes roofs of this type it may be necessary to agree a bird hazard management plan to ensure that the birdstrike risk to the airport is not increased.

2.42 The Airport Operators Association (AOA) have produced advice notes on potential bird hazards from Landscaping, Sustainable Drainage Systems (SuDS), and Building Design. These advice notes can be found on their website here:

<http://www.aoa.org.uk/policy-campaigns/operations-safety/>

2.43 Where a significant risk is identified, the developer will be expected to modify their proposals to mitigate this risk. It is possible that as part of the mitigation, it will be necessary to produce and implement a Bird Hazard Management Plan acceptable to the aerodrome.

# Part 3: Trees

**Policies CH3 and CH6 set the primary Local Plan requirements in relation to trees. Some trees are further protected through legislation under Tree Preservation Orders. The biodiversity and heritage value of trees must also be given consideration as part of development proposals.**

- 3.1 Trees and woodlands are visually significant landscape features that define the character of Crawley, from the heavily wooded Tilgate Country Park to the extensive structural landscaping within the urban area. There are many benefits in increasing tree canopy cover in Crawley through retaining and providing new trees:
- Removes pollutants from the air, improving air quality and absorbing carbon dioxide emissions.
  - Reduces noise pollution.
  - Shading trees cool buildings and roads in the summer, reducing the temperatures during very warm periods.
  - Reduces wind speed and intercepts rain, helping to reduce the risk of local flooding.
  - Improves the appearance of an area, through the creation of focal points and landmarks.
  - Supports a range of wildlife in the town and beyond.
  - Has a positive impact on health and wellbeing of people.
  - Creates a sense of identity and pride in a community.
- 3.2 Existing trees can significantly contribute to the setting of new developments, and can give the impression of early maturity and increased design quality. Without appropriate consideration, existing trees and hedges can be easily damaged and lost through development. Damage can occur to trees through thoughtless construction practices, such as vehicle collisions and root severance, as well as through more indirect factors, such as changes in the surrounding ground levels, compaction of the soil structure and contamination. One movement of a heavy vehicle over a tree's roots is enough to cause irreparable damage, while trenching and compaction can cause excessive damage to trees.
- 3.3 The aim of this section is to raise the standards of design and promote sensible retention of trees so that they may continue to contribute to the amenity of the landscape. Trees are considered to be a material consideration where planning permission is required and trees exist on or adjacent to a development site (within falling distance). Therefore, trees can therefore present significant constraints upon development, often requiring expert advice to find an appropriate solution.

## **Designing for trees**

- 3.4 While it is recognised that many factors will need to be taken into consideration when designing the layout of a new development, tree retention and provision of new trees has the potential to significantly contribute to the site's character and needs to be accounted for at an early stage.
- 3.5 Following the completion of the surveys and analysis of the site, consideration should be given to which trees are the most suitable for retention. Trees of the highest quality



(those categorised as A and B trees in the Tree Survey, see paragraph 3.24) should be retained as part of the proposed layout, as they are likely to have the most positive contribution to their surroundings. Trees of moderate and low value (category C and below) should not automatically be considered for removal, as they may play a useful role in site screening, or as an important habitat feature.

3.6 The benefits of trees are numerous and the council encourages an increase in the borough's overall tree canopy cover. As part of the design, the following factors should be considered:

- **Layout**

Layouts should be designed so that trees have space to reach maturity without the need for regular tree surgery, do not dominate buildings, cause unreasonable reduction in light to habitable buildings, or completely block direct sunlight to gardens.

A realistic assessment of the current and future relationships between the existing trees and new structures should be made. Retained trees that are inappropriately incorporated into site layout can become a nuisance, often leading to pressure for them to be removed.

Larger trees might be better suited to areas of open space or more extensive private gardens where conflict is less likely to occur. The potential impact of the shading caused by tree canopies should be considered, and situations where dense shading could be problem should be avoided. Seasonal problems such as Honeydew and leaf drop might also need to be considered.

Soakaways can attract tree roots and should not be sited where they are liable to become blocked by tree roots.

- **Landscape features**

In addition to trees, other significant landscape features, such as important hedgerows and ponds, should be incorporated into the layout.

- **Physical dimensions of retained trees**

The physical size and shape of the trees is likely to be the first factor to be considered. The crown shape and spread, along with the root area should be considered as part of the design.

- **Roadways and surfacing**

Access into a site is often one of the first issues to be considered when a development is planned, and can have a significant impact on existing trees.

Traditional road construction and surfacing does not allow water and nutrients to percolate through to the soil (and roots) beneath. Also the excavation and compaction required to construct an access can easily damage the soil structure and the root areas of retained trees.

To avoid this type of damage, main access driveways and other hard surfaces should fully avoid the RPA's of retained trees. Where this is not possible, the use of alternative, porous road, "no dig" construction techniques should be used.

- **Alternative construction techniques**

On particularly constrained sites, the use of alternative foundations may be required. These should be discussed with the council during the planning process.

- **Services**

Requirements for above and below ground services should be considered. Underground services should not cut through the required root protection areas for retained trees. Where there is no alternative route, specialist installation methods

should be considered. Equally, it is advisable not to plant trees over underground sewers and water pipes.

## **New Tree Planting and Replacement Planting**

- 3.7 Policy CH6: Tree Planting and Replacement Standards requires landscape proposals to include at least one new tree for each new dwelling, of an appropriate species and planted in an appropriate location. This is to contribute to the character and appearance of the town. It also requires that loss of existing trees be replaced in greater numbers in order to sufficiently regain the visual impact and loss of biodiversity over time.
- 3.8 Proposals should seek to achieve the above through a landscape management plan or shown clearly as part of the site design. Part 2 of this SPD sets out how landscape design, management and maintenance should be considered. Where the local planning authority agrees that the level of tree planting required by the proposal is not feasible or desirable, commuted sums will be sought in lieu on a per tree basis. It is important to note that the planning authority will not agree commuted sums where it is evident that the application proposes development at the expense of adequate space for landscaping. Policy CH3 Normal requirements of All New Development sets this out clearly. Guidance on calculating commuted sums and tree replacements are set out below:

### Trigger for Obligation

- 3.9 Obligations in respect of trees will be required where:
- New residential development requires one new tree per dwelling;
  - New planting is required on public land to mitigate the impact of a development; and/or
  - Where trees are felled as part of a development, and not all replacement planting can be provided on-site.
- 3.10 Off-site tree planting will either take place on open ground or in areas of hard standing such as pavements.
- 3.11 Where planting can take place directly into open ground the financial contribution will be lower than where the planting is in areas of hard standing. This is due to the need to plant trees located in areas of hard standing in an engineered tree pit.
- 3.12 All tree planting on public land is to be undertaken by the council to ensure a consistent approach and level of quality, and to reduce the likelihood of new tree stock failing to survive.

### Level of Contribution

- 3.13 The contribution covers the cost of providing the tree pit (where appropriate), purchasing, planting, protecting, establishing and initially maintaining the new tree.

The level of contribution is as follows:

Tree in open ground (no tree pit required):	£700
Tree in hard standing (tree pit required):	£3,319

The “open ground” contribution figure will apply in the following circumstances:

- Where one new tree is required for each new dwelling and they cannot be provided on-site (e.g. flats).
- Where development results in the loss of council-owned trees in open ground.

- Where development results in the loss of trees on the development site, and is unable to provide the required replacement tree planting on site.

The council will plant in a location that contributes to the character and appearance of the borough and regains loss of biodiversity.

The “hard standing” contribution will apply where new tree planting in hard standing is required off-site to mitigate the impact of development.

- 3.14 The number of trees required to compensate for loss of existing trees depends upon the size of the trees to be lost. This is set out in Table 1 (extracted from Local Plan Policy CH6) below:

**Table 1: Tree Replacement Standards**

<b>Trunk diameter of each tree (measured in cms at 1.5m above ground level) to be removed:</b>	<b>Number of Replacement Trees required</b>
Less than 19.9	1
20 – 29.9	2
30 – 39.9	3
40 – 49.9	4
50 – 59.9	5
60 – 69.9	6
70 – 79.9	7
80+	8

The following is a hypothetical example:

A development proposal results in the loss of two trees, which have trunk diameters of 27cm and 33cm respectively.

The tree with the 27cm trunk will require 2 replacement trees and the tree with the 33cm trunk will require 3 replacement trees.

Where the local planning authority agree that it is not desirable or feasible to provide these trees on-site, the obligation will be triggered requiring the provision of 5 replacement trees off-site.

Therefore, the financial contribution required will be  $5 \times £700 = £3,500$ .

## **Submission requirements**

- 3.15 British Standard 5837:2012 (BS 5837:2012 - Trees in relation to design, demolition and construction - Recommendations) provides clear guidance on how trees and hedges should be accounted for as part of developments to ensure appropriate retention, protection and management. It is the key document used by the council when assessing planning applications where trees and hedges are a material consideration and its requirements should be closely followed by applicants. Trees need to be assessed by those with appropriate qualifications and experience. As a result, this section is aimed at arboriculturists and other professionals involved in the planning process.
- 3.16 The amount of information required to assess an application will vary from application to application. This SPD provides some basic guidelines for all applications. The statutory “1-app” forms for planning applications state the minimum level of information required for the Local Planning Authority to determine an application of that scale. Where a BS 5837 report is required, applicants/agents are expected to submit enough information to allow the council to determine the application. The

minimum amount of information required is the same for outline and full planning permission.

- 3.17 Ideally, all documents relating to Tree Protection and Landscaping will be provided up front. This prevents a number of questions arising such as “what do they intend to plant, and will it be suitable”. The more information provided at an early stage the better.
- 3.18 Where trees and hedges are a consideration, a number of tree specific reports and surveys will be required at various stages of the planning process. These cover all stages of a development from the initial site and tree survey, through the construction of new buildings, to future planting and landscape maintenance.
- 3.19 Table 2 (below) outlines the tree based information that may be required at each stage of the planning process, depending on the size of the site, tree cover and overall complexity. The additional information identifies further details which might reasonably be sought, for example where construction is proposed within a Root Protection Area. Further clarification can be sought from the council regarding the level of detail required for a particular application prior to submission.

**Table 2: Annex B of BS 5837:2012**

<b>Planning stage</b>	<b>Minimum arboricultural detail required</b>	<b>Additional Information</b>
Pre-application	<ul style="list-style-type: none"> <li>• Tree Survey</li> </ul>	<ul style="list-style-type: none"> <li>• Tree retention/removal plan (draft)</li> </ul>
Planning Application	<ul style="list-style-type: none"> <li>• Tree Survey (in the absence of pre-application discussions)</li> <li>• Tree retention/removal plan (finalised)</li> <li>• Retained trees and root protection areas shown on proposed layout plan</li> <li>• Strategic hard and soft landscape design, including species and location of new planting</li> <li>• Arboricultural impact assessment</li> </ul>	<ul style="list-style-type: none"> <li>• Existing and proposed finished levels</li> <li>• Tree protection plan</li> <li>• Arboricultural method statement – heads of terms</li> <li>• Details for all special engineering within the RPA and other relevant construction details.</li> </ul>
Matters that may be dealt with by planning conditions. However, this is dependent on the site complexity and these reports/plans may be required as part of the initial submission documents.	<ul style="list-style-type: none"> <li>• Detailed Arboricultural Method Statement</li> <li>• Alignment of utility apparatus (including drainage), where outside the RPA or where installed using a trenchless method.</li> <li>• Dimensioned tree protection plan</li> <li>• Schedule of works to retained trees, e.g. access facilitation pruning</li> <li>• Detailed hard and soft landscape design</li> </ul>	<ul style="list-style-type: none"> <li>• Arboricultural site monitoring schedule</li> <li>• Tree and landscape management plan.</li> <li>• Post-construction remedial works</li> <li>• Landscape maintenance schedule.</li> </ul>

## Plans

- 3.20 BS 5837 offers advice on preparing plans. In addition to this, plans relating to trees should ideally be consistent in the size and scale in which they are presented so that they can be compared and assessed easily, and of a size and scale large enough to avoid any ambiguity. Tree Protection Plans must be suitable for setting out tree protection measures on site. A4 size plans are generally too small, so it is suggested that all plans relating to trees should be at least A3 size. A plan should clearly state at what size it can be scaled (e.g. 1:200@ A1 size), and be presented at that size.

Sketch plans and plans that are not to scale are not acceptable. As use of colour is a part of a BS 5837 Tree Survey, failure to submit BS 5837 plans in colour can make assessment difficult.

- 3.21 It is not considered appropriate to leave technical matters relating to trees to conditions where the viability of a scheme may depend on the resolution of it. The following list shows other documents that may be needed to assess your application. Failure to include relevant information from this list up-front may increase the likelihood of a refusal or a request to withdraw the application.
- Tree Protection Plan (TPP);
  - Arboricultural Method Statements (AMS);
  - Performance specifications for special engineering (see below for more details);
  - Planting Scheme;
  - Tree Establishment Plan;
  - Tree Management Plan;
  - Management plan for Veteran Trees;
  - Diagrams;
  - Photographs;
  - Anything considered relevant by your Arboriculturist.

### **Pre-Application**

- 3.22 To make sure you get the most out of Crawley Borough Council's pre-application advice service, it is essential to have completed the survey stage and obtained a tree report containing an Arboricultural Impact Assessment and Tree Constraints Plan. Failure to do so will significantly limit the advice tree officers can give, or reduce the value of advice given by other officers as the constraints may affect the viability of your initial proposal.
- 3.23 If the constraints and impact of development on trees has been assessed then the council can advise on which solutions will or will not be acceptable. If it is considered appropriate, the council's Tree Officer can arrange an on-site meeting. However, it is advisable to get your Arboriculturist to attend this meeting either with you or on your behalf.

### **Tree Survey**

- 3.24 The starting point in producing a successful design is the gathering of good baseline information. A tree survey should be undertaken as part of the initial site investigations, and should record all relevant information for trees on and adjacent to the site. This may include details of habitats and protected species contained within the trees where appropriate.
- 3.25 As a result of a Tree Survey, the existing trees will fall within one of four categories (A, B, C or U) depending on their quality. Those in category A are considered to be the most desirable to retain, with those which are clearly dead being recorded as U. The plan will also show the Root Protection Area of each tree(s) and any other relevant constraints. BS 5837:2012 provides clear guidance on the contents of a Tree Survey.
- 3.26 The baseline data collected in the survey should be made available to all relevant parties in the planning process at an early stage as it forms an important part of the evidence base underpinning the Design and Access Statement. The classification of the trees should be based on the condition and value of the trees at the time of the study, and not a preconceived layout for the site, and may also include (where relevant) details of any nearby veteran and/or ancient trees.

### **Tree Retention Plan**

- 3.27 A plan showing trees proposed for retention and removal should be submitted in draft during any pre-application discussions with the council, or as a finalised version when

submitting a planning application. It should be to a recognisable scale and record all onsite trees. It should show the following:

- a. Trees to be retained: marked with their survey numbers and circled with a continuous line.
- b. Trees to be removed: marked with their survey numbers and circled with a dashed line or similar.

### **Tree Protection Plan**

- 3.28 A Tree Protection Plan shows how the retained trees and hedges will be physically protected during site clearance and construction of the development. It should be superimposed over a final site layout drawing and clearly indicate the precise location of all protective barriers and proposed hard surfacing.
- 3.29 The location of protective barriers around retained trees should be based on the required Root Protection Areas (RPAs) rather than an area which fits comfortably around the construction. BS 5837:2012 sets out a specific method for the calculation of RPA's. However, this can be simply translated for single stemmed trees by multiplying the diameter the trunk of each tree by 12. Any required ground protection or commentary on alternative protection should also be noted on the Tree Protection Plan. Areas designated by the protective fencing as construction exclusion zones (CEZ's) should not be altered or disturbed without the prior agreement of the Local Planning Authority.
- 3.30 CEZs should be denoted on site by the use of secured "herras" style fencing which is clearly signed as a "Construction exclusion zone". The use of chestnut paling or plastic mesh is not appropriate. The protective fencing should be erected prior to any onsite works and remain in place until the completion of the development. Where full Root Protection Areas are not possible due to the constraints of the site, alternative methods of ground protection should be used. Examples of appropriate protective fencing and signage can be found in Appendix 1.

### **Arboricultural Impact Assessment**

- 3.31 An Arboricultural Impact Assessment (AIA) should draw on all of the baseline tree information and the proposed site layout, and provide an evaluation of the direct and indirect impacts of the development on the nearby trees.
- 3.32 It should take account of any required tree loss to facilitate the layout, discuss the elements of the proposals that could have a damaging arboricultural impact and propose, where appropriate, mitigation measures. An AIA should include copies of the Tree Survey, the Tree Retention/Removal Plan and provide details of any required facilitation pruning.

### **Arboricultural Method Statement**

- 3.33 The council may also ask for the submission and approval of an Arboricultural Method Statement. These statements detail how the development will actually take place around any retained trees.
- 3.34 While the level of detail required in an Arboricultural Method Statement will vary from site to site, they generally cover the same basic topics such as how demolition will occur, where any materials will be stored and how the development will be phased. The council can advise applicants on the content of the method statement, should this be required.

### **Construction and aftercare**

- 3.35 In addition to the design and layout of a development, the physical practicalities of developing the site should be considered as part of the Arboricultural Method Statement. Significant time may have been taken to formulate an appropriate site

layout, taking full account of any onsite trees, and yet they can be easily and significantly damaged at all stages of the construction.

- 3.36 While the Arboricultural Method Statement may include details of construction phasing, protection and pruning that may be required to allow the development to take place, this information is often not passed on to site clearance and construction contractors.
- 3.37 To ensure that all parties are aware of the arboricultural factors of the development and understand importance of the construction exclusion zones, full details of protected areas and works likely to affect the trees should be made available. All protected areas should be appropriately signed, and regular meetings held at key stages of the development with the appointed Arboricultural Consultant. In some cases, the council may wish to monitor the progress of the site, especially where trees may be particularly sensitive or the site is very constrained.

### **Woodland, Ancient Woodland and Veteran Trees**

- 3.38 Ancient woodland and veteran trees are protected under paragraph 118 of the NPPF and Local Plan Policy ENV2 Biodiversity. Ancient woodland is shown on the Local Plan Map.
- 3.39 For proposals that affect ancient woodland or veteran trees, planning authorities and developers should use the [Natural England and Forestry Commission Standing Advice](#). This advice states that developers should start by looking for ways to avoid the development affecting ancient woodland or veteran trees, e.g. by redesigning the scheme. In assessing development proposals, the planning authority will decide on the weight to be given to ancient woodland and veteran trees in individual cases. If the council decides to grant planning permission it will seek mitigation or compensation. For example, mitigation may include a minimum 15m buffer zone of semi-natural habitat between the development and ancient woodland as well as connecting woodland that would be separated by development with green bridges or tunnels.
- 3.40 Where development proposals affect woodland, surveys of both flora and fauna will nearly always be required, following guidance approved by the [Chartered Institute of Ecology and Environmental Management \(CIEEM\)](#).
- 3.41 A tree survey is required and should be in accordance with guidance in British Standard BS 5837 'Trees in relation to demolition, design and development'.
- 3.42 There are no Statutory Consultees for Ancient Woodland but it is likely that The South East Regional Conservancy of the Forestry Commission will be consulted on any development proposals which affect ancient woodland. The types of proposal where the Commission wish to be consulted are those where *"any part of the development site is within 500 metres of an ancient semi-natural woodland or ancient replanted woodland, and where the development would involve erecting new buildings, or extending the footprint of existing buildings."*<sup>3</sup>

### **Veteran Trees**

- 3.43 Veteran trees are trees which, because of their age, size or condition are of cultural, historical, landscape and nature conservation value. They can be found as individuals or groups within ancient wood pastures, historic parkland, hedgerows, orchards, parks or other areas. Therefore, any tree of a good age for its species may have potential to become a veteran tree and the advice of an Arboriculturist will be needed to identify trees that could be considered veteran.

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<sup>3</sup> Planning Practice Guidance, Paragraph 022 (Revision date: 06 03 2014)

- 3.44 Britain has a very high population of Veteran Trees compared with most of Europe and great emphasis is placed on their protection. They are a special feature of the English Landscape and are more likely to contain bat roosts. They will, therefore, usually warrant special protection.
- 3.45 The tree survey should reveal if there are any trees worthy of veteran status that could be affected by the proposed application. If this is the case, then the council will be primarily guided by the Natural England Publication “*Veteran Trees: A Guide to Good Management (IN13)*”.
- 3.46 The felling of veteran trees in order to implement a planning application will not readily be considered even if replacement trees are promised. But this action is not ruled out if it can be demonstrated to the council’s satisfaction that such an action is justifiable.
- 3.47 It is advised that developers have a pre-application meeting with the council’s Tree Officer (it would be advantageous to have taken Arboricultural advice prior to this) to discuss if it is considered possible to work around veteran trees on or adjacent to a planning site. Extended Root Protection areas and planning conditions specific to the veteran trees may be required and it is a good idea to get a sense of what these may be up front.

### **Trees with Tree Preservation Orders (TPO’s), growing within Conservation Areas or Historic Parks and Gardens**

- 3.48 Designs are expected to give special consideration to trees and woodlands subject to Tree Preservation Orders or within a Conservation area.
- 3.49 TPOs are formal, documented designations made by the council under Part VIII of the Town and Country Planning Act 1990 and the Town and Country Planning (Trees) Regulations 2012. Their intention is to protect and highlight trees which are considered to have a high level of public visual amenity value, or those which have a historic or commemorative connection.
- 3.50 There are a number of trees throughout the town that are protected by a Tree Preservation Order (TPO). The order prohibits the cutting down, topping, lopping, uprooting, wilful damage or destruction of the tree or trees in question without the planning authorities’ written consent. The tree under order can be of any size, species or age and prevents anyone from doing works to a tree considered by the council to contribute to the character of an area.

**3.51 A TPO does not mean that the council now owns the tree nor does it mean that they are responsible for the cost of its maintenance.**

### **Works or removal of trees as part of a planning application**

- 3.52 Any tree felling or works to protected trees should be included (within an Arboricultural Impact Assessment) as part of the planning application so that the implications of the proposed scheme can be considered holistically. Making separate applications for cutting down or working on protected tree(s) relating to present or future planning applications is considered to be inappropriate. It is preferable to consider planning applications holistically and the planning authority is likely to refuse consent for applications for works to protected trees where a planning application relating to the trees is anticipated or has already been received.
- 3.53 Sussex Gardens Trust will be consulted on Planning Applications affecting Crawley’s locally designated historic parks and gardens (Local Plan Policy CH17). Trees are



often integral to the distinctive character of these areas and, therefore, the submission of a full BS 5837 report is advised for proposals that affect trees.

### **Carrying out works to a tree not part of a planning application**

- 3.54 An application must be submitted to the council for works to trees subject to a tree preservation order. Anyone found guilty of destroying a TPO tree or rendering it useless as an amenity or as something worth preserving is liable to a fine of up to £20,000 in the magistrates' court or in serious cases an unlimited fine in the Crown Court taking into account any financial benefit which has resulted, or is likely to result, from the offence. If you plan to carry out work to a tree it is important to check with the council's planning department to make sure it is not protected by an order.
- 3.55 Trees within Conservation Areas are also protected because of the amenity value they offer to the area. You must notify the council (section 211 notice) at least six weeks prior to commencing any work on a tree that has a stem diameter of more than 75mm (approx. 3 inches) measured at 1.5 metres (approx. 4 feet 10 inches) above ground level or 100mm (approx. 4 inches) if thinning to help the growth of other trees. This is to give the council the opportunity to consider protecting the tree(s) with a TPO. Anyone who cuts down, uproots, tops, lops, wilfully destroys or wilfully damages a tree in a Conservation Area without giving a section 211 notice (or otherwise in contravention of section 211) is guilty of an offence.
- 3.56 The application procedure and guidance notes for works to TPO trees or trees within a Conservation Area are located on the council's website.

### **Requests for a tree to be protected by a Tree Preservation Order**

- 3.57 The council will only make a Tree Preservation Order if it can be demonstrated that the tree is under threat and that the tree is worthy of protection. If this is the case and the tree appears healthy and stable, is visible from a public place and its removal would significantly harm the appearance of the area, please email [ProtectedTrees@Crawley.gov.uk](mailto:ProtectedTrees@ Crawley.gov.uk). The council's Tree Officer will inspect the tree(s) to see if it qualifies for protection by TPO and advise you accordingly.
- 3.58 For further detail on the legislation governing Tree Preservation Orders and tree protection in Conservation Areas can be found in the government's [Planning Practice Guidance](#).

# Part 4: Open Space

**Local Plan Policies ENV4 and ENV5 establish the key planning policy considerations in relation to the provision of open space, sport and recreation facilities. They seek to ensure there is an adequate supply of open space to serve the needs of both the existing and future populations of the borough. Loss of open space would not be considered acceptable unless quantitative, qualitative and accessibility standards are met or the loss can be justified through the need for alternative development.**

- 4.1 This section expands on and provides guidance on the application of Policy ENV4: Open Space, Sport and Recreation and Policy ENV5: Provision of Open Space and Recreational Facilities contained within the Local Plan. It enables landowners, developers and applicants to calculate the requirements for making provision for open space in new developments, assisting them in assessing development capacity and the value of land and making planning applications. It also gives guidance on where a S106 agreement may be required.

## **Policy Background**

- 4.2 The NPPF states:  
*Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required<sup>4</sup>.*

### Local Policy

- 4.3 Crawley's Open Space, Sport and Recreation Study and Playing Pitch Study (2013 and subsequent updates) have been prepared to meet the requirements of NPPF. These studies assess the provision of open space, sport and recreational facilities within the borough. The evidence assists in providing a greater understanding of the needs and local perceptions of the borough's open space, sport and recreation provision.
- 4.4 The assessments establish a clear approach towards open space in Crawley, identifying priorities for the future of open space, recreation and sports provision and provide a robust and detailed evidence base from which contributions can be calculated.
- 4.5 The studies form a basis for implementing Local Plan Policy ENV4 and ENV5 which are used to determine proposals that affect open space, sport and recreation provision.

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<sup>4</sup> NPPF, paragraph 73 (2012) DCLG

## Approach to open space provision and S106 Agreements

- 4.6 Virtually all new residential development schemes create demand for open space, sport and recreation facilities. Also, in areas where there is an identified deficiency in provision, new development can exacerbate that deficiency. New on-site provision and/or a financial contributions towards existing facilities will be proportional to the additional demand and impacts on open space generated by the development.
- 4.7 In order to calculate developer contributions for facilities, a methodology has been adopted which calculates how much it would cost the council to provide them. These costs have been calculated using local information, and have also been benchmarked against other Local Authorities' costs for providing facilities. A summary of the costs are outlined in Table 5 where contribution per person is taken to be a reasonable measure of that impact. The same charges apply to both provision of new facilities and the upgrading/improvement of existing facilities, which more often than not includes new provision.
- 4.8 This approach is in line with CIL Regulation 2010 Section 122(2):

**Figure 2: Extract from CIL Regulations 2010 Section 122(2)**

*A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:-*

- (a) necessary to make the development acceptable in planning terms;*
- (b) directly related to the development; and*
- (c) fairly and reasonably related in scale and kind to the development.*

### a) Quantity Standards

- 4.9 Quantity standards are determined by the analysis of existing quantity, consideration of existing local and national standards and benchmarks and evidence gathered from the local needs assessment. The quantity standards are locally derived and are realistic and achievable.
- 4.10 Table 3 below outlines the quantity standards for open space, sport and recreation facilities. Requirements per site, including minimum provision and whether it should be on-site or off-site, should be determined on a case-by-case basis considering:
- the size of the proposed development (see Table 4); and
  - the existing quantity and quality of facilities within the accessibility standards, using the latest *Crawley Borough Council Open Space, Sport and Recreation Study* as a basis.

**Table 3: Quantity Standards**

Typology	Quantity standards (hectares per 1000 people)
Allotments	0.15
Amenity Green Space	0.45
Natural/Semi-Natural Green Space	1.0 for new provision 2.0 for existing provision
Parks & Recreation Grounds	1.60 covering both public and private facilities. 0.85 ha/1000 should be capable of providing space for grass pitches.
Play Space (Children)	0.05
Play Space (Youth)	0.02

4.11 When providing open space, the Green Infrastructure principles, set out in Part 2 of this SPD, should be applied to ensure that the greatest benefits for recreation and wildlife can be achieved. Provision of open space with multiple uses/functions is encouraged as it can deliver multiple benefits and attract greater use. However, this approach should not be used as a means to provide less open space than guided above.

**b) On-site or Off-site?**

4.12 If a proposal creates the need for new open space, it should be provided on-site, if possible. However, not all developments will be of a size that will generate the need for on-site open space. Table 4, below, is a guide as to whether a housing proposal may generate a need for new on-site provision.

**Table 4: Thresholds**

Type of Provision	1-9 dwellings	10-49 dwellings	50-199 dwellings	200+ dwellings
Play Space	X	✓	✓	✓
Amenity Green Space	X	✓	✓	✓
Outdoor Sports Space	X	*	✓	✓
Allotments	X	*	✓	✓
Parks and Recreation Grounds	X	*	*	✓
Natural Green Space	X	*	*	✓
<b>KEY:</b>				
X S106 contributions not normally sought.				
* Contribution towards off-site provision may be required.				
✓ On-site provision of facility may be required.				

4.13 For high density schemes on sites of small plot size (such as town centre apartment developments), a contribution towards off-site provision may be considered appropriate in lieu of some of the on-site open space facilities. However, such sites will still be expected to include public, private and semi-private amenity space as part of their good design. Contributions for proposals under 10 dwellings will not normally be sought. Whilst these developments will have a small cumulative impact on open space it is not generally expedient to consider on a case-by-case basis as required by the CIL regulations test for planning obligations.

4.14 Contributions will not be sought towards specific schemes identified on the Regulation 123 List. Whilst schemes on the Regulation 123 List may not come forward, this approach avoids the possibility of developers being charged twice for the same piece of infrastructure.

### c) Calculating the S106 Contribution

- 4.15 Where provision cannot be provided, or only partially provided, on-site, then Table 5 and 6 can be used to calculate the contributions required towards off-site provision. It should be noted that where an outline application is made, the average occupancy rate of 2.5 persons (2011 Census) per dwelling will be used.
- 4.16 Demolished or converted dwellings, excluding those that have been vacant for five or more years, are subtracted from the gross gain. The population from such dwellings will be discounted according to the type of accommodation and relevant occupancy rate.

**Table 5: Costs for providing open space**

Type of Provision	A	B	C
	Standard m <sup>2</sup> per person	Cost per m <sup>2</sup>	Contribution per person (A x B)
Play Space	0.7	£170	£119
Amenity Green Space (0.2ha min)	4.5	£15	£67.50
Outdoor Sports Space	12.5	£21	£262.50
Allotments	1.5	£30	£45
Parks and Recreation Grounds	13	£72	£936
Natural Green Space	10	£15	£150
Maintenance	Where the council adopts areas of open space, sport and recreational provision, contributions will be sought towards their maintenance to cover a period of 10 years.		

**Table 6: Occupancy rates (number of people) per dwelling**

Dwelling Size	Occupancy
1 bed	1.5
2 bed	2.5
3 bed	2.5
4+ bed	2.8

- 4.17 Where no on-site provision can be provided, the estimated population of the development is multiplied by the cost per person for each type of open space where provision is necessary (see Table 5).
- 4.18 Cost per m<sup>2</sup> is to be used when on-site provision can be provided that partly meets requirements but a contribution towards off-site provision should also be sought, where possible, to meet requirements in full. The following formula will be used to determine outstanding costs:

$$(\text{overall requirement m}^2 - \text{on-site provision m}^2) \times \text{cost per m}^2 = \text{outstanding contribution}$$

### d) Maintenance

- 4.19 Management and maintenance arrangements must be agreed with the council and secured to ensure the long-term usability of the site. In the first instance, the developer is expected to maintain on-site open space provision for up to 10 years, after which arrangements must be put in place for a management company and/or third party to manage the space.

- 4.20 If the developer does not wish to assume responsibility for maintaining the open space, the council may be willing to accept a commuted sum and make arrangements for management of the open space through the council or a third party. Adoption will be subject to the council being satisfied that the facility meets the quality requirements of the council. It is therefore important to agree the specification of the open space/facilities with council at an early stage in the planning process. Table 7, below, provides an indication of the costs of maintaining the different types of open space. The exact maintenance sum will need to be agreed with the council as part of the S106 discussions.

**Table 7: Indicative maintenance costs**

Typology	Annual Cost 2013/14 (£/m <sup>2</sup> )
Children & Young People's Space	£3.67
Parks and recreation grounds	£2.20
Outdoor Sports Space	£0.92
Amenity Green Space	£0.62*
Natural Green Space	£0.42
Allotments	£0.13
*maintenance varies significantly, dependent on the exact specification of the space.	

**Example:**

A proposal for 180 three bedroom houses is proposed in an area where there is a lack of play facilities for children.

1. The requirement is to provide a facility on-site to fully mitigate the impact.

If this is not possible there two options:

2. Provide partially on-site and a contribution to an off-site facility, or
3. Provide contributions towards new/enhanced provision off-site but within the accessibility standard.

For **Option 1** the developer is expected to provide the facility in discussions with the council and agree maintenance arrangements, in line with the council's requirements.

**Option 2** is the same as option one but with contributions to offsite facilities to make up for the partial provision of the necessary play space. For example the proposal above would create a population of 450. The minimum provision should therefore be 315sqm (450 x 0.7). If the developer provides a play area 300sqm the remaining requirement of 15sqm would be provided off-site as a contribution of £2,550 (15sqm x £170).

For **Option 3** contributions would be sought commensurate with the increase in population and the demands that places on play space. Contribution per person is £119 for play space so a development of 450 people would generate a contribution of £53,550 (£119 x 450).

It is important to note that the processes above will not be applied in isolation. Any requested financial contribution/provision will be accompanied by evidence that meets the CIL regulation tests for planning obligations, as set out in Figure 2.

## Accessibility standards

4.21 Accessibility standards are set to reflect the needs of potential users. Open space likely to be used on a frequent and regular basis need to be within easy walking distance and to have safe access. Other facilities where visits are longer but perhaps less frequent, for example country parks, can be further away. Table 8, below, summarises the standards generally accepted to be appropriate for the different types of open space provision. These are provided as both a straight-line, crow-flies distance, as well as an anticipated walk time. In practice, common sense will be applied when considering accessibility, as impenetrable barriers (such as railway lines without crossings) will be taken into account where these create longer walking times than the distance between the site and open space location.

**Table 8: Access standards for Crawley**

Typology	Access standard
Allotments	480 metres or 10 minute walk time
Amenity Green Space	480 metres or 10 minutes' walk time
Natural/Semi-Natural Green Space	720 metres or 15 minutes' walk time Analysis will also include ANGSt
Parks & Recreation Grounds	600 metres or 12-13 minutes' walk time
Play Space (Children)	Childs space: 480 metres or 10 minute walk time
Play Space (Youth)	Teenage space: 600 metres or 12-13 minute walk time

## Quality standards and design principles for open space

4.22 In order to provide good open spaces, careful consideration should be given to the design and location within the site as well as the surrounding area. The quality standards for each form of open space provision are derived from local or nationally agreed standards, existing good practice and from the views of the community and those that use the spaces. The following information is provided as a guide in initiating the first stages of design of open space and pre-application discussions with Development Management which are encouraged.

### Parks and Recreation Grounds

4.23 National guidance relevant to this typology is provided in the 'Green Flag' quality standard for parks which sets out benchmark criteria for quality open spaces. For outdoor sports space, Sport England have produced a wealth of useful documents outlining the quality standards for facilities such as playing pitches, changing rooms, MUGAs and tennis courts plus associated ancillary facilities. The Rugby Football Union have provided guidance on the quality and standard of provision of facilities for rugby, and the England and Wales Cricket Board have provided guidance for cricket facilities. All new and improved provision should seek to meet these guidelines.

### Play Spaces

4.24 Play England are keen to see a range of play spaces in all urban environments, and recommend ensuring the provision of sites which meet the following categorisations:

- A:** Door-step spaces close to home;
- B:** Local play spaces – larger areas within easy walking distance;
- C:** Neighbourhood spaces for play – larger spaces within walking distance;
- D:** Destination/family sites – accessible by bicycle, public transport and with car parking.

- 4.25 Applicants should consider the advice of the Play England Design Guide: '[Design for Play](#)' when designing the type and location of play facilities. Their most recent guidance document, '[Better Places to Play through Planning](#)', shows the background context for the standards suggested in this SPD and the council's Open Space, Sport and Recreation Study<sup>5</sup>.
- 4.26 Before a design is drawn up, it is recommended that consultation be undertaken with the existing local community. This could include local residents groups, local sporting leagues or children's centres as well as neighbouring residents.

### **Informal and amenity green spaces**

- 4.27 The audit of provision as well as the consultation as part of the Open Space Study has identified the importance attached by local people to open space close to home. The value of 'amenity green space' must be recognised especially within housing areas, where it can provide important local opportunities for play, exercise and visual amenity that are almost immediately accessible. On the other hand, open space can be expensive to maintain and it is essential to strike the correct balance between having sufficient space to meet the needs of the community for accessible and attractive space, and having too much which would be impossible to manage properly and which could become a potential liability and source of nuisance. It is important that amenity green space should be capable of use for at least some forms of public recreation activity.
- 4.28 It is recommended that, in addition to the minimum size threshold of 0.2ha identified in Table 5, all amenity green space should be subject to landscape design, ensuring the following quality principles:
- Capable of supporting informal recreation such as a kickabout, space for dog walking or space to sit and relax;
  - Include high quality planting of trees and/or shrubs to create landscape structure;
  - Seating should be provided where appropriate;
  - Include paths along main desire lines (lit where appropriate);
  - Be designed to ensure easy maintenance.
- 4.29 In addition to useable amenity green space, there are a lot of small areas of green space such as verges or on roundabouts that are more aesthetic in their purpose. The requirement for this type of green space is set out in the Structural Landscaping section of Part 2: Green Infrastructure.

### **Allotments**

- 4.30 Proposed new allotments should provide for varying plot sizes, have good access, security and facilities such as water supply, toilets and well-draining soil. When designing allotments please contact the council for specific guidance. There is a preference for the future management of new sites to be devolved to the borough council, residents association or allotments association.

### **Natural Green Space**

- 4.31 Consultation results from the Open Space, Sport and Recreation Study highlight the value attached to certain attributes of open space, in particular:
- Good maintenance and cleanliness;
  - Ease of access;
  - Lack of antisocial behaviour, noise etc.
- 4.32 This suggests that the provision of new or improved natural/semi natural open space cannot be considered in isolation from the means of maintaining such space,

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<sup>5</sup> Crawley Open Space, Sport and Recreation Study (2013) JPC Strategic Planning and Leisure Limited



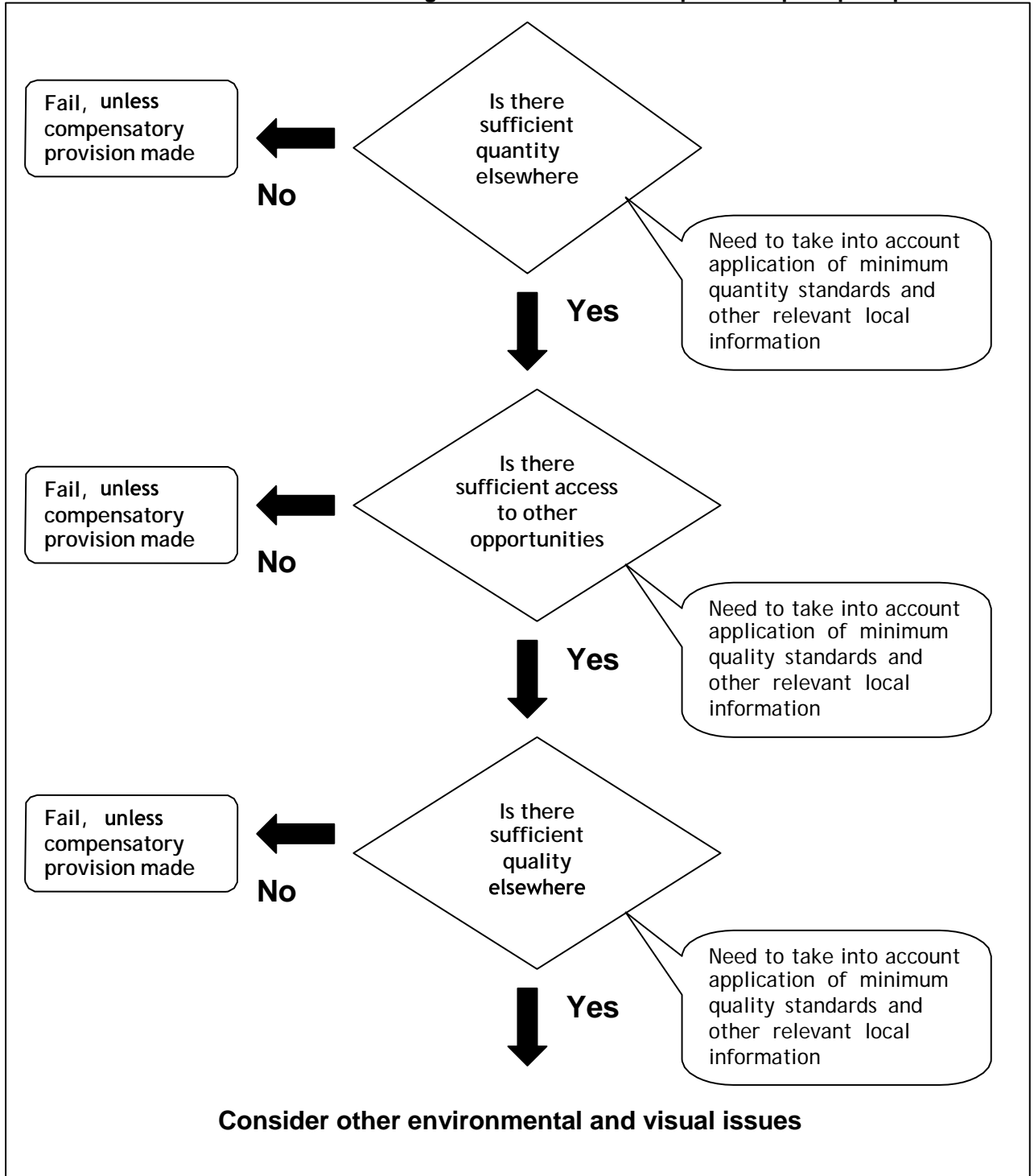
perceptions of antisocial behaviour, and ease of access from within the surrounding environment.

- 4.33 The shape and size of space provided should allow for meaningful and safe recreation. Provision might be expected to include (as appropriate) elements of woodland, wetland, heathland and meadow, and could also be made for informal public access through recreation corridors. For larger areas, where car borne visits might be anticipated, some parking provision will be required. The larger the area, the more valuable sites will tend to be in terms of their potential for enhancing local conservation interest and biodiversity. Wherever possible, these sites should be linked to help improve wildlife value and also form part of sustainable drainage systems (SuDS).
- 4.34 In areas where it may be impossible or inappropriate to provide additional natural green space consistent with the standard, other approaches should be pursued which could include (for example):
- Changing the management of marginal space on playing fields and parks to enhance biodiversity.
  - Encouraging living green roofs as part of new development/redevelopment.
  - Encouraging the creation of mixed species hedgerows.
  - Additional use of long grass management regimes.
  - Improvements to watercourses and water bodies.
  - Sustainable Drainage Systems (SuDS) – swales, basins/ponds, meadows and wetlands.
  - Use of native trees and plants in landscaping new developments.
- 4.35 The above quality standards guidance and design principles should, in any event, be principles to be pursued and encouraged at all times. Further guidance on enhancing natural green space is contained throughout this SPD in relation to trees, landscaping and biodiversity.

## **Disposal of open space**

- 4.36 There are important issues to resolve in terms of getting the correct balance of open spaces of different types across the borough before any disposal can be contemplated. The open space study shows that there is under provision relative to the minimum standards in several neighbourhoods but that there are other areas where provision compares favourably with the standards. Whilst the evidence and recommendations in the open space study do not preclude disposal of open space, applicants should bear in mind the complex picture of open space in the borough and take into account a number of factors:
- The local value and use of a given open space - as it may be a locally popular resource.
  - Whether future local development/population growth might generate additional demands for open space.
  - Whether there is a demonstrable need for some other type of open space within the locality that a given space (subject to a change of management regime) would be well placed to meet.
  - Other non-recreational reasons that suggest a space should be retained (which might include ecological, visual reasons or value for climate change mitigation).
- 4.37 The flow chart below (Figure 3) suggests the decision process that should be followed before the development of an open space can be seriously contemplated.

Figure 3: Flow chart for disposal of open space process



A **hypothetical example** of how this might be applied follows, and relates to an area of amenity green space:

**Q.** Is there sufficient quantity?

**A.** If the minimum quantitative standard for amenity green space is achieved in a defined geographical area, the relative provision of other forms of open space must then be considered. Amenity green space can, in principle, be converted into other forms of open space where the need arises. If a) provision meets the minimum quantitative standards; b) there is no significant local information suggesting a need to retain the site; and c) there is not a perceived lack of other forms of open space, the next question can be addressed.

**Q.** Is there sufficient access to other opportunities?

**A.** Within the defined geographical area there may be good overall provision of amenity green space relative to the quantity standard, but is it in the right place and can it be easily reached? Applying the accessibility component of the minimum standards will help to answer this question. If other similar open space cannot be easily reached, the site's disposal for other uses may be unacceptable.

**Q.** Are other accessible and similar opportunities elsewhere of sufficient quality?

**A.** If it can be demonstrated that alternative opportunities are sufficient both in quantity and accessibility, there may still exist issues with the quality of these alternative provisions. The quality component of the proposed standards may indicate that certain improvements to alternative opportunities must be made which should be funded and secured before development is sanctioned.

Even if these three tests are passed there may be other reasons for the site to remain as open space. For example, it may have value as a natural habitat or be visually important as structural landscaping.

# Part 5: Biodiversity

**Policy ENV2 aims to support the Local Plan’s objective to deliver a net gain of biodiversity over the Plan period through the incorporation of features to encourage biodiversity in new development wherever possible. The Policy establishes a hierarchy of biodiversity sites against which policy criteria is set. Biodiversity is also protected through a range of other legislation outside of the Planning system.**

## Policy Background

### National Policy

- 5.1 The government’s ambition is to halt overall loss of England’s biodiversity by 2020, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.
- 5.2 The planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures<sup>6</sup>.

### Local Plan Policy

- 5.3 Local Plan Policy ENV2: Biodiversity sets out the council’s policy to support the national agenda, and move from no net loss towards net gains in biodiversity. This includes:
- An expectation to incorporate features to encourage biodiversity where appropriate;
  - Where possible enhance existing features of nature conservation value within and around the development;
  - A hierarchy of biodiversity sites to be conserved and enhanced where possible;
  - Protection of SSI sites adjacent to Crawley;
  - Protection of and support for management of ancient woodland, aged and veteran trees;
  - Minimising impacts on local wildlife sites;
  - Support for the designation of new sites;
  - The need for sufficient survey information on accompany applications.
- 5.4 Much biodiversity is outside designated areas. It is important that planning decisions take into account biodiversity by ensuring that decisions are based on sufficient information. [The Sussex Biodiversity Record Centre](#) data should be used to determine whether habitats or species of principal importance may be present, for which an Ecological Survey will be required. Where planning applications are

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<sup>6</sup> NPPF, paragraph 109 (2012) DCLG

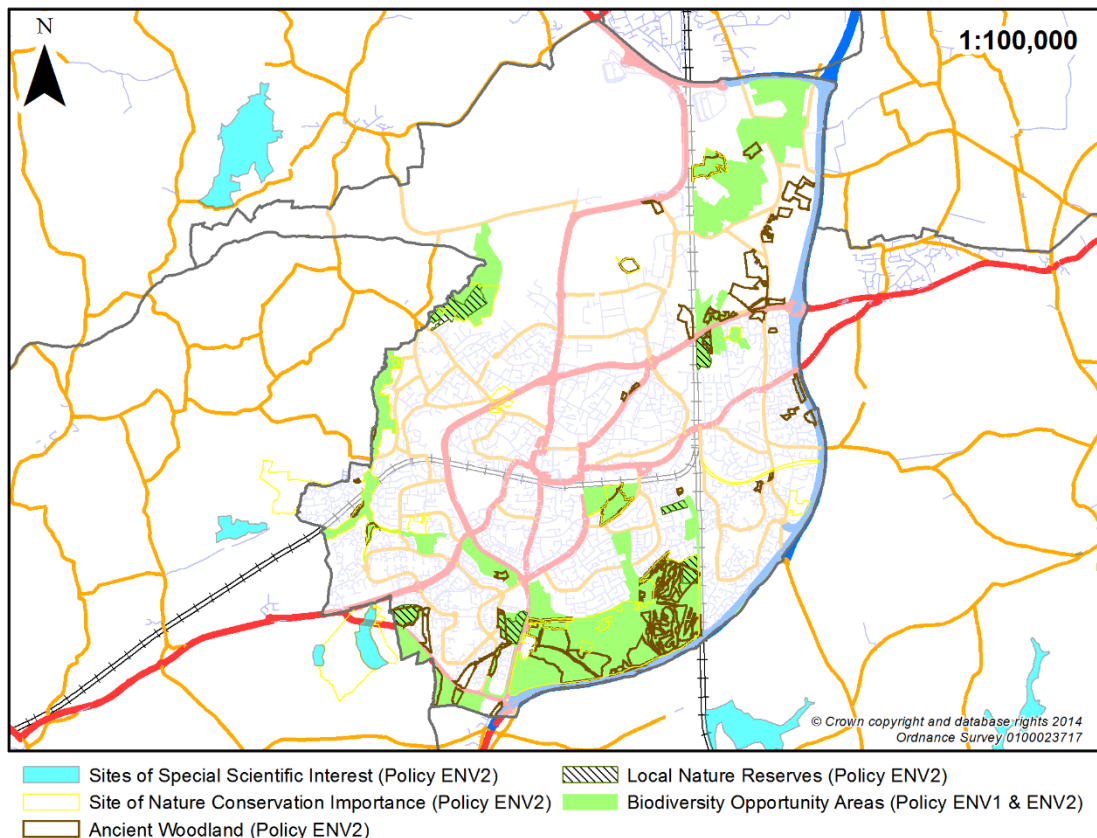
considered to have an impact on wildlife, advice will be sought from relevant national and local organisations.

## Biodiversity in Crawley

5.5 Crawley features a wide range of habitats that have been influenced by the underlying landscape and by human activities. The borough's assets, discussed in this chapter, are:

- Sites of Nature Conservation Importance (SNCI);
- Local Nature Reserves (LNR);
- Species and Habitats of Principal Importance;
- Biodiversity Opportunity Areas (BOA);
- Sites of Special Scientific Interest (SSSI);
- Ancient Woodland;
- Protected species and habitats.

Figure 4: Crawley's Designated Biodiversity Sites (Local Plan extract)



5.6 Of course not all of Crawley's wildlife is secure within the defined areas above. It is important to recognise that much of Crawley's biodiversity is found in small pockets of green space, structural landscaping, private gardens and buildings, brownfield sites, in and around built areas as well as the open countryside.

## Biodiversity in the development process

5.7 This section looks at how biodiversity is best protected through the development management process. There are three key elements to this:

1. Providing accurate information with the planning application on the existence of habitats or biodiversity features and the presence of plants, invertebrates,

amphibians, reptiles, birds or mammals (including bats) on the proposed development site.

2. Where it is known a protected or principal species or habitat is present, ensuring assessments are undertaken which show the impact of the proposed development on them.
3. Where such assessments demonstrate that species or habitats will be affected, ensuring the development proposal is designed so as to avoid adverse effects where possible and mitigate unavoidable impacts.

5.8 Biodiversity needs to be considered at all stages during the development process. Understanding the habitats and species that are present on a development site will assist in:

- Compliance with legislation protecting wildlife and habitats; and
- Meeting the requirements of Local Plan Policy ENV2: Biodiversity.

5.9 Once a development site has been identified, the following steps should take place before demolition or site clearance and before the layout of the new development has been designed:

- *Are there any trees on or adjacent to the development site?*  
If so, a tree survey and a draft tree retention plan should be produced for the pre-application stage. The design of the development should maximise the number of trees that will be retained. More information is available in Part 3: Trees.
- *Are there any plants, invertebrates, amphibians, reptiles, birds or mammals (including bats) using the development site?*  
Most development sites and buildings will be made use of by wildlife, therefore a survey by a qualified ecologist may be required. This survey will identify the different species present and the potential of the site to support species that may have been missed by the survey. Tables 9 and 10 provide criteria on when surveys of species and habitats are required.

Some species are protected by law from harm and some species are of Principal Importance as they need extra help to prevent their decline in England. Some species are both Protected and of Principal Importance. The ecological survey will need to identify the presence or potential presence of these species on the development site. Further information is provided later in this chapter.

Surveys of species and habitats often need to take place at particular times of year and need to be planned in advance. Appendix 4 provides a table showing the appropriate times of year to undertake surveys for different species.

- *Are there any habitats or biodiversity features on or next to the site? Is the site adjacent to a Site of Nature Conservation Importance (SNCI) or Site of Special Scientific Importance (SSSI)?*  
Most development sites have some habitat, for example grassland, hedges, scrub or water, so a survey by a qualified ecologist may be needed. An ecological survey will identify these habitats and assess the impact of development. It will also assess the impact of the development on any adjacent SNCI. The layout and design of your development should avoid harm to wildlife and habitats including development that creates barriers/fragmentation that undermine the viability of wildlife populations. If this is not possible, harm must be minimised and, as a last resort, compensated for either on the development site or within the area. Further information on mitigation and compensation is provided later in this chapter.

There are no SSSI's within Crawley; but there are SSSI's adjacent to the borough. Applicants should be aware that some types of development may fall

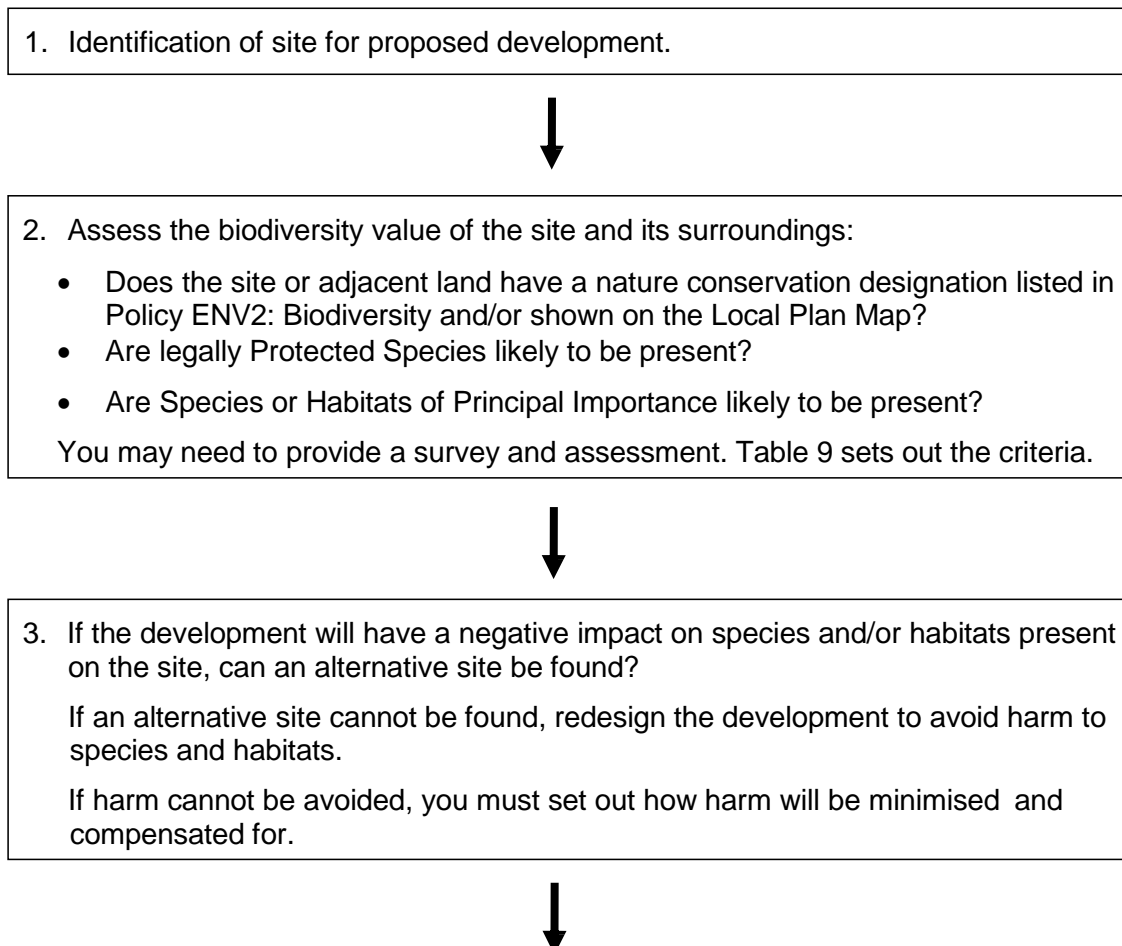
within a SSSI Impact Risk Zone. These can be viewed on the [Magic](#) website including thresholds for triggering consultation with Natural England.

## Accurate information and planning applications

- 5.10 This section explains when ecological surveys are required so that accurate information is submitted with the planning application. All developments, regardless of their size, type or location, are also expected to consider how biodiversity can be enhanced or improved on the development site (further information on this is provided in paragraphs 5.52-5.80).
- 5.11 Applicants should ensure that any ecological surveys are incorporated into the early stages of the project. Accurate ecological information provided with the planning application will help prevent delays during the planning process.
- 5.12 Failure to submit accurate, up-to-date environmental information with a planning application can result in refusal to validate the planning application or refusal when considered against policy.
- 5.13 Pre-application discussions with planning staff will help applicants assess whether surveys of wildlife and habitats are needed to support the planning application. Information about the pre-application process can be found on the council's website: [www.crawley.gov.uk/Planning](http://www.crawley.gov.uk/Planning).
- 5.14 Figure 5, below, provides a simplified guide to the steps applicants need to take to ensure they meet with the requirements to protect and enhance biodiversity on and adjacent to development sites.

**Figure 5: Biodiversity Checklist for planning applications**

### Pre-Application Stage



4. If trees are present on or adjacent to the site you will need to provide:

- Topographical survey;
- A tree survey (including information on any trees protected by Tree Preservation Orders);
- Draft tree retention plan.

Consult *Part 3: Trees* of this SPD for further information.

### Application Stage

5. The Local Planning Authority will consider if the information submitted by the developer is adequate and accurate. Additional information and/or surveys may be required.



6. If European Protected Species, such as bats or great crested newts are present the Local Planning Authority must apply the three tests set out in the Habitats Regulations:

- No satisfactory alternative to the development;
- Impacts are not detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range;
- The development is in the interests of public health or safety, or other imperative reasons for overriding public interest, including those of social, economic and environmental benefit.

A licence from Natural England may also be required.



7. An Arboricultural Impact Assessment and an Arboricultural Method Statement may be required for trees present on and adjacent to the site. Consult Part 3 Trees of this SPD for further information.



8. The planning application will be determined in accordance with the Crawley Borough Local Plan.



9. If planning permission is granted, conditions may be attached requiring further mitigation and enhancements for biodiversity, tree planting and/or compensation for unavoidable loss.



## Post-Application Stage

10. Where a licence from Natural England is required, you must ensure this has been obtained before work commences.



11. Ensure that landscaping and biodiversity conditions are met. If an Ecological Management Plan is required, ensure this is provided and any monitoring requirements are met.

### Demolition

- 5.15 Proposals that involve demolition of buildings should refer to Table 9 to determine if any species surveys are required. In general, the majority of buildings will require:
1. A bat survey
  2. A survey for nesting birds before demolition can be permitted.
- 5.16 Please note that [Sussex Building Control](#) must be notified in writing of any proposed demolition of a building or part of a building at least six weeks before work commences.
- 5.17 Further information is available on the council's web site:
- [Demolition and Environmental Health](#)
  - [Demolition in a Conservation Area](#)
  - or from the Building Control Team <http://www.sussexbuildingcontrol.org/>

### Survey and Assessment requirements for Protected and Principal Species

- 5.18 Crawley Borough Council has a duty to consider the conservation of biodiversity when determining a planning application; this includes having regard to the safeguarding of species that are legally protected under the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 and the Badgers Act 1992.
- 5.19 Where a proposed development is likely to affect Protected and/or Principal Species, the applicant must submit a Protected and/or Principal Species Survey and Assessment.
- 5.20 Any development proposals shown in Table 9 must submit a Protected and Principal Species Survey and Assessment with the planning application. Exceptions to when a survey and assessment may be required are explained in the table.
- 5.21 The Sussex Biodiversity Record Centre maintains [Inventories](#) of those Protected Species and Principal Species that may be found in Crawley. An explanation of what is meant by Protected and Principal Species is provided below.

### Protected Species

- 5.22 Protected Species are those plants and animals protected by law. The degree of protection depends on the relevant legislation. Detailed information on Protected Species can be found in Appendix 5.
- 5.23 [Natural England's protected species standing advice](#) provides guidance on deciding if there is a 'reasonable likelihood' of Protected Species being present. It also provides advice on survey and mitigation requirements.

## Species of Principal Importance

- 5.24 The [species of principal importance in England](#) are required under the S41 of the Natural Environment and Communities (NERC) Act. These are the species found in England which are regarded as conservation priorities under the UK Post-2010 Biodiversity Framework. Local Planning Authorities are required to ensure these species are protected from the adverse effects of development.
- 5.25 Some of the Species of Principal Importance that have been found in in Crawley are: *Grass Snake, Adder, Viviparous Reptile, Slow Worm, Great Crested Newt, Common Dormouse, European Water Vole, Hazel Dormouse, Field Cow Wheat, Common Lizard.*

## Survey requirements for Protected and Principal Species

- 5.26 To ensure that the survey is accurate the following guidelines should be followed:
- The survey should be undertaken and prepared by competent persons with suitable qualifications and experience (such as a member of the Chartered Institute of Ecology and Environmental Management) using nationally recognised survey guidelines/methods where available.
  - Surveys must be undertaken at the appropriate time of day and month of year for the species being surveyed and may be required to take place over an extended period of time. Appendix 4 provides guidance on the optimal survey times for Protected and Principal Species.  
  
Further information on appropriate survey methods can be found on the Chartered Institute of Ecology and Environmental Management web site at [www.ieem.net](http://www.ieem.net)
  - The survey should be informed by the results of a search for ecological data from Sussex Biodiversity Record Centre (SxBRC). Please note that publically available data obtained from the National Biodiversity Network (NBN) Gateway does not provide sufficient detail and cannot be considered as a substitute for a data search by SxBRC.
  - The survey must be to an appropriate level of scope and detail and must:
    - Record which species are present and identify their numbers (may be approximate);
    - Map their distribution and use of the area, site, structure or feature (e.g. for feeding, shelter, breeding).
  - A copy of any ecological data submitted as part of a planning application should be submitted to the Sussex Biodiversity Record Centre (SxBRC). See paragraphs 5.40 – 5.41 for more information.

## Assessment requirements for Protected and Principal Species

- 5.27 The assessment must identify and describe potential development impacts likely to harm Protected and/or Principal Species, and/or their habitats, identified by the survey (these should include both direct and indirect effects both during construction and after development).
- 5.28 Where harm is likely, evidence must be submitted to show how:
- Alternatives designs or locations have been considered;
  - Adverse effects will be avoided wherever possible;
  - Unavoidable impacts will be mitigated or reduced;
  - Impacts that cannot be avoided or mitigated will be compensated.

- 5.29 The information provided in response to the above requirements are consistent with those required for an application to Natural England for a European Protected Species License. Further detailed information can be found on Natural England's web site: [www.naturalengland.org.uk/ourwork/regulation/wildlife/default.aspx](http://www.naturalengland.org.uk/ourwork/regulation/wildlife/default.aspx)
- 5.30 A Protected Species survey and assessment may form part of a wider Ecological Assessment and/or part of an Environmental Impact Assessment.

**Table 9: Protected and Principal Species: Criteria and indicative thresholds for when a survey and assessment will be required**

Proposals for Development that will trigger a Protected and/or Principal Species Survey	Species likely to be affected and for which a Survey will be required														
	Bats	Barn owl	Breeding Birds	Wintering Birds	Gt. crested newt	Water Vole	Badger	Reptiles	Amphibians	Plants	Invertebrates	Harvest mouse	Stag beetle	Brown hare	Other BAP species
<p>Proposed development which includes the modification conversion, demolition or removal of buildings and structures (especially roof voids) involving the following:</p> <p>All agricultural buildings (e.g. farmhouses and barns), whatever their condition, particularly of traditional brick or stone construction and/or with exposed wooden beams greater than 20cm thick. The only exception is modern agricultural buildings of prefabricated construction with steel/sheet materials.</p> <p>Roofs of any type, or demolition of a built structure, regardless of location, except for those either of prefabricated construction with steel/sheet materials (such as modern warehouses) or flat roof structures with no roof voids, soffit or barge boards.</p> <p>All unused industrial chimneys, which are unlined and of brick or stone construction;</p> <p>All tunnels, culverts, mines, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures;</p>	✓	✓	✓												

Proposals for Development that will trigger a Protected and/or Principal Species Survey	Species likely to be affected and for which a Survey will be required														
	Bats	Barn owl	Breeding Birds	Wintering Birds	Gt. crested newt	Water Vole	Badger	Reptiles	Amphibians	Plants	Invertebrates	Harvest mouse	Stag beetle	Brown hare	Other BAP species
All bridge structures, aqueducts and viaducts (especially over water and wet ground).	✓														
Green Roofs			✓	✓						✓	✓				
Proposals involving lighting of churches and listed buildings or flood lighting of green space within 50m of woodland, water, field hedgerows or lines of trees.	✓		✓												
Proposals affecting woodland, or field hedgerows and/or lines of trees with connectivity to woodland or water bodies.	✓		✓				✓	✓		✓					
Proposals affecting established grassland (i.e. not ploughed or seeded for 5 or more years) or "roughland" (i.e. grassland partially covered with scrub or trees), <i>excluding</i> residential gardens and grassland managed intensively for sports or amenity use and <i>including</i> roadside verges			✓	✓				✓		✓	✓	✓		✓	
Proposed tree work (felling or lopping) and/or development affecting: <ul style="list-style-type: none"> <li>old and veteran trees that are older than 100 years;</li> <li>trees with obvious holes, cracks or cavities,</li> <li>trees with substantial ivy cover;</li> <li>trees with a girth greater than 50cm at chest height.</li> </ul>	✓	✓	✓												
Proposals affecting gravel pits or quarries and natural cliff faces and rock outcrops with crevices or caves	✓		✓					✓							✓
Proposals within 250m* of a pond (excluding small garden ponds). Does not apply to householder applications. Where known records for great crested newt occur this should be 500m.			✓		✓										✓

Proposals for Development that will trigger a Protected and/or Principal Species Survey	Species likely to be affected and for which a Survey will be required														
	Bats	Barn owl	Breeding Birds	Wintering Birds	Gt. crested newt	Water Vole	Badger	Reptiles	Amphibians	Plants	Invertebrates	Harvest mouse	Stag beetle	Brown hare	Other BAP species
Proposals affecting or within 200m* of rivers, streams, canals, lakes or other aquatic habitats such as fenland, marshland or reedbed. Does not apply to householder applications.	✓		✓	✓	✓	✓			✓	✓		✓			
Proposals affecting 'derelict' land (brownfield sites), allotments and railway land.			✓	✓	✓		✓	✓	✓		✓	✓			
Proposals affecting bare ground and/or Sparsely vegetated sites, wherever they are located.			✓	✓											
Proposed development affecting any buildings, structures, feature or locations where protected and / or principal species are known to be present. **	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<p>* Distances may be amended to suit local circumstance on the advice of the Local Planning Authority or the local Natural England team.</p> <p>**Confirmed as present by either a data search (for instance via the Sussex Biodiversity Record Centre) or as notified to the developer by the local planning authority and/or by Natural England, the Environment Agency or other nature conservation organisation.</p>															

## Exceptions for when a full species survey and assessment may not be required

5.31 A full Protected or Principal Species Survey and Assessment may not be required when:

1. Following consultation by the applicant at the pre-application stage where the Local Planning Authority has stated in writing that no Protected or Principal Species surveys and assessments are required.
2. It is clear that no Protected or Principal Species are present despite the guidance in the above table indicating that they are likely and the applicant is able to provide evidence with the planning application to demonstrate that such species are absent (e.g. this might be in the form of a letter or brief report from a suitably qualified and experienced person, or a relevant local nature conservation organisation).
3. It is clear that the development proposal will not affect any protected or principal species present, then only limited information needs to be submitted. However, this information should:
  - (a) demonstrate that there will be no significant effect on any Protected or Principal Species present; and

- (b) include a statement acknowledging that the applicant is aware that it is a criminal offence to disturb or harm Protected Species should they subsequently be found or disturbed.

5.32 In some situations, it may be appropriate for an applicant to provide a Protected and Principal Species Survey and Assessment for only one or a few of the species shown in Table 9 above, e.g. those that are likely to be affected by a particular activity. Applicants should make clear which species are included in the assessment and which are not and why the exceptions apply.

## **Survey and Assessment requirements for Sites of Nature Conservation Importance and Habitats of Principal Importance**

5.33 Where a proposed development is likely to affect a:

- A Site of Nature Conservation Importance (SNCI); or
- Habitats or biodiversity features listed in Table 10

The applicant must submit an Ecological Survey with the application. Exceptions to when a survey and assessment may be required are also explained following Table 10.

5.34 An ecological/geological survey and assessment may form part of a wider Environmental Impact Assessment.

## **Survey requirements for Sites of Nature Conservation Importance (SNCI) and Habitats of Principal Importance.**

5.35 To ensure that the survey is accurate the following guidelines should be followed:

1. The Survey should be undertaken and prepared by competent persons with suitable qualifications and experience (such as a member of the Chartered Institute of Ecology and Environmental Management) and must be carried out at an appropriate time and month of year, in suitable weather conditions and using nationally recognised survey guidelines/methods where available.

Further information on appropriate survey methods can be found on the Chartered Institute of Ecology and Environmental Management web site at [www.ieem.net](http://www.ieem.net)

2. The survey should be informed by the results of a search for ecological data from the Sussex Biodiversity Record Centre.

Note that publicly available data obtained from the National Biodiversity Network (NBN) Gateway does not provide sufficient detail and cannot be considered as a substitute for a data search by SxBRC.

Sites of Nature Conservation Importance can be found on the Local Plan Map and the council's web site [here](#). More detailed information on SNCIs and Habitats of Principal Importance can be found as part of an SxBRC data request.

3. The survey must be to an appropriate level of scope and detail and must:
  - Record which habitats and features are present on, and where appropriate, around the site.
  - Identify the extent/area/length/population size present.
  - Map their distribution on site and/or in the surrounding area shown on an appropriate scale plan.
4. A copy of any ecological data submitted as part of a planning application should be submitted to the Sussex Biodiversity Record Centre. See Section 5.40 - 5.41 for more information.

## Assessment requirements for Sites of Nature Conservation Importance and Habitats of Principal Importance.

- 5.36 The assessment should identify and describe potential development impacts likely to harm any Sites of Nature Conservation Importance, Principal Habitats, or other listed biodiversity features.
- 5.37 This should include both direct and indirect effects both during construction and after development. Where harm is likely, evidence must be submitted to show:
- How alternative designs or locations have been considered.
  - How adverse effects will be avoided wherever possible.
  - How unavoidable impacts will be mitigated or reduced.
  - How impacts that cannot be avoided or mitigated will be compensated.
- 5.38 The assessment should give an indication of likely change in the extent of the habitat on the site after development e.g. whether there will be a net loss or gain. If a net loss of Principal Habitat is anticipated, then it must be recreated elsewhere. Future management of the remaining or adjacent SNCI/Habitat should be set out.

**Table 10: Local Requirement for SNCIs and Principal Habitats: Criteria for when a habitat survey and assessment is required**

<p><b>1. Designated sites</b> (as shown on the Local Plan Policy Map and listed in Policy ENV2: Biodiversity)</p>
<p><b>2. Habitats of Principal Importance</b> for Biodiversity relevant to Crawley under S.41 of the NERC Act 2006)</p> <ul style="list-style-type: none"> <li>• Lowland Mixed Deciduous Woodland</li> <li>• Wood Pasture and Parkland</li> <li>• Lowland Heathland</li> <li>• Lowland Meadows</li> <li>• Open Mosaic Habitats on Previously Developed Land</li> <li>• Arable Field Margins Hedgerows</li> <li>• Ancient and/or species rich hedgerows</li> <li>• Rivers and streams</li> <li>• Ponds</li> <li>• Standing open water and canals (lakes, reservoirs, ponds, aquifer fed fluctuating water bodies)</li> </ul>
<p><b>3. Other biodiversity - ecological assessment setting out features</b> The features listed below may provide habitat for Species of Principal Importance and may require survey (identified by the <a href="#">Sussex Biodiversity Partnership</a>).</p> <ul style="list-style-type: none"> <li>• Ghyll Woodland</li> <li>• Roadside verges</li> <li>• Urban areas (parks, allotments, cemeteries, churchyards, and railway embankments)</li> <li>• Secondary Woodland and Mature/Veteran Trees Disused tunnels (e.g. roosts for bats)</li> <li>• Tree lines providing sheltered feeding habitat for bats.</li> </ul>
<p>Table adapted from Validation of Planning Applications (Association of Local Government Ecologists, 2007)</p>

## Exceptions for when a full biodiversity site survey and assessment may not be required

- 5.39 Regional and Local Sites and Principal Habitats and Species: A survey and assessment will not be required where the applicant is able to provide copies of pre-application correspondence with the county council's ecologist or ecological advisor and/or other competent parties (e.g. Natural England, Sussex Wildlife Trust), showing that they are satisfied that the proposed development will not affect any

regional or local sites listed for their local nature conservation importance or any other Habitats of Principal Importance or listed features.

## Survey data

- 5.40 All relevant biodiversity data obtained must be submitted to SxBRC either directly or through the Consultants Portal (see <http://www.consultantsportal.uk/>). The purpose of this data exchange is to increase the knowledge, protection and enhancement of biodiversity in the borough.
- 5.41 Unless stated, all data will be managed and made available in accordance with SxBRC's accessing data policy (which includes submitting to the National Biodiversity Network).

## Invasive species

- 5.42 Animals and plants that have been introduced to an area where they do not normally occur may become invasive. Species local to the area may be unable to compete and as a result the introduced species may rapidly take over.
- 5.43 Where a site is to be redeveloped the presence of any invasive species should be identified at an early stage and measures put in place to prevent the spread of this species during and after construction. Please note that it is an offence under section 14(2) of the Wildlife and Countryside act 1981 to "plant or otherwise cause to grow in the wild" any plant listed in Schedule 9, Part II to the Act.
- 5.44 The Environment Agency provides [advice](#) on the measures that can be taken to control invasive species. Where it is intended to use herbicides or pesticides close to water, an application must be made to the Environment Agency.
- 5.45 The plant species of main concern that may be found on development sites in Crawley are:
- Japanese knotweed
  - Himalayan balsam
  - Rhododendron ponticum
  - Giant Hogweed
- 5.46 **Japanese knotweed:** Legislation places a duty of care on landowners to actively control and eradicate Japanese Knotweed. All parts of the plant and any soil contaminated with it are classified as controlled waste and are required legally to be removed and disposed of by a licensed waste control operator. The Environment Agency provides further information on the management of Japanese Knotweed.
- 5.47 Whilst the following species have recently been banned from sale, applicants should be careful not to accidentally introduce them to any water bodies, including garden ponds on or adjacent to the development site. These species are invasive non-native plants that colonise natural habitats:
- Curly waterweed (*Elodea crispera*)
  - Pennywort
  - New Zealand pigmyweed
  - Water-primrose
  - Parrot's feather
  - Water fern

## Ecological Management Plans

- 5.48 Developers may be required to provide an Ecological Management Plan (EMP) for the development site. This will usually apply to strategic developments or where a development site is close to a SNCI.
- 5.49 An EMP should include:
- Details of surveys undertaken and the results of these surveys.
  - Measures to protect species and habitats during site preparation, construction and occupation.



- Measures to increase the ecological value of the site once the development is complete, to ensure a net gain for biodiversity.
  - Measures to ensure the biodiversity value of the site is maintained for the long term (5 years +) after development is complete. This should include a monitoring program.
- 5.50 The developer and/or site manager must ensure the EMP is handed over and explained to any maintenance company or staff responsible for maintaining landscaping and/or gardens and buildings.
- 5.51 A simplified version should also be provided for householders and other occupiers, explaining how biodiversity is being protected and encouraged on the site.

### **Enhancing biodiversity and habitat creation**

- 5.52 All development proposals are required by Local Plan Policy ENV2: Biodiversity to enhance nature conservation where possible. Planning applications should include information on measures that will enhance, restore and/or create new habitats and improve the built environment for wildlife. This is in addition to any measures for protecting existing wildlife and habitats.
- 5.53 The applicant should include measures to ensure there is a net gain for biodiversity following completion of the development. Recommendations that contribute to this net gain can be included in the assessment of species and habitats.
- 5.54 A net gain for biodiversity will usually result from protecting existing biodiversity AND:
- Increasing the area of existing habitat(s); and/or
  - Creating new habitat(s); and/or
  - Implementing specific measures that will benefit particular species.
- 5.55 Biodiversity can be enhanced by:
- Better management of habitats that already exist;
  - Creating linkages between habitats on and next to the site so that wildlife can move between habitats;
  - Creating new habitats such as woodland, hedges, ponds and wildflower meadows that will benefit wildlife;
  - Restoring habitats, such as watercourses, that have been degraded or neglected by previous development;
  - Naturalisation of culverted watercourses;
  - Ensuring that landscape schemes, including ornamental landscaping, benefit wildlife;
  - Integrating nesting and roosting opportunities for bats and birds into built structures.
- 5.56 Where it is not feasible for biodiversity improvements to be provided on the development site, a S106 agreement may be required for the enhancement and/or management of biodiversity of a SNCI, Biodiversity Opportunity Area or open space within the local area. S106 agreements can also be used for river restoration works.
- 5.57 If the development site is within an area deficient in access to nature, the S106 agreement may require a contribution to the creation and/or enhancement of biodiversity within the local area. This may be achieved through the provision of, for example, wildlife corridors or biodiversity improvements to open spaces with biodiversity potential.
- 5.58 The Green Infrastructure Map shows where potential sites for possible enhancement exist.

- 5.59 Further guidance on providing naturalised habitats for biodiversity in landscape schemes can be found in the following documents:
- Biodiversity By Design: A Guide for Sustainable Communities  
[www.tcpa.org.uk/data/files/bd\\_biodiversity.pdf](http://www.tcpa.org.uk/data/files/bd_biodiversity.pdf)
  - Biodiversity and the Built Environment: A report by the UK-GBC Task Group  
<http://www.ukgbc.org/resources/publication/uk-gbc-task-group-report-biodiversity-and-built-environment>
  - A Natural Estate - guidance on providing green space enhancements within existing and new housing estates to encourage biodiversity (Neighbourhood Greens, 2007) <http://www.neighbourhoodsgreen.org.uk/default.aspx?page=193>
- 5.60 New development provides significant opportunities for habitat creation within landscaping schemes and designing buildings to increase their value for wildlife. The following sections provide an indication of how developers can ensure the proposed development provides benefits for wildlife.

### **Habitat creation**

- 5.61 The Sussex Biodiversity Action Plan (BAP) has identified priority habitats for Sussex. Targets for the improvement and expansion of these habitats are included for each habitat. Developers should consider how their landscape proposals can contribute to meeting these targets. <https://www.biodiversitysussex.org.uk/habitats/>
- 5.62 Detailed information will be supplied by the Sussex Biodiversity Record Centre as part of the data search services they provide. These maps can be used to help identify the most suitable type of habitat for a particular site.
- 5.63 Biodiversity Opportunity Areas (BOA's) are shown on the Local Plan Map. They represent the greatest opportunities for habitat creation and restoration. This is to enable focusing of resources to where they will have the greatest positive conservation impact, and provide quality areas in which people want to live and work.
- The general approach is to:
- Conserve what remains of the existing resource in good condition;
  - Restore degraded examples of the existing resource;
  - Create new habitat (to expand, buffer, link or provide stepping stones in the landscape).
- 5.64 This landscape-scale conservation involves identifying opportunities to expand, link and buffer key sites, and increasing the quality of the entire countryside for wildlife. Enhancements to BOA's may be through development within the BOA area or as part of a S106 Agreement for off-site biodiversity enhancements:

#### Gatwick Woods

- 5.65 This area is dominated by the Gatwick Airport landscape but contains a small amount of ancient woodland amongst agricultural land where the opportunities for biodiversity gain and landowner liaison are tangible.
- Woodland management and restoration;
  - Education and community engagement, including links to health;
  - Increased site designation;
  - Working with and attracting new businesses;
  - Ecological networks;
  - Visitor facilities.

#### Grattons Park

- 5.66 This area is dominated by the Gatwick Airport landscape but contains a small amount of ancient woodland amongst agricultural land where the opportunities for biodiversity gain and landowner liaison are tangible.

- Grassland management, restoration and creation;
- Woodland management and restoration;
- Education and community engagement, including links to health;
- Volunteer opportunities;
- Wood-pasture and parkland restoration.

#### Ifield Brook

5.67 This area links several existing Sites of Nature Conservation Importance, all of which are important for wetland biodiversity. To the south-east the area extends in to the urban area of Crawley and to the north-east to the area of Gatwick Airport. The BOA follows the line of a watercourse, which has potential for in-channel and floodplain enhancement.

- Wetland management, restoration and creation;
- Increased site designation;
- Education and community engagement, including links to health;
- Volunteer opportunities.

#### The St Leonards Watershed

5.68 This BOA is bordered to the north by the Crawley Road running between Horsham and Crawley, whilst to the east the urban fringes of Crawley provide the area perimeter, closing Buchan Country Park and more centrally St Leonards Forest. Heathland and woodland comprise the principal priority interest of the north of this site.

- Heathland management, restoration and creation;
- Woodland management and restoration, including gill woodland;
- Meadow management, restoration and creation;
- Pond management, restoration and creation;
- Education and community engagement, including links to health;
- Control of non-native invasive species - Rhododendron, Bracken and Cherry Laurel;
- Landowner advisory and agri-environment schemes;
- Exploring markets for natural products;
- Sensitive management to protect tributaries of the Adur, Arun, Mole and Ouse Rivers;
- Development of a local grazing scheme;
- Identification and protection of archaeological features such as minepits, trackways and boundaries.

#### Tilgate and Furnace Green

5.69 Extending into the urban area of Crawley, the Tilgate Park area is bounded to the south by the A23. The area of the park is largely wooded, with some of the site owned by the Forestry Commission. There are some small heathy patches to the west of the site and in the east, some areas that were heathy historically. This area extends into the urban area of Crawley at Furnace Green.

- Heathland management, restoration and creation;
- Woodland management and restoration;
- Exploring markets for natural products;
- Education and community engagement, including links to health;
- Volunteer opportunities;
- Access improvements and increased visitors;
- Increased site designation;
- Control of non-native invasive species - Rhododendron, Bracken and Cherry Laurel;
- Development of a local grazing scheme;

- Identification and protection of archaeological features such as minepits, trackways and boundaries.

## Landscaping

5.70 Opportunities should be explored in relation to incorporating biodiversity enhancements into landscaping, for example:

- Incorporate existing natural features such as trees, hedges, scrub, tall grass and ponds, into the landscape scheme for the site.
- Include a green buffer, at least 8m in depth and planted for biodiversity, between the development site and any adjacent open spaces, parks, allotments, wildlife corridors, green or blue infrastructure and SNCIs.
- Developers should use native plant species of local origin in landscape schemes. The Local Plan Map shows the location of SNCIs in the borough. Appendix 6 sets out suitable plant species for Crawley and Flora Locale also provides information on the selection and sourcing of native plants: [www.floralocale.org](http://www.floralocale.org).
- If non-native plants, grasses, shrubs and trees are used in landscape schemes they should be valuable for native wildlife. This can be achieved, for example, by selecting species that provide one or more of the following:
  - Nectar for invertebrates
  - Fruits and/or seeds for birds
  - Nesting cover for birds.
- Development proposals that affect sites with heritage value should also consider the historical context in landscape schemes.
- Development should seek, where feasible, to restore and enhance any watercourses on and adjacent to the development site. The naturalisation of culverted water courses should be investigated and measures to enhance the natural habitats alongside watercourses considered. Measures may include the removal of invasive species and planting of suitable native species.
- Incorporate naturalistic Sustainable Drainage Systems (SuDS). These can provide additional wildlife habitat whilst also contributing to the flood management scheme for the development. The following links show how SuDS can be designed to benefit people and wildlife. Guidance on how to create SuDS for wildlife and people are at <http://www.wwt.org.uk/>. Guidance at <http://www.ciria.org/> sets out the latest technical advice and adaptable processes to assist in the planning, design, construction, management and maintenance of good SuDS.
- Create wildlife friendly boundaries to the site and between private gardens by planting hedges. Where hedges are not possible use wildlife friendly fencing - this has a 150mm gap between the fence and the ground (except in areas where exclusion of predators from sensitive habitats is required) and does not have any spikes along the top or bottom of the fence.
- Create natural habitats such as woodland, hedges, ponds, wildflower meadows, areas of long grass and log piles.
- Leave rough grassland areas with appropriate mowing regimes as wildlife corridors.
- Look for opportunities to link habitats and wildlife corridors within the development site to habitats and wildlife corridors adjacent or near to the site.

- Avoid the use of peat for any purpose, including soil improvement and soil preparation for tree or shrub planting.
- Avoid the use of herbicides and pesticides and put in place a management regime that does not use chemicals.
- Avoid the use of plants that require intensive ongoing maintenance to limit their invasiveness.
- Include management to prevent the spread of invasive species (see Section 5.42 – 5.47 for further information).

### **Adapting buildings for bats and birds**

- 5.71 New buildings are designed to reduce CO<sub>2</sub> emissions during occupation and as a result are impenetrable to birds and bats that rely on built structures for nesting and roost sites. This can directly contribute to the decline of certain species.
- 5.72 Developers should initially consider how to incorporate nesting and roosting opportunities for birds and bats into the structure of the building or roof space. Where this is not feasible the attachment of nest boxes and bat roost boxes to the external walls of new buildings should be considered.
- 5.73 Artificial lighting, including floodlighting, should avoid spill on to habitats, wildlife corridors (such as hedges and water ways), trees and buildings that may support bat roosts or nesting birds.

### **Green Roofs and living walls**

- 5.74 Green roofs can provide significant benefits for wildlife, as well as reducing water runoff and insulating buildings. By providing low nutrient, well drained habitats, green roofs can benefit important species, such as rare invertebrates and various bird species, including Black Redstarts.
- 5.75 Further information about green and brown roofs can be found on the Living Roofs web site: [www.livingroofs.org](http://www.livingroofs.org)
- 5.76 In general, where a green roof is required as a condition for granting planning permission it should be designed to primarily benefit biodiversity. Developers are expected to provide:
- The ecological rationale for the selection of the plant species.
  - A landscape plan and cross-section of the roof to show how the green roof has been designed.
  - A long-term maintenance plan to ensure the success of the green roof.
- 5.77 The code of practice for green roofs can be found on the Living Roofs website [here](#).

### **Permitted development**

- 5.78 Changes that you can make to your house without needing a planning application are called Permitted Development. These include certain house extensions and garden buildings.
- 5.79 Permitted Development Rights may have been removed or restricted under an Article 4 Direction and in Conservation Areas. Further information about Permitted Development Rights is available from the Local Planning Authority and on the council's web site [here](#).
- 5.80 Although planning permission is not required for Permitted Development, the possible presence of protected species must still be established. For example, the internal alterations required for a loft conversion or the chemical treatment of timber

do not require planning permission but will have a serious impact on any bat roosts or birds nesting in the roof space.

- 5.81 Householders are advised that built structures and trees need to be checked by a suitably qualified person to ensure that bats, or bat roosts, and nesting birds are not present prior to any work that may affect these species. Advice is available from the council's planning department and ranger services as well as from organisations such as the RSPB and the Bat Conservation Trust.
- 5.82 **Birds:** Nesting birds, their eggs and fledglings are legally protected from disturbance under the Wildlife and Countryside Act 1981 (as amended). To comply with this Act work should be delayed until the nesting season is finished, if it is found nesting birds are present. Exceptions apply to pest species.
- 5.83 **Bats:** It is an offence to intentionally or recklessly damage, destroy or disturb access to any structure or place that a bat uses for shelter or protection. If it is likely the proposed activity will result in an offence being committed, a [Natural England License](#) is required.
- 5.84 The presence of bats or bat roosts is not always obvious and it is recommended that you consult a qualified bat surveyor. The Bat Conservation Trust and the Chartered Institute of Ecology and Environmental Management can provide lists of suitable consultants.
- 5.85 If bats or nesting birds are discovered once the works have started, the work must cease and Natural England should be contacted immediately for advice. This advice must be followed. In either case, the Local Planning Authority must also be informed. Further advice is available from local conservation organisations and Natural England.
- 5.86 Natural England have produced Standing Advice on bats available [here](#).
- 5.87 The Planning Portal has step by step guides to Permitted Development and this can be found at: <http://www.planningportal.gov.uk/permission/commonprojects/>
- 5.88 If you are unsure whether or not your proposals are Permitted Development, please contact the council's Development Management Team for advice.

# Part 6: Countryside and AONB

**Policy CH10 sets out the approach to development that affects the High Weald Area of Outstanding Natural Beauty. Policy CH9 establishes the landscape character criteria for development proposals beyond the Built-Up Area Boundary. The Policy seeks to ensure that Crawley's compact nature and attractive setting is maintained.**

## **The High Weald Area of Outstanding Natural Beauty**

- 6.1 The High Weald Area of Outstanding Natural Beauty (AONB) is considered to be one of the best surviving, coherent medieval landscapes in Northern Europe. The components that make the area special are:
- rolling hills, dissected by steep-sided gill streams and studded by sandstone outcrops;
  - small, irregular-shaped fields and open heaths;
  - abundant, interconnected ancient woods and hedges;
  - scattered farmsteads and hamlets, largely developing from temporary dwellings; in wooded areas or 'dens' where farmers from the Downs grazed their pigs; and
  - narrow, sunken lanes arising from pannage – the movement of animals from the Downs to the High Weald in the autumn.
- 6.2 The [AONB Management Plan](#) has been adopted by the Area's 15 constituent local authorities in order to help conserve and enhance this natural beauty. The Management Plan defines the Area's natural beauty, its 'character components', and sets objectives for these components.
- 6.3 Paragraphs 115 and 116 of the NPPF relate specifically to nationally important landscapes, including AONBs:
- 115. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.*
- 116. Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:*
- *the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
  - *the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way;*
  - *any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.*

## **AONB within Crawley**

- 6.4 There is small amount of AONB within Crawley's administrative boundary situated to the south of the A264 which separates it from Broadfield Neighbourhood. The western part is allocated under Local Plan Policy H5 as a reserve Gypsy and Traveller site for up to 10 pitches. The eastern part is heavily wooded with the



grassed areas having recently received planning permission for a cemetery. To the east is a row of houses along Old Brighton Road, considered part of Pease Pottage village.

### **Proposals Within and Adjacent to Crawley's High Weald AONB**

6.5 Use of the terms "landscape" and "scenic beauty" in the NPPF are important. Scenic beauty is the visual experience of an area whereas landscape covers aspects such as landform, geology, flora and fauna, landscape features and the settlement pattern developed over centuries.

The council will:

- Expect to see consideration of both the visual impacts on the intrinsic scenic qualities of the AONB and the impacts on its landscape character or features within submitted landscape assessments.
- Look for evidence of positive environmental benefits from a proposal. Regard will be had to any benefits in terms of conserving or enhancing natural beauty, as well as any harm caused, in considering a site or proposal.
- Take account the circumstances of both the specific application and the context of the application site, for example, the size and nature of the development in relation to the size and nature of nearby settlements.
- In accordance with Policy CH10: High Weald AONB, have regard to the [AONB Management Plan and the Statement of Significance](#) as these documents underpin the delivery of the designation objectives. The council will also have regard to Policy CH9: Development Outside the Built-Up Area which sets out the landscape character of this area (and covered in paragraphs 6.47 – 6.53 of this SPD).

### **Development outside the Built-Up Area**

- 6.6 Beyond Crawley's Built-Up Area Boundary lies the urban/rural fringe which forms an important setting for the town. The NPPF requires planning authorities to set criteria based policies against which proposals for any development within or affecting landscape areas will be judged and rural fringe areas require a policy approach which respects their unique character and role whilst also encouraging sustainable development.
- 6.7 To achieve this, a well-designed approach to the urban/rural fringe is required, which relates development at the periphery to its rural setting, maintaining the character of Crawley as a compact town with good access to the countryside. With the exception of properly planned urban extensions, the rural fringe becoming incrementally more suburban in nature would conflict with the overarching principles on meeting the presumption in favour of sustainable development<sup>7</sup> and will be resisted.
- 6.8 This section sets out further guidance with respect to Crawley Borough Local Plan Policy CH9: Development Outside the Built-Up Area. Whilst the Policy briefly sets out the main value of each landscape character area, this SPD expands on this, setting out more detailed information. This allows developers to have a better understanding of each area and consequently put forward appropriate proposals that reflect the character and role of the area.
- 6.9 This guidance is based on evidence from the Crawley Landscape Character Assessment<sup>8</sup>. Landscape Character Assessment (LCA) is an approach to

<sup>7</sup> Local Plan Policy SD1: Presumption in Favour of Sustainable Development

<sup>8</sup> Crawley Landscape Character Assessment (2012) Crawley Borough Council



understanding the differences between landscapes, and can serve as a framework for decision making that respects local distinctiveness. It is a way of 'unpacking' the landscape and understanding how its distinctive elements contribute to sense of place. With a clear understanding of Crawley's landscape, opportunities can be taken and change can be managed in ways that conserve and enhance the setting of Crawley.

- 6.10 The overarching purpose of LCA's is to conserve and enhance 'character' areas. It can also help to accommodate change in order to meet social, economic and environmental objectives. A Landscape Character Assessment can be used for a number of purposes. For this guidance, it is focused on:
- Guiding the location and design of new development and the adaptation for new uses of existing buildings in the countryside.
  - Providing a landscape framework for development briefs related to specific development proposals.

### **Landscape Character Areas and Edges**

- 6.11 This section sets out the unique character areas and edges. The unique characteristics and issues facing each area enable the formulation of the objectives and the guidelines to achieve them.
- 6.12 The landscape character areas and edges within this assessment fit within the [National Character Areas](#) and also the character areas already defined within adjacent districts. Due to the tight administrative boundary around Crawley and adjacent authorities having undertaken district level assessments, in most areas it is possible to identify Crawley's landscape as a continuation of areas that have already been defined. Where this occurs, the assessment focuses on the urban/rural edge and its relationship with the countryside. Where a significant area of countryside lies within Crawley, character areas are defined to reflect the key characteristics and issues.
- 6.13 The profile of Crawley's Character Areas/Edges is based on the Landscape Character Assessment Guidance for England and Scotland, 2002. For Character Areas, a full profile is set out. Where the landscape character assessment of an adjacent authority comes right up to Crawley's urban area the profile may refer to the adjacent district/borough's Character Area to avoid duplication. A full profile is as follows:

#### **Characterisation**

- Key characteristics – summary of character
- Access, approaches and gateways
- Character of the urban edge

#### **Evaluation**

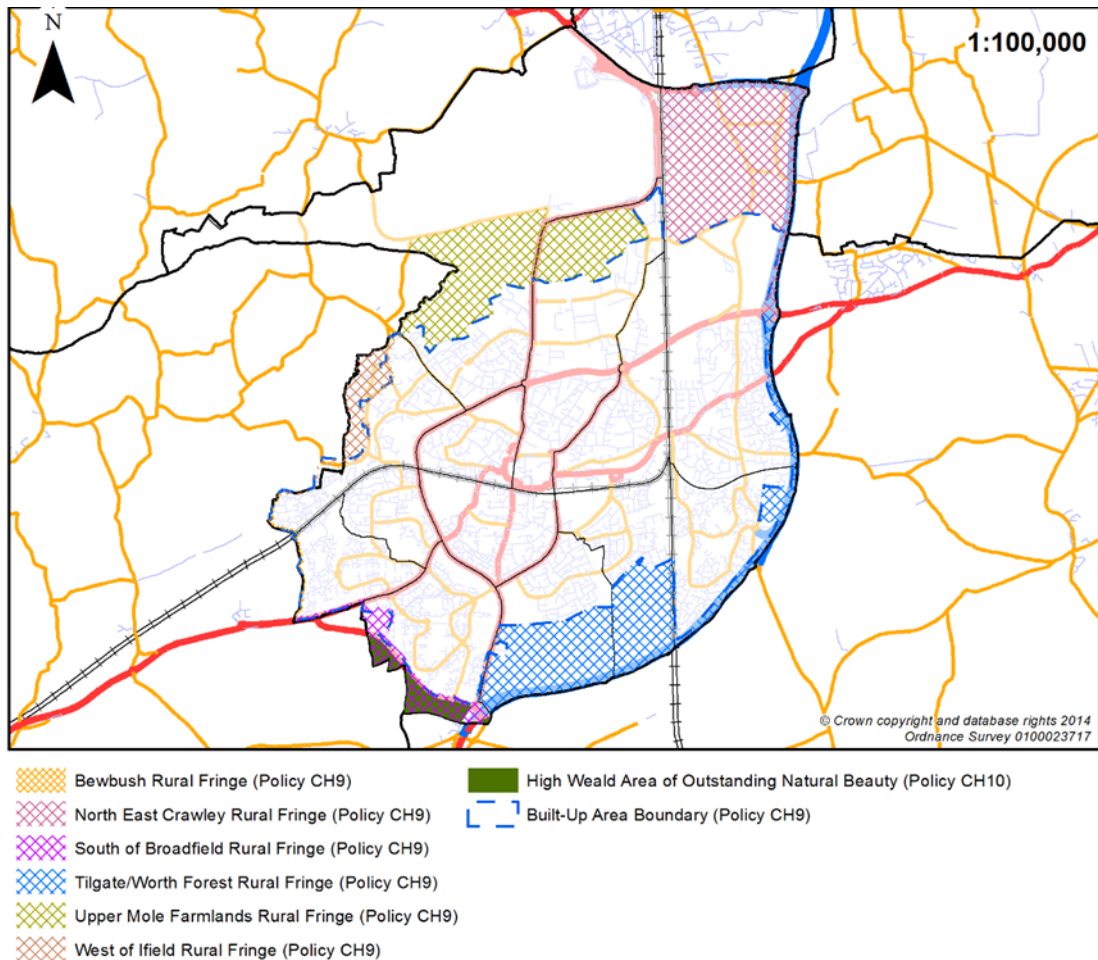
- Landscape Value - Historic Features, Biodiversity etc.
- Landscape character/visual sensitivity
- Key Issues
- Landscape condition

#### **Guidelines**

- Area objective – conserve, enhance, restore and/or create.
- Planning guidelines – actions to realise the objective
- Enhancement - actions to realise the objective

- 6.14 The map below shows Crawley's character areas. Other Local and County Authority

Character Areas are cited where relevant and are shown spatially in Appendix 2 and 3.



## General Guidelines

6.15 In addition to guidelines which are specific to each character area, more general guidelines applicable across all the landscape character areas are set out below. These should be taken into consideration when examining planning and landscape proposals outside the Built-up Area Boundary.

### 6.16 Siting and design of development

Development outside the Built-Up Area Boundary should:

- Ensure that buildings and infrastructure are located to avoid loss of important on-site views, and off site views towards features such as church towers, fine buildings or wider landscapes, as well as avoiding intrusion on sensitive ridgelines, visually prominent slopes, and damage to settlement settings.
- Ensure the design of new developments reflects local distinctiveness and characteristics, for example in terms of settlement form, height, scale, plot shape and size, elevations, roofline and pitch, overall colour and texture and boundary treatment (walls, hedges, fences and gates).
- Ensure, whenever possible, local building materials are incorporated into new development.
- Ensure that development in rural areas retains a sense of identity and separateness between settlements.
- Seek to minimise the impact of lighting, for example through the use of cut off lanterns and high pressure sodium lights which cast whiter light downwards

- rather than standard lighting which can result in a diffuse orange glow.
  - Ensure outdoor storage and parking areas are not visually prominent.
- 6.17 Agricultural and rural developments
- When siting new farm buildings seek to avoid sensitive ridgelines, visible slopes, and adverse visual impact on historic farmsteads.
  - Ensure where possible, new developments reflect traditional building layouts.
  - Minimise more 'urban' features such as closed board fencing and fast growing non-native species, for example conifers such as cypresses in rural areas.
- 6.18 Landscape design and habitat conservation
- Conserve and enhance green corridors into settlements and retain where possible existing wildlife habitats, hedgerows, shelterbelts, orchards, and trees and shrubs.
  - Seek opportunities for habitat creation on or close to development sites.
  - Use mainly native tree and shrub species in planting schemes.

#### Important Hedgerows

- 6.19 Crawley's countryside contains many small fields divided by hedgerows. Many of these hedgerows are classed as Important under the Hedgerows Regulations 1997 (51 No. 1160) which protects them from removal. Those that have been identified are shown on the Green Infrastructure Map and are mainly located in Character Area 1 Upper Mole Farmlands Rural Fringe and Area 6 North East Crawley High Woodland Fringes.
- 6.20 A summary on how to manage a countryside hedgerow is set out on the Government website: <https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management>. However, you need to consult the [Hedgerows Regulations 1997](#), particularly around the full criteria for what constitutes an 'important' hedge, to make sure you fully comply with the rules.
- 6.21 It is against the law to remove most countryside hedgerows without permission. To request permission to remove a hedgerow, you must write to the borough council. Download a hedgerow removal application form from the council's planning webpage. If the council decide to prohibit removal of an important hedgerow, it must let you know within 6 weeks. If you remove a hedgerow without permission (whether it is important or not) you may face an unlimited fine. You may also have to replace the hedgerow.

## **Area 1 – Upper Mole Farmlands Rural Fringe**

- 6.22 This area is located in between Gatwick and Crawley with 90% lying within Crawley borough and 10% within Horsham district.
- 6.23 Key Characteristics
- Rural landscape strongly influenced by proximity of Crawley to south and Gatwick Airport to north.
  - Variable field pattern and land use divided by hedgerows with small farm ponds.
  - Mixed land use ranging from industrial units and hotels/motels along the A2219, pastoral and arable across the wider area with a concentration of playing fields to the south and a caravan park to the north.
  - Flat to very gently undulating landscape, crossed by the upper tributaries of the River Mole.
  - Generally confined views with the exception of localised high point at Rowley Farm.
  - Small blocks of woodlands and copses.
  - Noise and visual intrusion due to proximity to Gatwick Airport.

### Access, Approaches and Gateways

6.24 Gatwick Airport provides a physical barrier to the north but the area is well connected to the urban edge via a series of Public Rights of Way. The A23 runs around the SE of Gatwick Airport and through the character area towards the town centre. This urban gateway is treed on either side.

### Character of the Urban Edge

6.25 There is a negative urban edge where the area meets Manor Royal. Further to the west, adjacent to Langley Green, the edge is more neutral where the overall appearance is more attractive. Housing adjoins the countryside here with limited public access or links between urban and rural.

### Landscape Value

6.26 SNCI, Ancient Woodland, three Archaeological Sensitive Areas, Strategic Gap, Listed Buildings, tree preservation areas and an extensive network of ancient hedgerows are located within this area

### Landscape Character/Visual Sensitivity

6.27 Overall, the area has a moderate sensitivity to change. Thick hedgerows, hedgerow trees and occasional woodlands to some extent reduce its visual sensitivity. Despite some noise intrusion from Gatwick, much of the area is tranquil. Sensitivities are to:

- Large scale commercial and residential development
- Expansion of horse paddocks
- Small scale incremental changes eroding rural character

### 6.28 Key Issues

- Localised loss of hedgerow field boundaries, often replaced by post and wire fencing.
- Localised visual impact of urban fringe uses, including development of horse paddocks, small holdings, untidy small scale industrial uses, fly tipping.
- Increasing traffic eroding road verges and hedgebanks.
- The potential for housing development and the expansion of Gatwick Airport.

### Landscape Condition

6.29 The landscape condition is considered to be declining due to increasing visual/noise intrusion in some parts.

#### **Area Objective:**

This area plays an important role in separating Crawley from Gatwick and allowing greater access to the countryside for residents who live in the neighbourhoods at the north of the borough.

#### **Planning Guidelines:**

- Proposals must respect the important role of the area as separating Gatwick from Crawley and maintaining links from the northern neighbourhoods of Crawley into the countryside.
- Incremental development should be resisted to prevent the actual and perceived reduction in the highly valued open character of this area.

#### **Enhancement:**

- A Community Woodland for multi-purpose objectives including active and passive recreation, timber production and coppicing.
- Pedestrian and cycle links between Crawley and the area should, where possible, be improved. See paragraphs 2.23 – 2.27 for Rights of Way improvement opportunities.

## **Edge 2 – West of Ifield Rural Fringe**

- 6.30 This area lies adjacent to Ifield and is part of Horsham's Landscape Character Area – Upper Mole Farmlands. A small amount of the area lies within Crawley borough consisting of Ifield Conservation Area, Ifield Brook Wood and Meadows SNCI and Rusper Road Playing Fields.
- 6.31 Planning and Land Management Guidelines for the Upper Mole Farmlands are set out in Horsham's Landscape Character Assessment. The small area within Crawley is considered to be a continuation of this character area and, therefore, proposals within Edge 2 must be in accordance with Horsham's guidelines as well as the guidelines in this section.
- 6.32 Key Characteristics of area within Crawley
- Flat to gently undulating landscape, crossed by the upper tributaries of the River Mole.
  - Small to medium scale irregular field pattern divided by thick hedgerows.
  - Predominantly pasture farmland.
  - Small blocks of woodlands and copses.
  - Distinctive field trees and farm ponds.
  - Country lanes bounded by hedgerows.
  - Noise and visual intrusion in the north and east of the area due to proximity of Crawley and Gatwick airport.
  - Golf Course and Country Club near Ifield.

### Access, Approaches and Gateways

- 6.33 This area is well connected through a series of public rights of way particularly around Ifield Conservation Area. Two minor roads are within the area, Rusper Road to the south and Charlwood Road to the north. Ifield train station is a five minute walk from the urban/rural fringe.

### Character of the Urban Edge

- 6.34 The relationship between the urban area and countryside is a mixture of positive and neutral.
- The immediate rural setting of Ifield Conservation Area and the SNCI is attractive and integrates well with the town. This area provides public access and recreational opportunities between urban and rural.
  - Further south where Ifield Golf Course meets the urban area the integration between housing and countryside is not feathered as well. However, the urban area is screened by vegetation and a public footpath runs from the urban area around the golf course and into the countryside.

### Landscape Value

- 6.35 Most of the area is covered by the Local Green Space designation, Ifield Conservation Area, Site of Nature Conservation Importance (SNCI) and as a Biodiversity Opportunity Area. There are also Listed Buildings, TPO's, Ancient Woodland within the urban edge within the borough boundary. Also close by is Rusper Road Area of Special Local Character. This gives the area a medium to high landscape value.

### Landscape Character/Visual Sensitivity

- 6.36 Overall, the area has a medium to high sensitivity to change. Thick hedgerows, hedgerow trees and occasional woodlands to some extent reduce its visual sensitivity which is low to medium. The area is sensitive to:
- Large scale commercial and residential development;
  - Expansion of horse paddocks;
  - Small scale incremental changes eroding rural character.

### Landscape Condition

6.37 The landscape condition is considered to be declining due to increasing visual/noise intrusion in some parts.

#### **Area Objective:**

This area plays an important role in providing recreational opportunities and public access to the countryside for residents of Ifield and the wider community.

#### **Planning Guidelines:**

- This area of countryside and the positive relationship between the urban edge and the rural landscape is a special quality of Crawley which should be preserved.
- The high value sites and features should be protected.
- Proposals should follow the wider planning and land management guidelines of the Upper Mole Farmlands character area.

#### **Enhancement:**

- The high value sites should be enhanced and the function of the working rural landscape maintained.
- Access and appropriate rural recreational opportunities for the residents of Crawley should be encouraged. See paragraphs 2.23 – 2.27 for Rights of Way improvement opportunities.
- Potential for SNCI designation to become a Local Nature Reserve and receive positive management to enhance its biodiversity.

### **Local Green Space**

6.38 A Local Green Space designation (Paragraph 76-78 of the NPPF) is a green area identified for special protection because of its importance to a local community. Local Green Space sites can only be designated through the Local Plan or Neighbourhood Plan when they are being prepared or reviewed. The designation reflects their identification as being special to the local community.

6.39 Local Plan Policy ENV3 designates one Local Green Space in Crawley: Ifield Brook Meadows and Rusper Road Playing Fields. Policy ENV3 safeguards the area from development other than in very special circumstances or to enhance green space functions such as access, recreation and wildlife.

6.40 As consistent with national green belt policy, substantial weight is given to any harm to a Local Green Space. Very special circumstances will not exist unless the potential harm to the Local Green Space by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

6.41 Construction of new buildings or infrastructure such as roads are inappropriate in Ifield Brook Meadows and Rusper Road Playing Fields unless they enhance the value and local significance that make the area special to the local community.

6.42 As management of the land designated will remain the responsibility of its owner, the council along with the local community and interested organisations, will work in partnership to provide advice or resources to the landowner.

### **Edge 3 – West of Gossops Green/Bewbush Rural Fringe**

6.43 This area lies to west of Bewbush and Gossops Green neighbourhoods and comprises of two landscape character areas that lie within Horsham district – *Warnham and Faygate Vale* and *Warnham and Rusper Wooded Ridge* (Appendix 2). Unlike Edge 2, the character areas meet the urban area rather abruptly which makes

it unnecessary to apply Horsham's character area guidelines to proposals within the borough boundary.

- 6.44 This area is the location of the new neighbourhood, Kilnwood Vale, which is under construction. Once completed, this will consist of approximately 2500 houses. In this context, the guidelines relate to integrating the new development into the existing qualities of the urban/rural fringe.

#### Access/approaches and gateways

- 6.45 A bridleway runs along the urban edge and leads south into Buchan Country Park and west along a wooded ridge of Ancient Woodland on either side, SNCI and a Historic Park/Garden. Horsham Road lies to the south of the area which is a well treed gateway to Crawley from Horsham and the west.

#### Character of the Urban Edge

- 6.46 The relationship between the urban area and countryside is neutral. Housing adjoins the countryside with limited public access to the west other than following the urban edge north or south. However, there is an attractive green finger with public access that penetrates into the urban edge towards Ifield Mill Pond and Gossops Green.

#### **Area Objective:**

The green finger and playing fields play an important role in providing green infrastructure links and recreational opportunities from within the urban area out into the countryside.

#### **Planning Guidelines:**

- The green infrastructure along Bewbush Brook and Spruce Hill Brook is of high value and should be preserved and linked to green infrastructure in the Kilnwood Vale neighbourhood.

#### **Enhancement:**

- There is an opportunity to integrate Bewbush Brook into Kilnwood Vale providing a continuous green corridor through the new neighbourhood along Bewbush Brook to Ifield Mill Pond and up to Ifield Brook Meadows SNCI.
- Access and appropriate rural recreational opportunities for the residents of Crawley should be encouraged such as off road cycle access.

## **Edge 4 – South of Broadfield into Buchan Hill Forest and Fringes**

- 6.47 This area lies to the south of Broadfield neighbourhood and is within the St Leonards Forest Landscape Character Area. Approximately 21 hectares of AONB lies within Crawley which is considered a continuation of the St Leonards Forest Character Area. Proposals on land beyond the BUAB in this location must be in accordance with the Mid Sussex and Horsham Districts' Landscape Guidelines as well as those set out here.

#### Key Characteristics

- 6.48 The landscape character of this area is set out Horsham's Landscape Character Assessment. In summary, the area is heavily wooded, with flat top ridges and steep sided ghylls. The forest cover and landform combine to create a strongly enclosed landscape.

#### Access, Approaches and Gateways

- 6.49 Public Rights of Way run from Broadfield out into Buchan Country Park towards Colgate and Pease Pottage and the national Cycle Route 20 to Brighton. The area is bound to the east by the A23 and to the west by the A264. Both of these approaches are well treed which is consistent with the heavily wooded character of the area.

### Character of the Urban Edge

6.50 The relationship between the urban area and countryside is negative. Pedestrian and cycle access to the countryside is generally blocked by the A264 which creates an abrupt barrier between the urban area and the countryside. The two Public Rights of Way either side of Target Hill cross the A264 by subway and bridge, but do not allow wildlife to move across the A264. Green fingers of Ancient Woodland stretch from Broadfield House/Forest up to the A264, but no access across the road exists.

### Landscape Value

6.51 The landscape with Crawley's boundary is designated as AONB. SSSI's, SNCI, Archaeological sites, historic parks and gardens, a Local Nature Reserve and tree preservation areas are present. These designations signify an area of high landscape value.

### Landscape Character/Visual Sensitivity

6.52 Landscape character sensitivity is medium to high with the landscape in good condition with densely wooded areas and Buchan Country Park.

6.53 The lower lying areas along the A264 have low visual sensitivity where views are confined by higher ground and hedgerows, trees and dense woodland. Land at Pease Pottage is elevated and more exposed. This area has a medium to high visual sensitivity.

#### **Area Objective:**

This is an area of high landscape value which should be accessible for residents to enjoy the quiet recreational opportunities that it provides.

#### **Planning Guidelines**

- The green fingers and local nature reserve should be protected as they provide existing and potentially improved green infrastructure links for the purposes of access to the countryside and wildlife corridors.
- Proposals should follow the wider planning and land management guidelines of the St Leonards Landscape Character Area.
- Proposals should not conflict with the High Weald AONB Management Plan objectives.
- The area should be preserved for quiet recreational opportunities.

#### **Enhancement**

- Improve and increase pedestrian/cycle access across the A264.
- Create wildlife corridors from Target Hill Local Nature Reserve over the A264.
- Open up the corridor of Ancient Woodland to create a green finger for wildlife and pedestrian access from Southgate into Pease Pottage Forest.

## **Edge 5 – Tilgate/Worth Forest and Fringes**

6.54 This area lies within the Worth Forest and High Weald Plateau character areas which reach the M23 at the south east of the borough. With the exception of Tilgate Park and Worth Conservation Area/Worth Way, the countryside is outside of and abruptly separated from Crawley by the M23.

### Key Characteristics

6.55 The landscape character of this area is set out in Mid Sussex's Landscape Character Assessment. In summary, this area has similar characteristics to Edge 4 but to the north the character changes to a less wooded landscape of small irregular shaped fields.



### Access, Approaches and Gateways

- 6.56 The M23 creates a physical and psychological barrier for pedestrian access to the Countryside. Despite this, there are two pedestrian crossing points over the M23 from Tilgate Country Park into the wider Tilgate Forest as well as from Maidenbower via a roadbridge into Worthlodge Forest and from Pound Hill to East Grinstead along the Worth Way (NCN21 Avenue Verte).

### Character of the Urban Edge

- 6.57 The M23 creates a negative edge that prevents a positive integrated relationship between Crawley and the countryside. Whilst the M23 may act as a barrier to development spreading into this character area it also acts as a barrier to achieving the most positive use of this area of countryside.
- 6.58 Worth Way SNCI is an important green corridor within Crawley but does not cross the M23. Access to the countryside is provided further south from Worth Conservation Area which creates disjointed green infrastructure.

### Landscape Value

- 6.59 The landscape with Crawley's boundary includes SNCI's, Local Nature Reserve, Historic Park and Gardens, Conservation Areas, Ancient Woodland, Listed Buildings and tree preservation areas. These designated sites are located in Tilgate Country Park and Worth Conservation Area/Worth Way making these areas high in landscape value.

### Landscape Character/Visual Sensitivity

- 6.60 Landscape character sensitivity is medium to high. The area is in good condition with densely wooded areas of high value.
- 6.61 South of Crabbet Park, woodland and forest cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity. To the north of area, visual sensitivity is higher as the blocks of assart pastures impart breadth and depth to the scenic quality of the landscape.

#### **Area Objective:**

This is an area of high landscape value which should be accessible for residents to enjoy the quiet recreational opportunities that it provides.

#### **Planning Guidelines:**

- Tilgate Country Park and Worth Conservation Area/Worth Way SNCI should be protected for its high landscape value and potentially improved green infrastructure links to other areas.
- Proposals must be in accordance with the wider planning and land management guidelines of the Worth Forest and High Weald Plateau character areas.

#### **Enhancement:**

- Integration of Worth Conservation Area and Worth Way SNCI into the countryside would greatly improve access for the public and wildlife movement.

## **Area 6 – North East Crawley High Woodland Fringes**

- 6.62 Within the borough boundary, this area comprises approximately 270 hectares of countryside and the strategic development location of the Forge Wood neighbourhood. This is bounded by the M23 to the north and east and separated from Area 1 by development along the Beehive Ring Road.
- 6.63 The borough boundary follows the M23 beyond which the Tandridge Green Belt lies to the east and countryside surrounding Horley to the North. Proposals beyond the borough boundary must be in accordance with the countryside/landscape character

policies of Tandridge District Council and Reigate and Banstead Borough Council.

6.64 However, the area within Crawley has the character of land to the west which is detailed in the West Sussex landscape management guidelines of the Low Weald Northern Vales (Appendix 3). Proposals within Crawley must be in accordance with the county guidelines as well as those set out below.

#### 6.65 The Key Characteristics

- Flat to gently undulating narrow clay vale, with floodplain and upper tributaries of the River Mole in the north east.
- Pattern of small, medium and large fields with a variable density of hedgerows.
- Predominantly pasture farmland.
- Scattered tree cover, isolated woodlands and copses.
- Distinctive field trees and farm ponds.
- Major road and rail corridors and pylon lines.
- Strong suburban and urban fringe influences of Crawley and Gatwick Airport.

#### Access, Approaches and Gateways

6.66 To the east, the M23 creates a physical and psychological barrier for pedestrian access to the countryside. There two road crossings to the north and one pedestrian crossing from Forge Wood over the M23.

6.67 To the west of the area development around the Beehive Ring Road blocks what would be a continuous corridor of green infrastructure linking Area 1 and 6. Pedestrian access across this area of development is difficult with no footpath along the road that links the two areas.

6.68 Pedestrian access to the north is very limited. Where Balcombe Road crosses the M23, a footpath runs alongside. A footpath also runs alongside the airport boundary but its fragmentation makes it difficult to follow and is limited in its access to towards Horley to the north.

6.69 Gateways into Crawley include from Junction 10 of the M23 along a well treed Crawley Avenue. The London Road approach is also treed with views of the airport to the west and airport car parking to the east.

#### Character of the Urban Edge

6.70 As with Area 5, the M23 creates a negative boundary that prevents a positive integrated relationship between Crawley's countryside and the wider countryside beyond the M23. The development around the Beehive Ring Road also acts as a negative edge as the built form does not integrate with public access and recreation opportunities. As access across the M23 is limited, the countryside within this area is of high value due to its proximity to the urban area.

#### Landscape Value

6.71 The landscape with Crawley's boundary includes a network of ancient hedgerows, Ancient Woodland, tree preservation area, Listed Buildings, SNCI, Local Nature Reserve, Scheduled Ancient Monument, and an Archaeological Sensitive Area.

6.72 To the east of the M23 outside the borough boundary lie small areas of Ancient Woodland and the Tandridge Green Belt.

#### Landscape Character/Visual Sensitivity

6.73 Overall the area has a moderate sensitivity to change. Thick hedgerows, hedgerow trees and occasional woodlands to some extent reduce its visual sensitivity.

Sensitivities are to:

- Large scale commercial and residential development;
- Expansion of horse paddocks;
- Small scale incremental changes eroding rural character.

6.74 Key Issues

- Visual and noise impact of Gatwick Airport and M23.
- Pressure of traffic on rural lanes eroding road verges and hedge banks.
- Potential for increased recreational pressure.
- Localised visual impact of urban fringe uses, including development of horse paddocks, airport car parks, smallholdings and small scale industrial uses.
- Pressure for further urban development.

Landscape Condition

6.75 The landscape condition is considered to be declining due to increasing visual/noise intrusion in some parts.

**Area Objective:**

This area is of high landscape value which should be retained for public access benefits and maintaining the separate identities of Gatwick Airport, Crawley and Horley.

**Planning Guidelines:**

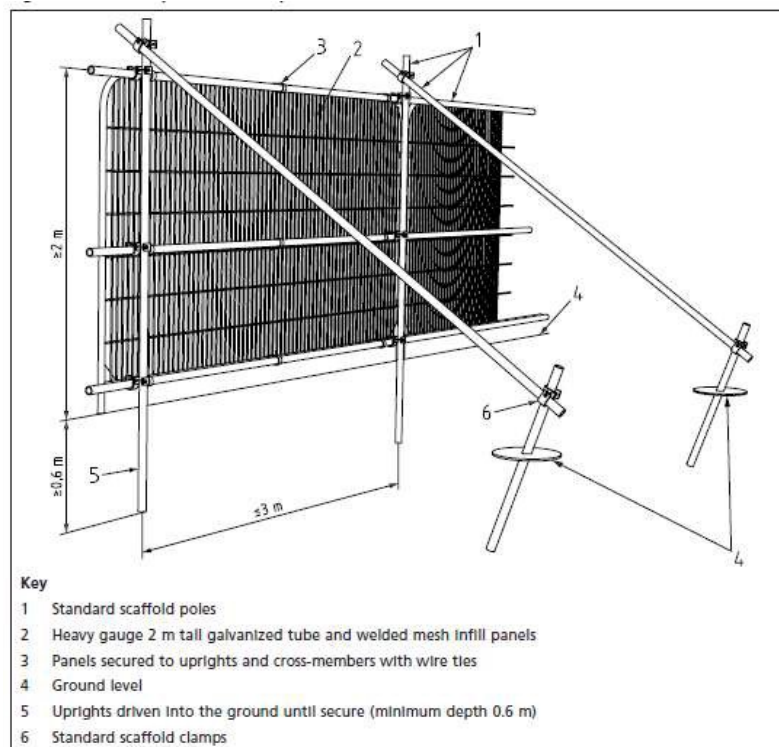
- Proposals must respect the important role of the area to maintaining the separate identities of Gatwick Airport, Crawley and Horley.
- Incremental development should be resisted to prevent the actual and perceived reduction in the highly valued open character of this area.
- Proposals should follow the wider planning and land management guidelines of the Low Weald Northern Vales Character Area.

**Enhancement:**

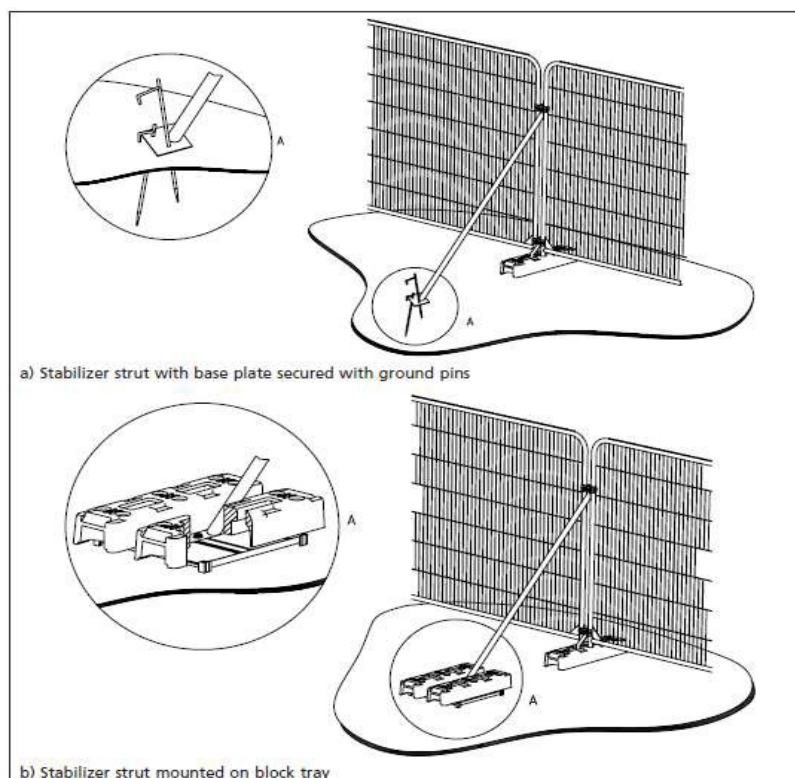
- Pedestrian/cycle routes and green corridors crossing over the physical barrier of the M23 to the north and east and the Beehive Ring Road to the west.
- Encouraging recreational opportunities on the urban fringe rather than leaving main roads to act as boundaries to the urban area.
- A community woodland for multi-purpose objectives including active and passive recreation, timber production and coppicing.
- Creating new and linking to existing Rights of Way within and from the Forge Wood neighbourhood.

## Appendix 1: Example Tree Protection Plan

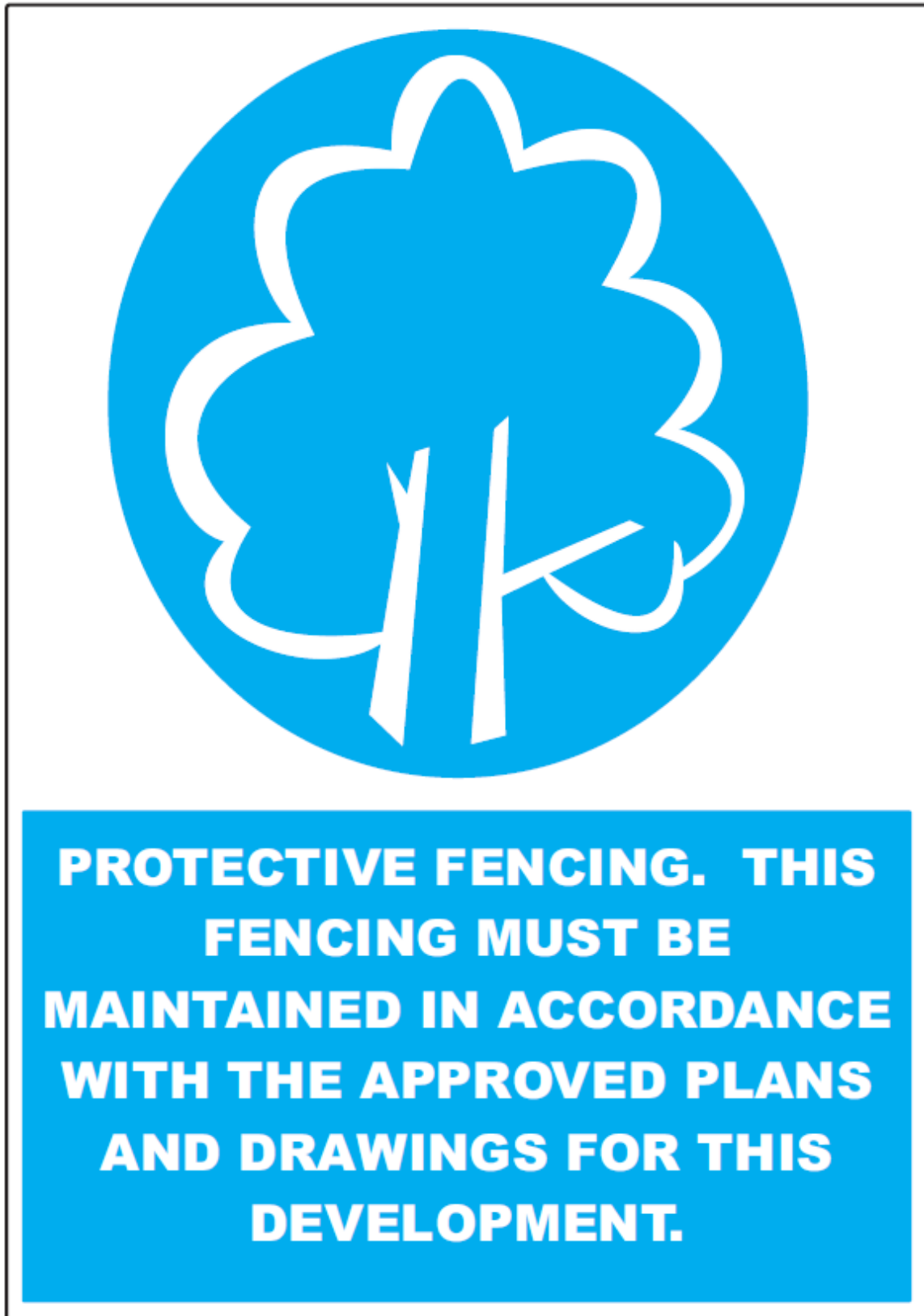
Standard method for protective fencing around trees, as set out in BS5837:2012.



Alternative method for protective fencing around retained trees, where ground anchoring cannot be used.



Examples of signage which should be attached to protective fencing around retained trees. These signs can be copied and used on site.





**TREE PROTECTION AREA  
KEEP OUT !**

**(TOWN & COUNTRY PLANNING ACT 1990)**

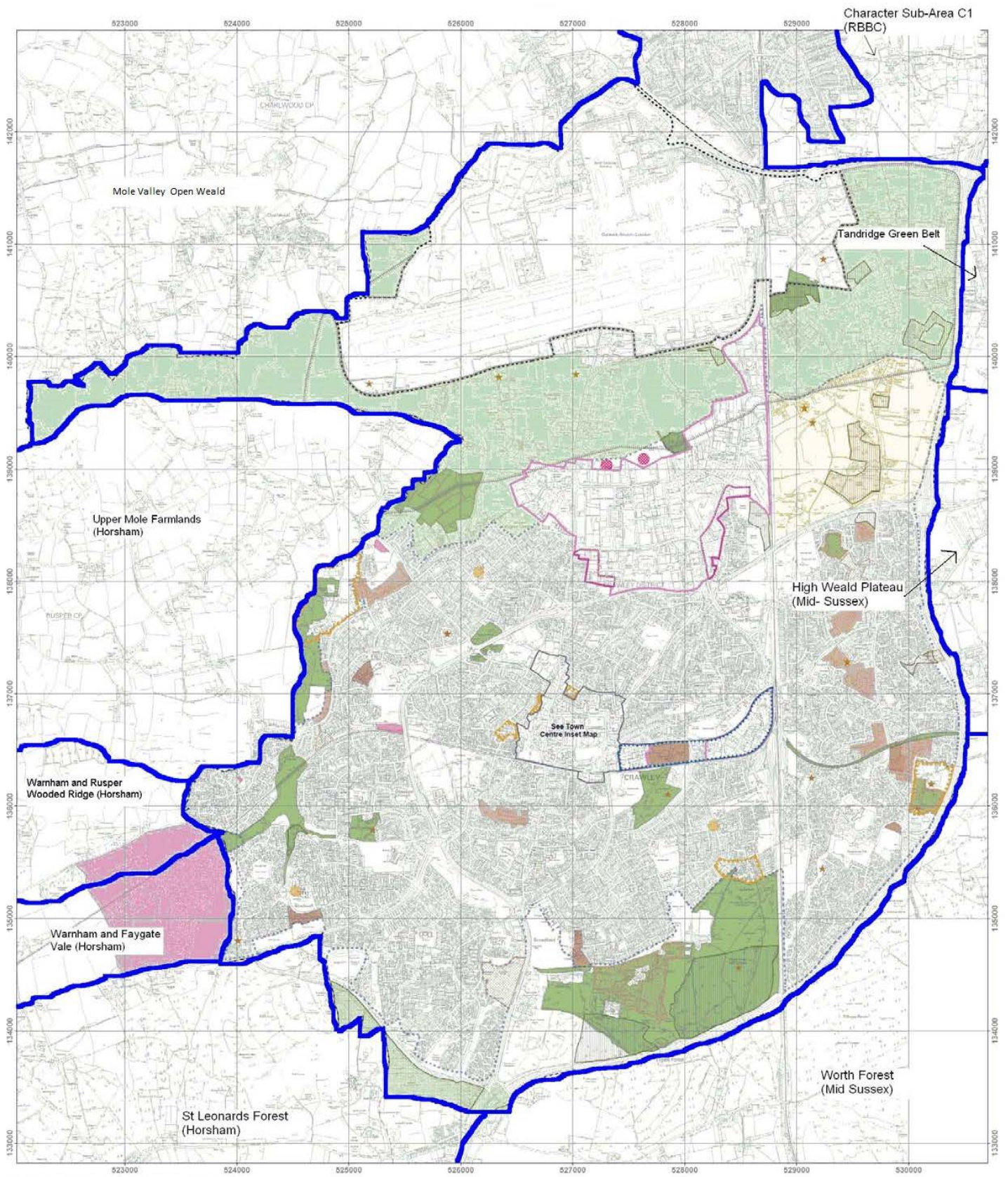
**TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY  
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A  
TREE PRESERVATION ORDER.**

**CONTRAVENTION OF A TREE PRESERVATION ORDER MAY  
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE  
WITH THE WRITTEN PERMISSION OF THE LOCAL  
PLANNING AUTHORITY**

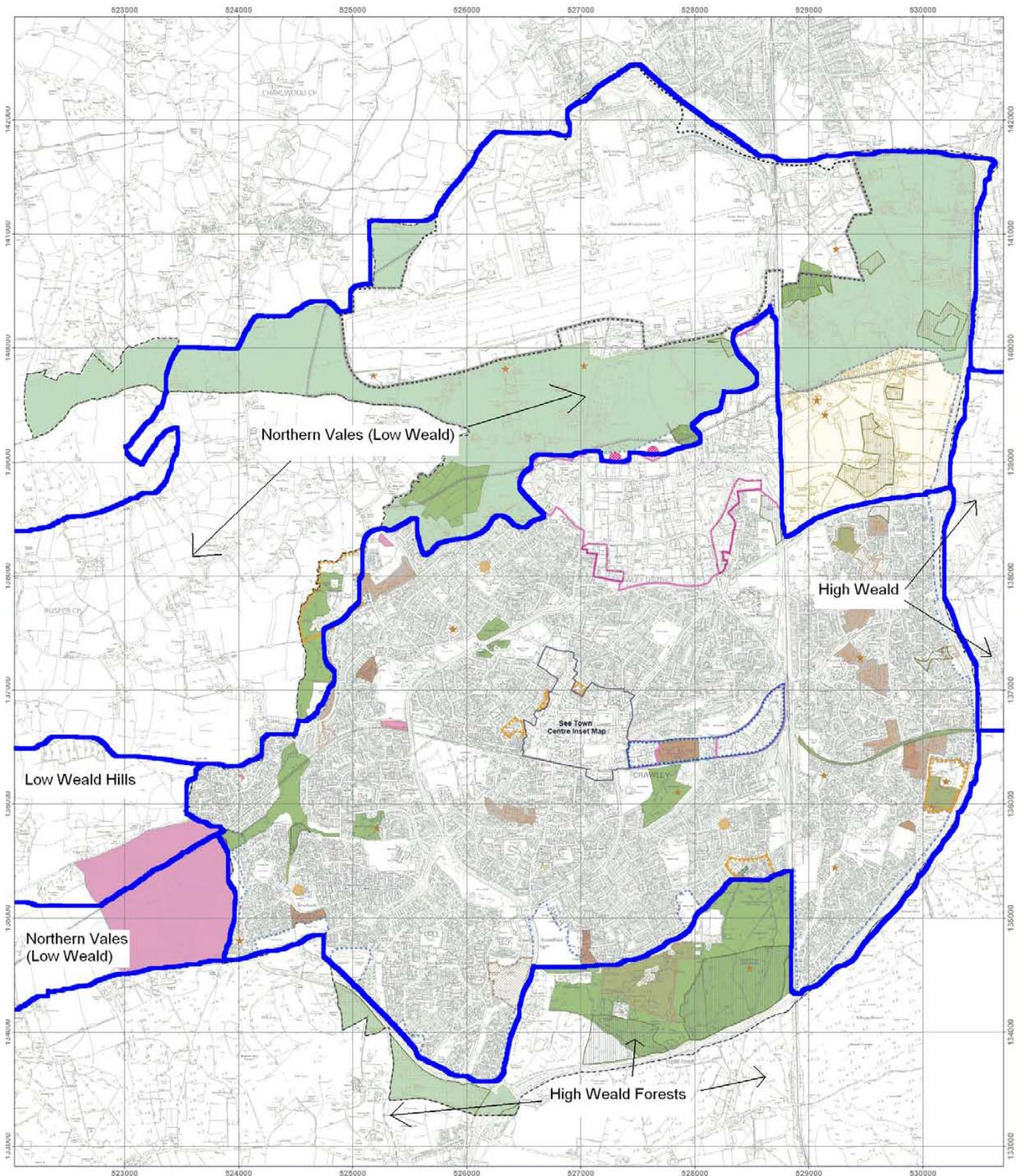


## Appendix 2: Local Authority Landscape Character Areas





# Appendix 3: West Sussex County Council Landscape Character Areas





## Appendix 4: Ecological Survey Seasons

Key: Optimal Survey Time: ■ Extending into: ■

	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			AQUATIC	T	ERRESTRIAL							
Invertebrates												
Natterjack Toads												
Otters												
Reptiles												
Water Voles												
White-Clawed Crayfish												
Habitats/Vegetation												

Table adapted from Validation of Planning Applications (Association of Local Government Ecologists, 2007)

## Appendix 5: Protected Species

### European Protected Species

Certain species are defined as European Protected Species and are protected by the Conservation of Habitats and Species Regulations 2010, which transposes the European Union's Habitats Directive into UK law. It is an offence to kill, deliberately disturb, take or destroy the eggs, damage or destroy the breeding site or nesting place, or keep, transport, sell or exchange any of these species.

In Crawley, the most common European Protected Species likely to be found are:

- Bats (all species) and their roosts;
- Great crested newt and its aquatic and terrestrial habitats.

When considering a planning application that affects a European Protected Species the local planning authority must determine if:

- There is no satisfactory alternative to the development.
- Impacts are not detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.
- The development is in the interests of public health or safety, or for other imperative reasons of overriding public interest, including those of social, economic and environmental benefit.

The local planning authority can only fulfil its duty if adequate ecological information is made available by the applicant. Survey and assessment requirements are discussed below.

If the ecological survey and assessment show that the proposed activity is considered reasonably likely to result in an offence being committed, a Natural England licence is required. Further information on Natural England licences and requirements for appropriate assessment and mitigation can be found on the Natural England section of the [www.gov.uk](https://www.gov.uk/guidance/protected-species-and-sites-how-to-review-planning-proposals) web site: <https://www.gov.uk/guidance/protected-species-and-sites-how-to-review-planning-proposals>

### Nationally protected species (Wildlife and Countryside Act 1981 (as amended))

The Wildlife and Countryside Act 1981 (as amended) provides different levels of protection to native plant and animal species in England and Wales.

Species protected by this legislation are listed in Schedules that are reviewed every five years. Species protected under the Wildlife and Countryside Act 1981 (as amended) include:

- All wild birds (except certain listed pest species and sporting birds): It is an offence to intentionally kill, injure, take, damage or destroy birds, their chicks, eggs or nests.
- Schedule 1 birds and their nests receive additional protection: Protection from intentional or reckless disturbance at or near the nest. Species include barn owl, kingfisher, black redstart and peregrine falcon.
- Bats (all species) – intentional or reckless disturbance in a place used for shelter and protection. Intentional or reckless obstruction of a place used for shelter or protection.
- Great crested newts – intentional or reckless disturbance in a place used for shelter and protection. Intentional or reckless obstruction of a place used for shelter or protection.
- Dormouse - intentional or reckless disturbance in a place used for shelter and protection.
- Badger – may not be taken or killed by certain methods. (Badgers (and their setts) are also protected under the Protection of Badgers Act 1992).
- Water vole – intentionally kill, injure or take water voles. Intentional or reckless disturbance whilst occupying a structure or place for shelter or protection. Intentional or

reckless damage, destruction or obstruction of access to places of shelter.

- Adder, common lizard, grass snake, slow worms – protected from intentional killing, injuring and sale.

Certain plant species are also protected by this legislation, including all species listed in Schedule 8 of the Act.

## Appendix 6: Suitable Plant Species for the Crawley Area

This is an indicative list of plants appropriate to the Crawley area. It should not be treated as exhaustive. The larger tree species such as Oak, Ash and Alder should be appropriately positioned in spacious surroundings. The smaller scale trees and shrubs (up to 8m) would be particularly appropriate in residential streets and closer to buildings.

### **Mixed Woodland Plants for Southern Clay soils** (Native Species)

#### Tree Species

Common Name	Species	Height
Field Maple	Acer campestre	25m
Alder	Alnus glutinosa	25m
Common Ash	Faxinus excelsior	35m+
Wild Cherry	Prunus avium	12m+
English Oak	Quercus robur	25m
Small-leaved Lime	Tilia Cordate	8-10m
Service Tree	Serbus Torminalis	6m

#### Shrub Species

Common Name	Species	Height
Hazel	Corylus avellana	3m+
Dogwood	Cornus Sanguinea	2.5m
Midland thorn	Crataegus oxycantha	6m
Hawthorn	Crataegus monogyna	6m
Holly	Ilex aquifolium	3m
Blackthorn	Prunus spinosa	
Filed Rose	Rosa arvensis	
Dogrose	Rosa canina	
Elder	Sambusus nigra	5m
White Willow	Salix alba	3m
Goat Willow	Salix Caprea	3m
Gorse	Ulex eurpaeus	1.8m

### **Other suitable Native and Non-Native Mixed Woodland Trees** (Not Specific to Southern Clay Soils)

Common Name	Species	Height
Crack Willow	Salix Fragilis	18m
Weeping Willow	Salix Chrysocoma	15m
Common Walnut	Juglans Regia	23m
Silver Birch	Betula Pendula	25m
Downy Birch	Betula Pubescens	18m
Hornbeam	Carpinus Betulus	30m
Beech	Fagus Sylvatica	25m
Sessile oak	Quercus Petrea	30m
Wych Elm	Ulmus Glabra	38m
English Elm	Ulmus Procera	35m

Common Name	Species	Height
White Beam	Sorbus Aria	12m
Sycamore	Acer Pseudoplatanus	35m
HorseChestnut	Aesculus Hippocastanum	35m

### **Ground Cover Plants** (Not Native)

The list identifies ground cover plants, which, although not native species, would be appropriate in urban locations.

Species	Species	Species
S,SH, Cotoneaster 'Coral beauty'	SH, Vincor major variegata	Hedera canariensis
S,SH Cotoneaster decorus	S, SH Cotoneaster Salicifolius	SH, Hedera hibernica
S,SH Cotoneaster dammeri	S, SH 'Skogholm'	SH. Hedera hibernica variegata
SH, Vinca minor	Euonymus fortunei 'Radicans'	SH, Hypericum calycinum
Lamium galeobdolon	Lamium maculatum	Lonicera pileata
Potentilla fruticosa	SH, Prunus laurocerasus 'Zabeliana'	Rosa Frau Dagmar 'Hastrupp'
Rosa 'Max Graf'	Rosa rubiginosa	S, Rosa rugosa
Rubus odoratus	Rubus tricolor	S, Salix lanta 'Stuartii'
Senecio greyi	SH Berberis	Bergenia
Ceanorhus Thyrisflorus repens	Chaenoneles	Epimedium
Cistus	Erica	Genista
SH, Polygonum	Santolina	Viurnum Dayidii
SH, Euphorbia	S, SH. Festuga	

### **Tall Edge or Hedgerow Mixes** (Native Species)

Species	Species	Species
Crataegus monogyna	Corylus avellana	Prunus spinosa
Alun glutinosa	Acer capestre	Sambucus nigra
Lonicera periclymenum	Salix capre	

### **Grass Seed Mixture for Clay Soils** (Native Species)

Species	Species	Species
Galium verum	Lotus corniculatus	Poterium sanguisorba
Ranunculus acris	Silene alba	Daucus carota
Hypochoeris radicata	Primula veris	Chrysanthemum leucanthemum
Filipendula vulgaris	Festuca rubra ssp. Commutata	Festuca rubra ssp. Rubra
Plantago media	Plantago lanceolata	Ononis repens
Prunella vulgaris	Anthyllis millefolium	Cynosurus cristatus
Alopecurus pratensis	Trisetum flavescens	

### **Wildflower Grasslands for the Weald** (Local Species)

Guidance on wildflower grasslands can be found on the [High Weald AONB website](#) including suitable mixes of seeds from the local area..

### **Ornamental Shrub Species Mix** (Not Native)

<b>Species</b>	<b>Species</b>	<b>Species</b>
Acer negundo	Amerlanchier lamarkii	Aralia elate
Buddleja spp	Berberis darwinii	Chaenomeles spp
Cornus alba	Cornus controversa	Cornus coggygia
Snowly Mespilus	Japanese Angelica	Butterfly Bush
Barberry	Quince	Dogwood
Smoke Brush	Cornus mas	Cornus stolonifera
Cotoneaster horontalis	Cotoneaster lacteus	Cotoneaster x wateri
Cotoneaster salicifolius	Cystisus x kewensis	Cystisus x praecox
Eleagus pungens	Euonymus japonicus	Forsythia spp
Hamamelis mollis	Lonicera pileate	Mahonia 'Charity'
Mahonia aquifolium	Potentilla frticosa	Prunus laurocerasus
Prunus lusitanica	Prunus Zabeliana	Pyracanth spp
Ribes sanguineum K.E V11	Rhus typhina	Symphoricarpos albus
Symphoricarpos chenaulti	Symphoricarpos x chenaulti	Viburnum opulus 'Sterile'
Viburnum tinus		

### **Security Planting Mixes**

<b>Species</b>	<b>Species</b>	<b>Species</b>
Berberis Darminii (2m)	Berberis Calliantha	Berberis Buxifolia Nana (0.6m)
Berberis Stenophylla to 2m	Berberis Thunbergii	Berberis Thunbergi Atropurpurea
Chaenomeles	Crataegus monogyna	Genista Hispanica
Ilex x aquifolium (3m)	Mahonia (1.2m)	Pyracantha (4m)
Prunic spinosa	Rosa rugosa 'Rubra' trim	