

EREWASH



Landscape
Supplementary Planning
Document

April 2006

*A clean, healthy, vibrant, safe and sustainable borough
delivering the best for 'Erewash'*

EREWASH



EREWASH BOROUGH COUNCIL

LANDSCAPE

SUPPLEMENTARY PLANNING DOCUMENT

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APRIL 2006

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About this Guidance

- 1.1 This Supplementary Planning Document has been prepared in accordance with current Government planning guidance. Its purpose is to supplement relevant policies and proposals as set out in the Erewash Borough Local Plan Adopted July 2005. The contents of this document will therefore guide those submitting planning applications. When adopted it will be given considerable weight in the determination of planning applications and it is therefore expected that developers will follow the advice as set out.

Introduction

- 2.1 The main aim of this guidance is to promote higher standards in landscape design in planning applications submitted to the Borough Council. The guidance can also be applied to schemes that do not require planning permission.
- 2.2 This document advises on aspects to consider when planning a development or designing an improvement scheme. It is not intended to be a 'short-cut' in landscape design; on most schemes it would be advisable to employ a qualified landscape architect.
- 2.3 The main design aspects and practicalities of hard and soft landscape elements that should be considered when producing landscape proposals are listed in the following sections.
- 2.4 Reference should also be made to all the Council's other SPD's.

Policies

- 3.1 This note has been prepared to explain the role of the planning system in helping to conserve and enhance landscape character, protecting biodiversity, improving design quality and expands on a number of policies as set out in the Erewash Borough Local Plan (adopted July 2005):
- Proposal LP1: Sustainable Development
 - Policy H12: Quality and Design
 - Policy EV12: Nature Conservation – Planning Obligations and Conditions
 - Policy EV13: Creative Conservation
 - Policy EV16: Landscape Character
 - Policy DC10: Design
- 3.2 The policies can be found in Appendix 2.

The Importance of Landscape

- 4.1 A well conceived landscape can help integrate a development into an area, make a positive contribution to the street-scene and add to the market value of the site. The character of the place can be significantly affected by the quality of the landscape and the way it is maintained. Sensitively designed landscape can enrich and reinforce existing wildlife habitats and improve ecological value of sites and their surroundings.



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- 4.2** All landscapes, whether urban or rural, have interest, meaning and value to those who live and work within them or visit them. They can have a locally distinctive character that sets them apart from the rest. All landscapes also have, to varying degrees, value for wildlife, and the appropriateness and diversity of species of vegetation within a landscape is a significant factor in determining that value.
- 4.3** The Borough Council recognises that the inherent characteristics of a landscape are vital factors in giving it local distinctiveness, and that in order to maintain this distinctiveness the characteristics must be retained and enhanced wherever possible. By taking account of this on development sites the integration of new development into a landscape can be more successfully achieved. Within the overall landscape context there are a number of other design principles which should also be taken into account by developers in order to achieve a layout which is not only safe and attractive, but is also more sustainable and environmentally sound.

The Landscape Character of the Borough of Erewash

- 5.1** The Landscape Character of Derbyshire is published by Derbyshire County Council. It identifies and describes the key features and characteristics of the landscape of Derbyshire outside the Peak District National Park.
- 5.2** The document looks at the natural features such as geology and habitats and the human influences such as settlement pattern and building styles that have shaped the landscape.
- 5.3** The character assessment covers the entire Borough excluding the urban areas of Long Eaton, Breaston, Draycott, Ockbrook and Borrowash, Sandiacre and Ilkeston.
- 5.4** The Borough has been classified into seven distinct Landscape Character Types across three broader National Character Areas (defined by the Countryside Commission now the Countryside Agency). These include:

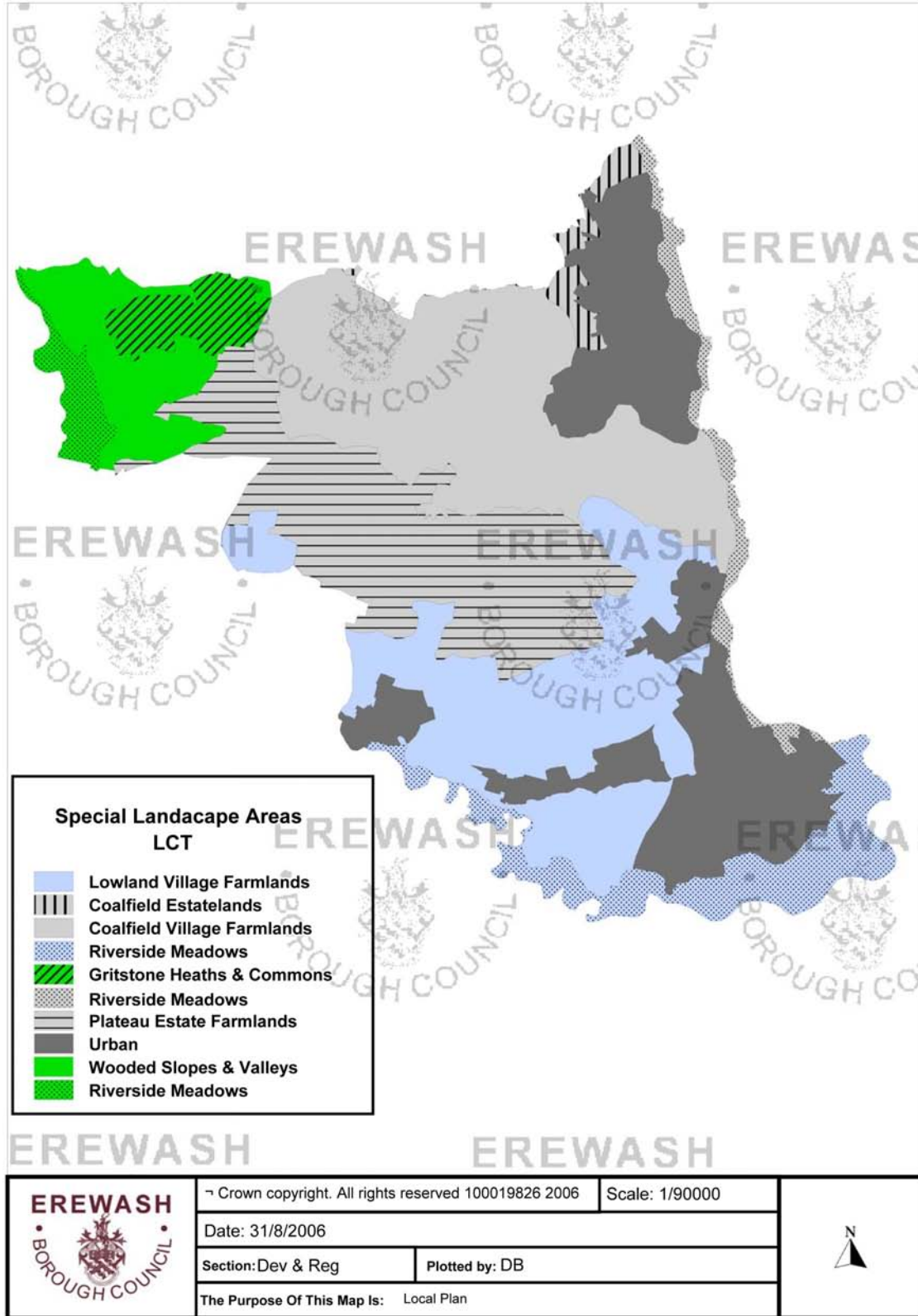
National Character Area	Landscape Character Type
Peak Fringe and Lower Derwent	Wooded Slopes & Valleys Gritstone Heaths & Commons Riverside Meadows
Nottinghamshire, Derbyshire & Yorkshire Coalfield	Coalfield Village Farmlands Coalfield Estate lands Plateau Estate Farmlands Riverside Meadows
Trent Valley Washlands	Lowland Village Farmlands Riverside Meadows

- 5.5** The following is a summary of each area's characteristics, for more detailed descriptions of the geology, soil, ecology, the built environment and transport refer to "The Landscape Character of Derbyshire". An extract of the map showing the landscape character designations is shown in Map 1.



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Special Landscape Areas



Map 5.1 The Landscape Character of Erewash



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- 5.6 The Borough Council will look favourably on an application that takes account of the characteristics of the surrounding landscape.

Trent Valley Washlands

- 5.7 Lying to the south of the Borough is the Trent Valley Washlands Character Area comprised of two Landscape Character Types; Lowland Village Farmlands and Riverside Meadows. The Riverside Meadows run along the course of the Rivers Trent and Derwent and are characterised by the following:

- Flat floodplains containing meandering rivers and streams
- Seasonally waterlogged soils over alluvium
- Intensive permanent pasture
- Localised patches of rushes in damp hollows
- Dense watercourse trees, mainly alder with some localised willow
- Scattered trees along hedgerows and ditches
- Regular shaped fields bounded by hawthorn hedges
- Lanes alongside or crossing floodplain
- Generally uninhabited with sparsely scattered, isolated farms

Lowland Village Farmland

- 5.8 Lowland Village Farmland is associated with the gently rolling landscape located above the Trent's floodplain typified by:

- Gently rolling, almost flat lowland with river terraces
- Low slopes and summits give a sense of elevation over a broad floodplain
- Mixed farming with arable cropping and improved pasture
- Thinly scattered hedgerow trees including some willow pollards
- Scattered, locally dense, watercourse trees
- Medium to large regular fields with thorn hedgerows
- Discrete red brick villages with farms and cottages
- Large red brick outlying farms

Nottinghamshire, Derbyshire and Yorkshire Coalfield

- 5.9 The area around Stanton-by Dale, Ockbrook and Stanley is covered by an area defined as Plateau Estate Farmlands. The characteristics are:

- Upstanding, gently undulating plateau
- Mixed farming
- Scattered hedgerow trees predominantly oak
- Small plantations
- Parkland and ornamental tree belts associated with country houses
- Medium to large fields
- Relict parkland and former commons now enclosed and farmed
- Dispersed estate farmsteads and cottages, built of red brick with clay tiles and Welsh slate roofs
- Sense of elevation with long distance views



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Coalfield Estatelands

5.10 The key characteristics of Coalfield Estatelands, found to the north of the Borough around Ilkeston, West Hallam and Stanley Common, are:

- Gently undulating landform
- Dairy farming dominated by pasture
- Plantation woodlands, tree belts and coverts
- Fields of medium size defined by hedgerows
- Extensive areas of existing and relict parkland
- Occasional country houses with associated parkland trees
- Villages and towns with red brick former mining terraces and ribbon development

Coalfield Village Farmlands

5.11 The centre of the borough, running primarily from West Hallam/Stanley via Dale Abbey to Ilkeston is characterised by the following:

- Gently undulating landform
- Dairy farming with pasture and localised arable cropping
- Relict ancient semi-natural woodland, copses and linear tree-belts
- Dense streamline trees and scattered hedgerow trees
- Towns and villages on ridge lines surrounded by remnant medieval strip fields
- Network of small irregular lanes between larger urban roads
- Small villages with sandstone buildings expanded by red brick former mining terraces and ribbon development

Riverside Meadows

5.12 The key characteristics of the riverside meadows which runs along the Erewash Valley from Ilkeston to Long Eaton are:

- Narrow rivers meander along flood plains of variable width
- Remnant riverside vegetation, wetland and unimproved grassland
- Dairy farming dominated by pasture
- Dense tree cover along river channels
- Scattered tree cover along boundaries
- Strong association with transport routes due to the presence of canals, railway lines and roads



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Derbyshire Peak Fringe and Lower Derwent

5.13 Areas around Breadsall, Morley and Little Eaton are characterised by small pastoral fields on undulating, rising ground with woodlands on steeper slopes and defined as Wooded Slopes and Valleys. The key features are:

- Upland, undulating ground rising up to moorland
- Slopes are moderate to steep, and steepen along stream valleys
- Poorly draining soils over bands of mudstone and harder sandstone
- Permanent pasture for sheep and dairy cattle
- Widespread bracken and localised gorse, found particularly on the thinner soils of steeper slopes
- Densely scattered small to medium ancient woodlands and some secondary woodland, mostly on steeper slopes and along streams
- Densely scattered hedgerow trees
- Irregular field pattern bounded by mixed species hedgerows
- Dry-stone walls are also widespread, usually defining a more regular field pattern
- Network of winding lanes, often sunken on steeper slopes, with rocky banks
- Dispersed sandstone farmsteads with stone slate roofs with localised clusters

Gritstones and Heathlands

5.14 The area comprising Breadsall and Morley Moor is defined as Gritstone Heaths and Commons having the following characteristics:

- Steep slopes or hill summits over sandstone
- Thin, well-drained soils over sandstone and heavy, seasonally waterlogged soils over mudstones and glacial drift
- Predominantly pastoral farming, with some arable
- Widespread bracken and localized patches of heathy acid grassland with gorse
- Some plantation woodland and amenity trees around farmsteads
- Sparsely scattered trees along boundaries
- Geometric and regular pattern of fields, bounded by dry stone walls and some thorn hedgerows
- Few straight roads with uniform width verges
- Scattered sandstone farmsteads with blue tile or Welsh slate roofs
- Localized clusters of roadside cottages, situated on historic commons

Riverside Meadows

5.15 Occurring near Little Eaton and Duffield, following the course of the River Derwent, Riverside Meadows have the following characteristics:

- Flat, broad flood plains containing meandering rivers
- Seasonally waterlogged soils over alluvium
- Low intensity permanent pasture
- Localised patches of rushes in damp hollows
- Scattered, locally dense trees along watercourses, widespread alder and localised willow
- Scattered trees along field boundaries
- Regular shaped fields, bounded by hawthorn hedges
- Lanes along edges or crossing flood plains with gritstone bridges over the rivers
- Active and disused railway lines with secondary woodland along embankments
- Historic textile mills



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- 5.16** Developers are encouraged to make use of opportunities to conserve, enhance and restore the local distinctiveness, character and diversity of the landscape as appropriate.

Definition of Landscaping

- 6.1** For the purposes of this guidance 'hard' landscaping refers to paving, walls, fencing, retaining structures and street furniture such as lighting, seats, bollards, adverts and signs. 'Soft' landscaping includes trees, plants, grass, water, and earth modelling. Both types of landscaping should be considered together and as an integral part of any proposal to create or improve external spaces, and should root itself in the context of landscape character.

The Role of Developers and the Planning Application Process

- 7.1** In order to achieve successful integration of development into the landscape alongside the restoration, retention or enhancement of local landscape character the Council expects developers to follow a systematic approach to their development as outlined on the following pages. The objective is to ensure that the commercial aims of development are consistent with the principles of sustainability, landscape enhancement and nature conservation. Proper consideration of landscape issues should not be seen as a financial burden but as a positive benefit in terms of its value to a development, and should be considered, from the outset, as an integral part of the overall development.
- 7.2** The extent to which the Council will expect the detailed provisions of this approach to be adhered to by developers will be dependent on factors such as the size of the proposed development and/or the relative sensitivity of the site. The Council will seek to advise developers of its expectations at an early stage through pre-application discussions. Notwithstanding this, the principles contained in this document should still be relevant to anyone involved in the development process whether on a large or small scale, and will be applicable to all development, whether industrial, commercial or residential.
- 7.3** For ease of reference a Landscape Checklist for Proposed New Development has been produced and is attached at Appendix 1. Erewash Borough Council advises all applicants to use this checklist to determine the impact their proposed development will have on the landscape. The use of the form will speed up the planning process for applicants. The checklist should be completed and submitted with the planning application. The relevant Planning Officer will check the application to determine whether all relevant information is included. If it is then the application will be registered. If there is outstanding information, the application will not be registered and a request for this information will be made to the applicant.



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Preliminary Work

Site Survey and Appraisal

- 8.1** A successful and lasting landscape scheme is more likely to be achieved when landscape is considered at the earliest stage of planning. Landscape should always be planned in conjunction with the positioning of any buildings within and adjacent to the site, rather than as a means of filling in the gaps left over.
- 8.2** The developer will be expected to carry out and submit an accurate site survey and comprehensive site appraisal to include:
- levels/contours;
 - landform (e.g. slopes, orientation, etc.);
 - existing features (e.g. trees, hedgerows, other significant areas of vegetation, water, ditches, boundary treatments, significant structures, areas of paving, etc.);
 - visual qualities (e.g. views in/out, quality of views, character, local distinctiveness, dominant features, etc.);
 - designations (listed buildings, Sites of Special Scientific Interest, archaeological sites, Conservation Areas, Tree Preservation Orders, Sites of Nature Conservation Importance, etc. – the Council can help to provide this information). A tree survey should be carried out by a person experienced in arboriculture and should include details outlined in the “Trees and Development” SPD (to be published in 2007);
 - the location and route of any Right of Way. The Borough Council holds the Definitive Rights of Way maps for the borough;
 - context (a description and analysis of the surrounding areas, including hard and soft landscape, buildings, etc., and an indication of important links and inter-relationships).
- 8.3** If the survey identifies features of significant natural history, environmental value or species protected by law, the developer should seek advice from the relevant agency or the planning department, contact numbers are given at the end of this document. Proposals that would damage or destroy significant natural features are unlikely to be granted planning permission.

Pre-Application Discussions

- 8.4** The Borough Council encourages developers to discuss their proposals with a planning officer prior to submitting a detailed design. Contact telephone numbers are given at the end of this document.



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Detailed Design

Design Principles

- 9.1** Before development commences on site the developer will be required to submit, and have approved by the Council, a detailed layout and a landscape plan for the site. These should be based on certain design principles and should obviously also be based on the survey and appraisal and be consistent with the overall context described in the outline landscape plan, unless convincing arguments can be put to the contrary.
- 9.2** The detailed layout should address the following issues:
- the layout and design should be appropriate to the character of area and establish a built environment of quality and variety by the manipulation of the built form and landscaping;
 - consideration should be given to the use and form of space when planning the site; the layout should maintain and enhance the diversity and character of the established vegetation on the site and utilise it where appropriate for shelter and passive enjoyment;
 - where appropriate the layout should provide an integrated, attractive and safe environment for vehicles, pedestrians, cyclists and those with disabilities;
 - consideration should be given to “designing out crime” – e.g. by not creating screening which could conceal anti-social or criminal activity, or by using ‘deterrent’ shrubs to prevent access. For more detailed requirements, refer to the Borough Council’s Design SPD;
 - where appropriate (i.e. mainly for housing developments) there may be a requirement to provide recreational open space within the layout (the Council will be able to advise on the policy for this), and consideration should be given to integrating any such provision into the development. The Borough Council may enter into a Section 106 Planning Obligation with developers to provide open space;
 - consideration should be given to how the hard and soft landscaping will be maintained in the future;
 - where appropriate, consideration should be given to improving access to the countryside with the provision of small car parks, interpretation boards and seating;
 - the surface water drainage system should minimise run-off and utilise natural and sustainable drainage systems where appropriate. For more details, refer to the Borough Council’s Development, Flood Risk and Aquifer Protection SPD;
- 9.3** It is suggested that plans be drawn at a minimum scale of 1:200 and be accurate to within 0.5 metres. Where appropriate, large complex areas should be broken down into manageable sections.

Landscape Design Details

- 9.4** The detailed landscape design should take account of:
- use of species, materials and street furniture which reflect local character;
 - use of recycled materials and materials from sustainable sources;
 - incorporation of existing vegetation and other features;
 - use of plants to create screening and microclimatic conditions through shade, shelter, etc.;
 - use of plants and public art, as appropriate, to create focal points;
 - selection of plant species to provide year-round interest;
 - selection of plants to encourage wildlife where appropriate;
 - suitability of plants for the location (e.g. their ultimate size and habit, tolerance of soil conditions and shade, root spread, long-term ease of management, etc.);
 - specification and depth of topsoil for different types of planting;
 - use of larger tree stock to resist vandalism;



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- future maintenance needs of, and access to, hard and soft landscaped areas for, example litter clearance;
- landform, and the treatment and use of sloping ground, taking account of the needs of people with impaired mobility;
- drainage and the use and conservation of water;
- means of defining boundaries;
- creation of an overall character and unifying landscape structure for the development;
- integration of the development into the surrounding landscape (e.g. the transition from residential to agricultural land).

9.5 The detailed design should include the following information:

- botanical names, including genus, species and varieties of all proposed trees, shrubs and herbaceous plants;
- planting sizes of all proposed plants;
- the proposed positions and spacing of plants;
- the species mix percentages for grass seed;
- accurately plotted positions of trees, shrubs, other vegetation and features to be retained and precise details of their means of protection during the construction period;
- the position of existing trees and other significant landscape features which it is proposed to remove;
- the type, location, surface finish and colour of all hard landscape items, including paving, fencing, railings, bollards, signs, public art, etc.;
- a north point.



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Detailed Considerations

Materials Selection

- 10.1 The selection of types and details of hard and soft landscape materials should be influenced by the character and location of the site. Security issues and the likelihood of vandalism should be taken into account along with the proposed maintenance regime.
- 10.2 Materials made from recycled matter or from other sustainable sources should always be considered.

Hard Landscape

- 10.3 Consideration should be given to the specification of robust and sustainable materials that reflect the local character of the area and the use for which they are intended. Art in the form of sculpture, walls, railings, gates, murals, mosaics, etc. can enhance the appeal of a space and should be planned, as appropriate, as an integral part of the landscape design.
- 10.4 The reduction of light pollution should also be considered as part of any new landscape scheme. Simple steps such as angling lights downwards, using minimum wattage bulbs and fitting hoods or shields to minimise light spillage will help not only in reducing light pollution but in saving energy.

Changes in Level

- 10.5 Where changes in level are proposed steps and ramps should be designed and materials chosen to satisfy the requirements of people with impaired mobility.

Soft Landscape

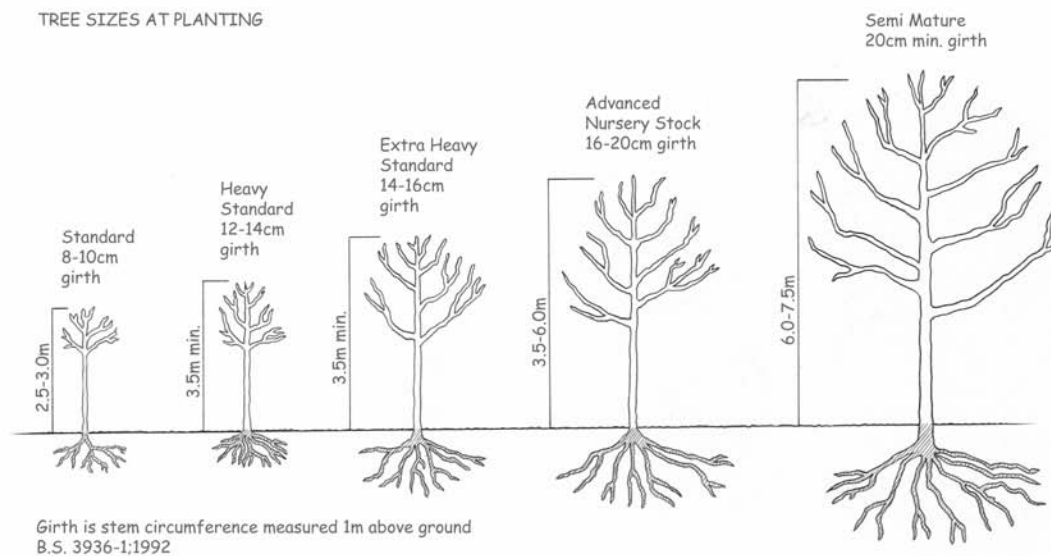
- 10.6 The type and spacing of proposed planting will vary depending on the design functions of the planting (e.g. screening, instant impact, framing a view, colour, smell etc.). The context, location and consideration of biodiversity should also influence the selection of plants. Native, locally appropriate species are likely to offer the greatest benefits for biodiversity. Native stock of local provenance is most likely to be especially suited to local environmental and disease conditions, and therefore more likely to thrive. Species thriving locally could be taken as a clue to those more likely to survive.

Planting Where Damage is Likely

- 10.7 Small (standard) trees may be suitable in private gardens, but for public areas, trees should be planted at larger sizes (14-16cm girth upwards) to reduce their vulnerability to the snapping of their trunks or other acts of vandalism.



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Picture 10.1 Tree Sizes at Planting

Protection of Planting

10.8 Where planting is vulnerable to pedestrian and/or vehicular damage, railings, fencing or other forms of barriers should be considered to provide protection. In some situations the developer may have to protect stock against rabbit damage

Planting for Instant Impact

10.9 An increase in the size specified for trees and shrubs along with closer planting distances will create a more instant effect.

Growing Conditions

10.10 Plants need to be given enough space, both above and below ground to establish and perform their intended function. The creation of narrow and tapered planting beds that have insufficient soil, food and moisture to support healthy plant growth should be avoided.

10.11 Planting requires good quality topsoil and where this needs to be imported, should comply with B.S. 3882.

10.12 Recommended topsoil depths:

150mm for grass areas

400mm for shrub and whip areas

600mm x 600mm x 600mm minimum pits for standard trees

1000mm x 1000mm x 800mm minimum pits for semi-mature trees

10.13 There should be adequate preparation of the subsoil prior to the topsoil being placed. Topsoil may be enriched with soil improvers and composted materials, but the use of non-sustainable resources such as peat should be avoided.



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Programming of Planting

10.14 Planting should be generally carried out from 1st November to the 31st March, when less watering will be required and plants are more likely to establish.

Maintenance and Management

10.15 The success of any landscape scheme will, to a significant extent, be determined by the standard of maintenance undertaken following implementation of the scheme. Consideration must therefore be given to how the works are to be maintained in the future to ensure that the original design is effectively turned into an attractive landscape.

10.16 For hard landscape areas, the maintenance programme should incorporate actions to keep all materials and street furniture in a good, safe and attractive condition. Consideration should be given to keeping areas free of litter and other debris.

10.17 For soft landscape areas, consideration should be given to watering in the early stages where necessary. Excessive weed growth can inhibit the development of young plants and measures must be considered whereby weeds are suppressed by use of mulching techniques. These can include the use of mulch mats around individual plants, textile membranes over planting beds, or shredded bark or other suitable loose material to a depth of at least 50mm. The use of chemical herbicides should be kept to a minimum to ensure that accidental damage to plants does not occur through inappropriate application. Other things to consider should include fertiliser applications as appropriate, formative pruning and firming in, and replacement of failed plants (usually specified in years one to two). The aftercare scheme should ideally be for five years (minimum of three years).

Maintenance Responsibilities

10.18 All landscape schemes will require an on-going commitment to management. Planning conditions may impose a limited period of maintenance or replacement of failed plants to ensure initial establishment, but developers should ensure that a longer-term programme of management is in place from the start.

10.19 Responsibility for future maintenance should be clarified at the earliest opportunity by making all parties aware of areas that they will have to maintain. Where public areas are created, consideration should be given to how these will be maintained in the future. If the Council is to be asked to take ownership of such areas for future management, this should be made clear at an early stage in the development process and transfer of land will only be agreed in accordance with current Council policies. This may involve agreements under the Town and Country Planning Act and the payment of a commuted sum by the developer.

Management Plans

10.20 For larger schemes it may be appropriate, or may be required as a condition of planning approval, that a management plan be prepared. Such a plan will contain details of how maintenance is to be carried out, who will be responsible for carrying it out and how frequently it will need to be carried out. A management plan is particularly relevant where the responsibility for maintenance will rest with a different party after works have been completed, and it is essential that the management plan is understood by the recipient prior to responsibility being handed over.



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Further Information

11.1 The following British Standards should be considered when drawing up landscape proposals and maintenance regimes:

- BS5837 Trees in relation to construction
- BS428 Code of Practice for general landscape operations
- BS3936 Specifications for Nursery Stock
- BS4428 Recommendations for general landscape operations
- BS3998 Recommendations for tree work
- BS4043 Recommendations for transplanting semi-mature trees
- BS4326 Recommendations for cultivation and planting of trees in the advanced nursery stock category
- BS5236 Recommendations for cultivation and planting of trees in the extra large nursery stock category
- BS7370 Grounds maintenance parts 1 & 3

11.2 The following documents also provide invaluable information:

- UK Biodiversity Action Plan
- Lowland Derbyshire LBAP
- The Landscape Character of Derbyshire

Further Guidance

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- UK Biodiversity Action Plan
- Lowland Derbyshire LBAP
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Detailed Checklist for use with Full Planning Applications

Applicant and site details	
Applicant	
Applicant Address	
Address of development	
Description of development	
Does your scheme include	Please tick
1. A north point	
2. Background history and current land use: Areas covered by any planning legislation including Sites of Special Scientific Interest, Conservation Areas, local Areas of Special Character, Sites of Nature Conservation Importance/County Wildlife Sites, Tree Preservation Orders, Hedgerows Regulations 1997 and Contaminated Land Regulations 2000.	
3. Tree species and location – size, height, spread and condition (refer to the Trees and Development SPD)	
4. Large Shrubs, hedgerows – species and location.	
5. A supporting statement, as required by Policy EV10 of the Adopted Local Plan 2005, identifying any impact and mitigating measures that need to be taken	
6. Sections through the site indicating the relationship of the proposed scheme, including boundary treatments, to adjacent properties.	
7. Proposed levels including levels on adjacent sites, roads and paving.	
8. Drainage proposals	
9. Detailed plan of underground services	
10. Proposed underground preparation including soil ameliorants, additives, mulches and topsoil depths for trees, shrubs and grass, in compliance with BS5551 and BS3882	
11. Proposals to deal with land contamination issues and pernicious weeds e.g. Japanese Knotweed (listed in the Wildlife and Countryside Act 1981)	
Site Works and Protection of Features and Vegetation	Please tick
12. Protection of existing vegetation and trees during construction	
13. Location of spoil heaps, any topsoil storage and site huts etc during construction	
14. Ground modelling	
15. Means of access	



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Applicant and site details	
Hard Landscape Details. A plan at either 1:100 or 1:200 indicating the following:	Please tick
16. Paving, boundary treatments – fences, railings, walls and gates, Street furniture – seats, tree grills, guards, bollards, cycle stands, lighting, public art and signs Surveillance equipment	
17. Types, location, surface finish, colours, sizes, heights and manufacturer of hard landscape terms	
Planting Details. A plan at either 1:100 or 1:200 indicating the following:	Please tick
18. Trees, whips, shrubs, herbaceous species, areas of grass and wild flowers and bulb planting	
19. Species. Botanical (Latin) name, numbers and location, size at planting, height/pot size, girth of trees, areas of grass mix percentages, and spacing or planting distance. Planting in compliance with BS3936	
Management Plans and Maintenance Proposals	Please tick
20. Details of proposals for initial maintenance and +5 years, +10 years	

Table 1 Detailed Checklist For Use With Full Planning Applications



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Local Plan Policies

Policy

Policy LP1 - Sustainable Development

The Borough Council will require all development proposals to reflect the principles of sustainable development, by:

1. Being well-related to existing patterns of development
2. Re-using land and buildings wherever possible in preference to greenfield land
3. Protecting and enhancing the quality of the built and natural environment
4. Minimising the need to travel between home, work and other activities and providing opportunities for journeys other than by car

Policy

Policy H12 - Quality and Design

In considering applications for housing development, the Borough Council will require that the proposals:

1. Are in scale and character with their surroundings;
2. Have regard to distinctive landscape features and provide supplementary landscaping where appropriate, particularly where the development is visually prominent or situated on the established urban fringe;
3. Provide adequate amenity space for each dwelling;
4. An acceptable standard of privacy within private garden areas is achieved by visually appropriate boundary treatment;
5. Are located so as to avoid being unduly affected by noise or smells from nearby uses that would be expected to generate such effects.

Policy

Policy EV12 - Nature Conservation – Planning Obligations and Conditions

In considering development proposals the use of planning conditions and planning obligations will be considered where necessary to offset harm and secure the beneficial management of features of major importance for wildlife.

Policy

Policy EV13 - Creative Conservation

Creative conservation will be carried out wherever opportunities arise. In particular, the Borough Council will improve the wildlife value of land in its ownership especially public open space. In its consideration of planning applications the borough council will seek to negotiate section 106 planning obligations to create new or improved habitats where this is necessary to make the proposals acceptable in planning terms and where it cannot be achieved by imposing conditions on a planning permission.



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Policy

Policy EV16 - Landscape Character

Development should recognise and accord with the landscape character within which it is located having regard to materials of construction, height of buildings, roof design, landscaping, means of access, density of development, sustainable patterns of development and traffic generation being appropriate for the location of the development.

Policy

Policy DC10 - Design

Applications for built development will be permitted subject to the following criteria being satisfied:

1. The development respects or enhances the character or appearance of the building, group of buildings or surrounding area, particularly in scale, massing, and materials;
2. The development retains, enhances or creates urban spaces, views, landmarks and other townscape features which make a material contribution to the character of an area;
3. The development does not harm the appearance of areas of public or private open space, or important landscape or topographic features.



If you require this information in your language, please contact the Council using one of the below methods.

“જો તમારે આ માહિતીની તમારી પોતાની ભાષામાં જરૂર હોય, તો નીચેની પદ્ધતિઓમાંથી એકનો ઉપયોગ કરીને કાઉન્સિલનો સંપર્ક સાધો.”

如果您需要您自己语言的此信息，请通过以下方法之一与委员会联系。

“ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦੀ ਹੋਵੇ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਹੇਠ ਲਿਖਿਆਂ ਵਿੱਚੋਂ ਕਿਸੇ ਇੱਕ ਤਰੀਕੇ ਦੀ ਵਰਤੋਂ ਕਰਦੇ ਹੋਏ ਕੌਂਸਲ ਨਾਲ ਸੰਪਰਕ ਕਰੋ।”

“ اگر آپ کو ی ہ معلومات اپنی زبان می درکار ہوتو، برا ہ کرم درج ذیل می سے سے کوئی طریق ہ استعمال کرتے ہوئے کونسل سے رابطہ ہ کریں ”



0845 907 22 44



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