



Stockton-on-Tees
BOROUGH COUNCIL

Open Space, Recreation and Landscaping Supplementary Planning Document

**Stockton-on-Tees Borough
Local Development Framework**

December 2009

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1. INTRODUCTION

- 1.1. This Supplementary Planning Document (SPD) is designed to provide additional guidance to open space policies in the Local Development Framework (LDF), namely Core Strategy Policies 3, 6 and 11. Also those policies that have been saved from the Stockton-on Tees Local Plan (1997) during the transition to the LDF system, Housing Policy 11, Recreation Policy 1 and Environment Policy 15.
- 1.2. *Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation* (PPG17) was published in 2002. It outlines the need for planning for open space and sport to be based on locally derived assessments and standards. The standards contained in this SPD are locally derived using the assessment outlined in *Assessing Needs and Opportunities: A companion guide to PPG17* (PPG17 Guidance). The PPG17 assessment is available as Appendix 6 of this document.
- 1.3. This SPD contains standards for the quantity, quality and proximity of open space and built sports and recreation provision. The landscaping section of this document outlines what is expected in the design of landscaping schemes in new developments.

AIMS AND OBJECTIVES

- 1.4. The aim of setting local standards is to improve the quantity, quality and proximity of open spaces and built sport and recreation facilities in the Borough. This document also aims to provide clarity and certainty to developers about the level of Planning Obligation contribution required for new development and the circumstances in which open space will be required on site.
- 1.5. The guidance contained in this SPD will achieve these aims through the following objectives:
 - to improve the quality and quantity of the open space provided within or associated with new developments;
 - to improve the quality of existing spaces and built sports facilities to better cope with the demand caused by new developments and existing users;
 - to ensure that new open space and facilities are located within sensible distances of the population they serve; and
 - to enable developers to present high quality landscape schemes, which enhance the local environment and landscape and help to make sure that all matters relating to landscaping are included within the planning and design process.

RELATED POLICES AND STRATEGIES

- 1.6. The list below identifies a number of policies and strategies, which relate to the production of the SPD. An explanation of each document is provided in the PPG17 assessment, which is Appendix 6 to this document.
- Core Strategy
 - Environment DPD
 - Regeneration DPD
 - Sustainable Design SPD
 - Stockton-on-Tees Green Infrastructure Strategy
 - Sport and Active Leisure Strategy
 - Draft Playing Pitch Strategy for Stockton-on-Tees Borough
 - Local Plan 1997 (Saved Policies)
 - The North East of England Plan: Regional Spatial Strategy to 2021
 - Shaping our Future: A Sustainable Community Strategy for the Borough of Stockton-on-Tees 2008-2021
 - ODPM Circular 05/2005: Planning Obligations
 - 'Play Matters' Stockton-on-Tees Children's Trust Board Play Strategy 2007-2012
 - Stockton-on-Tees Borough Council Play Area Strategy 2007 – 2010
 - Draft Stockton-on-Tees Landscape Character Assessment
 - Stockton-on-Tees Climate Change Action Plan 2007 – 2012
 - Cemeteries Five Year Improvement Plan
 - Stockton-on-Tees Local Transport Plan 2006 to 2011: Cycling Strategy
 - Emerging Obesity Strategy and Children and Young People Select Committee Review of Obesity February 2009
 - North East Strategy for the Environment 2008
 - Tees Valley Sport Sub-Regional Facilities Strategy (draft) and A Regional Facilities Strategy for Sport England North East (draft)
 - Tees Valley Green Infrastructure Strategy
 - Tees Valley Biodiversity Action Plan
- 1.7. PPG17 stresses the importance of open space and sport provision to addressing wider government aims at the national level. This can also be applied at the local level where open space and sports provision can support the aims of emerging strategies such as the Obesity Strategy, Green Infrastructure Strategy and Sport and Active Leisure Strategy. Further guidance on the design quality required for new open space will be contained within the Sustainable Design SPD.
- 1.8. The design guides listed below have been produced by Stockton Borough Council to provide additional guidance to the design of open space in new development and are referred to throughout this document. They should be requested from the Countryside and Greenspace Team at the following address: countrysideandgreenspace@stockton.gov.uk.
- Design Guidance Notes for Installation of New Play Areas
 - Detailed Guidance Notes for Open Space to be Transferred to the Council for Future Maintenance

2. SUMMARY OF GUIDANCE FOR DEVELOPERS

- 2.1. The demand for open space and built facilities caused by new development should be calculated based on the population of the development and the quantity standards for open space and built facilities. The population created by a residential development should be calculated using the people to dwelling ratio below:

1 bedroom dwelling	1 person
2 bedroom dwelling	2 people
3 bedroom dwelling	3 people
4 bedroom dwelling	4 people
5 bedroom dwelling +	5 people

- 2.2. For employment development the population should be calculated using the following ratio sourced from the Employment Land Review: Guidance Note ODPM (2004).

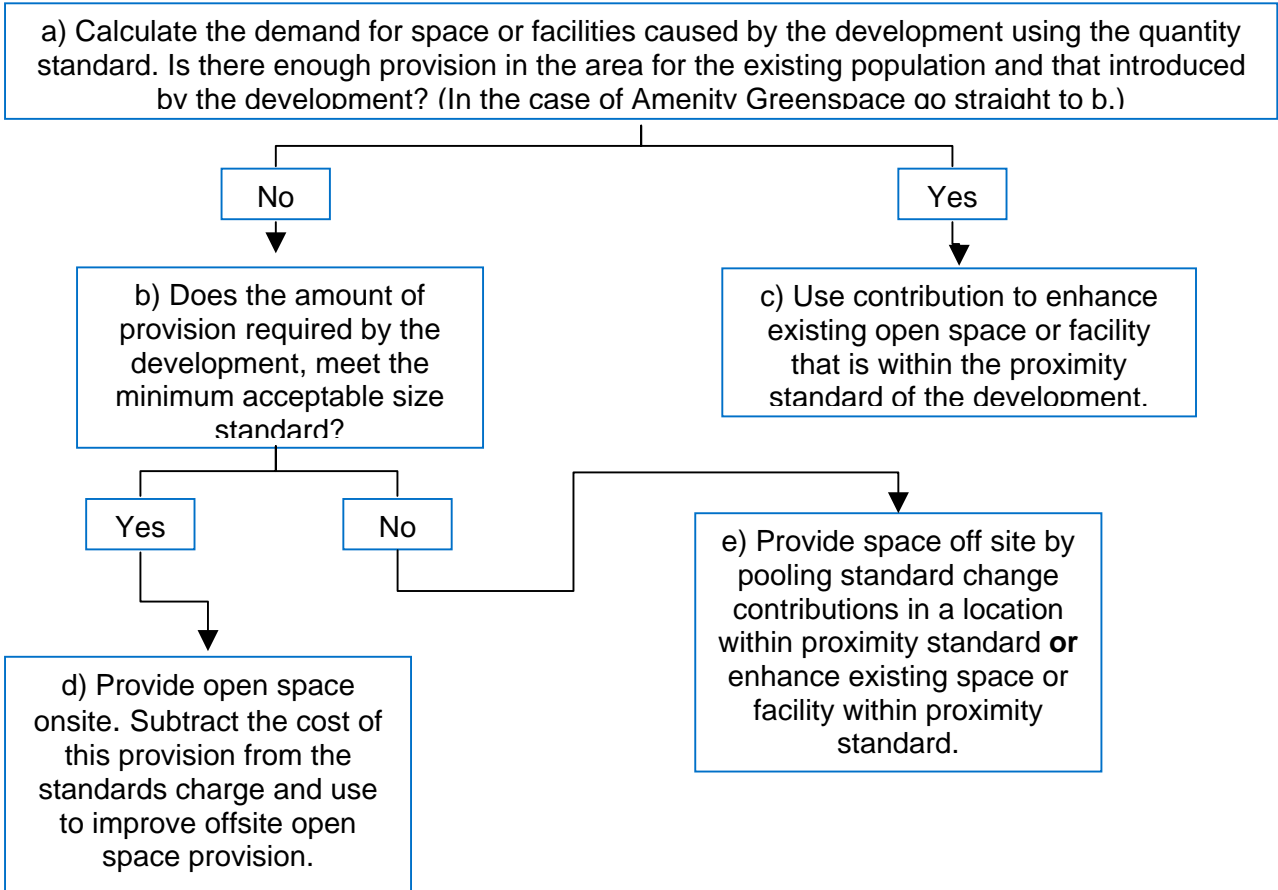
Office Development	1 person per 18 sq.m
Industrial Development	1 person per 38 sq.m

- 2.3. The preference will always be for the provision of open space on site. The size of the space required will depend on the population generated by the development. Due to the nature of built facilities they are less likely to be provided on site and more likely to require a strategic approach and pooled contributions.
- 2.4. It will always be preferable to provide open space on site. However, it will only be practical to provide open space on site if the space provided is of a suitable size. The minimum acceptable size standards will be used to identify when open space is required on site. The minimum acceptable size triggers the need for open space to be provided on site when the demand caused by the development reaches the area outlined. Where space is required on site a commuted sum toward 25 years maintenance will be required if the land is to be title transferred to the Council.
- 2.5. If open space or built facilities are not feasible on site, but the area in which the development is located has a deficiency in open space or facilities, contributions will be used by the Council to provide or enhance open space or facilities off site, possibly through pooled contributions.
- 2.6. If open space or facilities are not feasible on site and the area where the development is located is not deficient in open space or facilities, contributions will be used to improve the quality of existing provision off site. PPG17 outlines that deficiencies can be quantitative or qualitative.
- 2.7. In cases where on site provision will not be provided a standard charge of £903.53 for open space and £247.79 for built facilities is required per person for the population occupying new residential development. In the case of employment development the same built facilities charge is required, minus

the amount for community centres or village halls, but a charge of £563.05 is required for open space where maintenance is to be undertaken by the Council and £247.45 where it is not.

- 2.8. In cases where some open space is provided on site the remainder of the charge will still be required for improvements to other types of space to reflect the full demand caused by the development. The cost of the on site provision should be subtracted from the total charge. Information on charges can be found in Appendix 1.
- 2.9. A standard charge based on a typical example has been calculated so obligations do not have to be recalculated for every development. However, contributions will be used to remedy the quantitative and qualitative deficiencies associated with the area where the development is located, rather than those identified in the standard charge. The Council will use contributions, in line with the quantity, quality and proximity standards outlined in this document. Information about deficiencies in different areas can be found in the PPG17 Assessment at Appendix 6.
- 2.10. The standards outlined in this document represent minimum standards and should not be used to identify areas where open space is available for development. Where open space provision is well above the minimum standard for a particular type of space, guidance demands that in the first instance deficiencies in other types of space are remedied. There is no area in the Borough where all types of space meet the standard; therefore development on open space is not acceptable unless the loss is mitigated adequately.

Table Showing the Process which will be used to Identify whether Open Space or Built Facility Improvements should be to Quantity or Quality and whether they should be On Site or Off Site.



3. SUMMARY OF EVIDENCE

PPG17 ASSESSMENT

- 3.1. PPG17 stresses that standards are best set locally. The companion document *Assessing Needs and Opportunities: A companion guide to PPG17* provides guidance on the following 5 point methodology which should be used to set local standards as part of a PPG17 Assessment. The full PPG17 assessment is available as Appendix 6 of this document.
 - Identifying local needs
 - Auditing local provision
 - Setting provision standards
 - Applying provision standards
 - Drafting policies
- 3.2. The assessment outlined above requires a robust local evidence base. In order to identify local needs a number of consultation exercises were undertaken. The Sport, Recreation and Leisure Survey (2008) was undertaken by social research consultants. A sample of 2700 residents of the Borough were surveyed on a face-to-face basis. The sample was representative both in terms of spatial area and demographic characteristics. The questionnaire was also available online.
- 3.3. A survey of groups with particular knowledge or interest in open space, sport and recreation facilities was also undertaken as was some targeted qualitative research with specific groups.
- 3.4. In order to audit local provision the Open Space Audit (2005) updated in 2008 was used. The audit contains quantitative and qualitative information about over 1000 open space sites across the Borough. The sites surveyed include parks, natural greenspace, green corridors, outdoor sports facilities, amenity greenspace, play and young people's areas, allotments, cemeteries and civic space.
- 3.5. An audit of built facilities was also undertaken based on information contained in Sport England's Active Places Power online database and supplemented with local information. This audit includes health and fitness suites, indoor bowls centres, indoor tennis centres, sports halls, swimming pools, synthetic turf pitches, ice rinks, community centres and village halls.
- 3.6. The location of facilities is an important aspect of this assessment. In order to identify the population of the Borough who are able to reach different spaces and facilities within different distances a GIS analysis was used. This identified the number of households within different distances of space and facilities by road route. Standards have been set at the distance from spaces or facilities that the majority of the households in the Borough are within.

- 3.7. In most cases local quantity standards have been derived by comparing the existing level of provision to population at the Borough level. This is then used to identify areas of deficiency where provision falls below this level. Where national standards do exist they have been used as a benchmark. If evidence suggests that provision of a particular type of space is low, a standard higher than the Borough level of provision has been set to ensure that existing low provision is not used to set an inadequate standard.

EVIDENCE AND PLANNING OBLIGATIONS

- 3.8. Standards derived from a PPG17 assessment can be used to request planning obligations. It is important that planning obligations requested meet the following tests as set out in Circular 05/2005 Planning Obligations. Planning obligations must be:
- relevant to planning;
 - necessary to make the development acceptable in planning terms;
 - directly related to the development;
 - fairly and reasonably related in scale and kind to the proposed development; and
 - reasonable in all other respects.
- 3.9. The circular states that a planning obligation is relevant to planning if it is necessary to bring the development in line with sustainable development as outlined in planning policy. One of the planning objectives outlined in PPG17 is to promote sustainable development.
- 3.10. By setting standards based on the quantity, proximity and quality of the existing provision in the Borough this identifies what most of our current residents experience in terms of open space and facilities. Setting standards in this way identifies what is required to make an application acceptable in planning terms because it identifies the level of mitigation required to ensure that the existing population do not “lose” existing space and facilities through increased population and that new populations are provided for equitably, in line with the rest of the Borough.
- 3.11. The quantity standard demonstrates what is fairly and reasonably related in scale and kind by identifying the demand for open space generated by a development that is to be mitigated by the planning obligation.
- 3.12. The proximity standard can be used to identify the distance at which a space or facility is related to the development based on the current situation in the Borough. This essentially identifies how far away from the development that the planning obligation can be used, although on site space is always considered to be the most related to the development.

4. OPEN SPACE STANDARDS

- 4.1. Standards are designed to enable the better planning of open space in order to increase people’s ability to access it, to ensure that the amount of open space is adequate for the population it serves and to improve quality.
- 4.2. Standards are designed as a requirement of new development. Standards are not to be applied retrospectively to existing built development, however, they can provide guidance where opportunities for improvements to existing built development arise.
- 4.3. Standards are not intended to be applied mechanically in cases where a better outcome may be achieved through amending them. Where there is a need for effective place making or a particular approach to urban design it may be justifiable to seek alternatives to the standards. However, this should be driven by a desire for innovative design rather than the avoidance of providing suitable on site open space. In these cases open space standards can still provide useful guidance.

Quantity standard

- 4.4. The quantity standard will be used:
 - to identify the level of demand caused by a new development; and
 - to identify areas where there is a deficiency in existing provision.

Type of open space	Quantity Standard per 1000 people
Parks and Gardens	0.55ha
Natural Greenspace	2ha
Outdoor sports (Synthetic Turf Pitches)	1.76ha (0.03 pitches per 1000 people)
Amenity Greenspace	1.39ha
Play/Young people’s areas	1 play unit
Allotments	0.8ha
Cemeteries	180 burial plots
Green Corridors	See paragraph 4.13

Proximity Standard

- 4.5. The proximity standard will be used:
- to identify pockets of deficiency in areas that may otherwise be provided for; and
 - to identify how far from a development a contribution to offsite provision or enhancement of existing provision can be used.

Type of open space	Proximity Standard
Parks and Gardens	Within 2km of all parks and 5km of a strategic park
Natural Greenspace	Within 1km
Outdoor sports (Synthetic Turf Pitches)	Within 1km* (Within 5km)
Amenity Greenspace	Within 600m
Play/Young people's areas	Within 1km
Allotments	Within 5km
Cemeteries	Within 5km
Green Corridors	See paragraph 4.13

*This proximity standard for outdoor sports provision is to be used for general improvements. For strategic improvements to specific facilities proximity standards from the Sport and Active Leisure Strategy will be used.

- 4.6. The standards above are based on existing patterns of provision and are particularly useful where existing space is to be improved or modified. However, if completely new space is to be provided off site it should be located in line with the distance standards in Natural England's Accessible Natural Greenspace Standard (ANGSt) and Fields in Trust's Benchmark Standards, where they exist. Allotments should be provided within walking distance understood as 2 kilometres.
- 4.7. The PPG17 Assessment at Appendix 6 of this document contains further information about deficiencies in the quantity, quality and proximity of open space in different areas in the Borough. This information will be used to identify priorities for improvement in the location of new development.

Minimum Acceptable size

- 4.8. The minimum acceptable size is used to identify the point at which a development becomes big enough to require the provision of on site open space. It essentially triggers the need for space to be provided on site, when the population of the development requires the areas shown below, based on the quantity standard.

Type of open space	Minimum Acceptable Size Standard	Population Required to Reach Minimum Acceptable Size Based on the Quantity Standard (On Site Trigger)
Parks and Gardens	4ha	7273 people
Natural Greenspace	N/A	N/A
Outdoor sports (including synthetic turf pitches)	Onsite outdoor sports facilities should only be considered for developments of over 1000 people. They should be planned strategically and in consultation with Leisure and Sports Development.	
Amenity Greenspace	0.6ha (0.3ha for employment development)	431 people
Play/Young people's areas	Doorstep play area (1 play unit)	1000 people
Allotments	0.6ha	769 people
Cemeteries	N/A	N/A
Green Corridors	See paragraph 4.13	

Quality Standard

- 4.9. Improving the quality of existing spaces and facilities is intended to increase their attractiveness and use value in order to meet the needs of increased population. Therefore no facility or open space should be excluded from the possibility of improvement. All existing open spaces have been scored for quality in the open space audit and areas for improvement have been identified in the built facilities audit outlined in the PPG17 assessment.
- 4.10. Due to this, a "plus one" approach is to be used, spaces or facilities should be improved in order to improve their quality score, rather than to meet a predefined criteria for quality.
- 4.11. Lower quality spaces and facilities should be prioritised but this should not be to the exclusion of spaces that already have high quality as improvements may still be needed to cope with extra usage. For spaces already scoring excellent, contributions should be used to widen use, for example to people with disabilities, or to improve the space's ability to deal with increased usage.
- 4.12. Guidance on the required design quality for open space in new development will be contained with the Sustainable Design SPD.

VISION FOR OPEN SPACE

Open spaces should be suitable for a variety of activities from quiet relaxation to active play. Opportunities to enhance the biodiversity of local areas should be taken. Open space should be located to make the most of existing walking, cycling and public transport links and be accessible to people with disabilities, where possible. Spaces should be clean, well maintained, safe and designed to discourage anti social behaviour. Open space should be provided with reference to the Green Infrastructure Strategy.

Additional points for certain types of open space include;

- Green corridors should provide routes for people to access facilities and services but also as routes for recreation to increase people's ability to enjoy naturally occurring corridors, such as watercourses.*
- Sports facilities should meet the specialist needs of users and be multi use where possible, maximising opportunities for use.*
- Play facilities should be imaginative, providing challenging and stimulating equipment for a wide age range. Equipment should also provide an appropriate level of risk and opportunities for socialising.*

Green Corridors

- 4.13. Green Corridors are opportunity led due to the location of a watercourse or footpath for example. However they are an important facility often providing opportunities for sustainable travel and of importance to the biodiversity of local areas. Although standards have not been set for green corridors it is important that they are provided where the opportunity arises to improve links between open spaces or as routes to local facilities. It is also appropriate to improve the quality of green corridors where possible. Due to this, contributions can be used to improve the quantity and quality of green corridors where the opportunity arises. Green corridors support the Green Infrastructure Strategy.

Outdoor Sports Facilities

- 4.14. The minimum acceptable size for a sports facility will depend on the type of facility provided. However, for the facility provided additional space surrounding the court or pitch, as outlined by Sport England, would be required. A decision based on the strategic location of the facility should be made before any facility should be requested on site.
- 4.15. Synthetic turf pitches can provide an alternative to traditional grass pitches, which increases the level of use appropriate to the same area of land. This can be useful to increase provision in areas where sports provision is low or where there is a lack of space for new facilities to be provided. When making decisions on the provision of outdoor sports facilities, existing facilities and synthetic turf pitches should be considered as a whole. It is possible that in some instances the provision of a synthetic turf pitch may be more suitable than a grass pitch.

Amenity Greenspace

- 4.16. If the minimum acceptable size is met, amenity greenspace should be provided on site regardless of the existing level of provision as it is integral to the design quality of new development. It is important that the 0.6ha is provided as a whole piece of land. Amenity greenspace should be provided in line with the *Detailed Guidance Notes for Open Space to be transferred to the Council for Future Maintenance* document available from the Countryside and Greenspace Team at Stockton Borough Council.
- 4.17. It should be noted that the requirement for amenity space excludes land set aside purely to provide an attractive setting and/or landscaping function, which will normally be expected to be provided by developers in addition to that required under this standard, and as normal design requirements. Highway verges, utility corridors, sustainable drainage systems (SUDS) noise attenuation bunds and the open space provided as visibility splays will not be counted toward open space provision.

Play Areas

- 4.18. A strategic approach should be taken to play areas as outlined by the Play Area Strategy. Play areas shall be provided, designed and installed in accordance with the Council's notes for the installation of play equipment and the developer should consult the document *Design Guidance Notes for the Installation of New Play Areas* available from the Countryside and Greenspace Team at Stockton Borough Council. Developers are advised to enter early discussions with the Council's Countryside and Greenspace Team for the provision of play areas.

Civic Space

- 4.19. A quantity standard, proximity standard or minimum acceptable size is not appropriate for the provision of civic space, because it is usually used to provide a setting for public buildings and is urban design led. Civic spaces often provide a setting for historic buildings or have heritage value in their own right. There may be situations where the location or design of a development means that it is more appropriate for open space contributions to go to improving public realm in the vicinity of a development, rather than open space.

Street Tree Contributions

- 4.20. In line with *Manual for Streets* produced by the Department for Transport, in the case of trees and soft landscaping in excess of the areas of highway grass verge a commuted sum covering maintenance costs over and above those which may normally be encountered will be required. A contribution for the maintenance of street trees is detailed in Appendix 5.

Public Rights of Way

- 4.21. Public Rights of Way are often located in open spaces. The Council already has a statutory duty to assert and protect rights of way. However, planning obligation contributions can also be used to enhance and encourage links to existing public rights of way, where they are located on, or provide routes to open space. This approach supports the Green Infrastructure Strategy.

5. BUILT FACILITY STANDARDS

- 5.1. Standards for built facilities are designed to ensure that existing facilities can be improved in order to cope with increased demand caused by the population increase associated with development. As it is unlikely that any single development will be large enough to provide a built sports facility on site Minimum Acceptable Size standards are not necessary.
- 5.2. Standards are designed as a requirement of new development. Standards are not to be applied retrospectively to existing built development, however, they can provide guidance where opportunities for improvements to existing built development arise

Quantity standard

- 5.3. The quantity standard will be used:
- to identify the level of demand caused by a new development; and
 - to identify areas where there is a deficiency in existing provision in the instance that opportunities for improvement arise.

Table Showing Quantity Standards for Built Facilities

Facility Type	Quantity Standard
Health and Fitness Suites	6.16 stations per 1000 people
Indoor Bowls Centres	0.04 rinks per 1000 people
Indoor Tennis Centres	0.03 courts per 1000 people
Sports Halls	92.22m ² per 1000 people
Swimming Pools	16.47m ² per 1000 people
Ice Rinks	7.65m ² per 1000 people
Community Centres/ Village Halls	Capacity of 33 per 1000 people

Proximity Standard

- 5.4. The proximity standard will be used:
- to identify how far from a development a contribution to off site provision or enhancement of existing provision can be used.

Table Showing Proximity Standards for Built Facilities

Facility Type	Proximity Standard
Health and Fitness Suites	Within 5km
Indoor Bowls Centres	Within the Borough
Indoor Tennis Centres	Within the Borough
Sports Halls	Within 5km
Swimming Pools	Within 5km
Ice Rinks	Within the Borough.
Community Centres/ Village Halls	Within 2km

- 5.5. Further details about deficiencies in the quantity, quality and proximity of built facilities in different areas of the Borough can be found in the PPG17 Assessment, Appendix 6 to this document. This information is to be used to identify priorities for improvement in the location of new development.

VISION FOR BUILT FACILITIES

Built sports facilities should be accessible to people with disabilities, well maintained and community centred. As high quality facilities they will be designed with regard to the specialist needs of their users. More than one type of facility should be provided on site where appropriate and facilities should be designed and managed to maximise opportunities for use. Facilities should be located with relevance to walking, cycling and public transport networks and where they can improve the vitality and viability of town centres. Sports facilities should be provided in line with the Sport and Active Leisure Strategy.

Minimum Acceptable Size

- 5.6. In the case of built facility provision it is unlikely that a development will be of sufficient size to provide a facility on site. Due to this, contributions will be used to enhance existing facilities or can be put towards off site provision if new provision is planned.

Quality Standard

- 5.7. In line with open space no built facility should be excluded from improvement as quality enhancement can be used to mitigate against the effects of increased use that is the result of increased population, or enable better access.
- 5.8. Priority areas for improvement can be identified through the qualitative information about built sports facilities in the Built Facilities Audit. However, built facilities should be improved to mitigate against the effect of increased usage where they can be directly related to development through the proximity standard.

6. DELIVERY GUIDANCE

CASES IN WHICH CONTRIBUTIONS ARE REQUIRED

- 6.1. In order to account for the cumulative impact of development there is no scale of development at which an open space contribution is not required. Contributions or on site provision will be required for all new applications that result in a net increase of residents. This is demonstrated further in the table below. Contributions or on site provision will also be required for employment development.

Contributions required	Contributions not required
Conversions Change of use Flats Bedsits Sheltered housing Affordable housing Self catering holiday accommodation Agricultural workers homes Revised planning applications Planning applications to make temporary dwellings permanent. Student accommodation Employment developments	Nursing homes Replacement dwellings (except where there is an increase in bed spaces) Residential extensions Residential annexes

- 6.2. Contributions should only be used for a type of space or facility that is likely to be used by the residents of the development. For example single bedroom dwellings, sheltered accommodation, institutional uses such as care homes and extra care retirement villages would not require a play area or young people's area.

AREAS OF DEFICIENCY

- 6.3. In order to identify if off site provision may be provided as an increase in the quantity of space or an increase in the quality of existing space, it is important to understand the nature of deficiency in the area. The Council will use the following table to identify whether the priority for the use of planning obligations is an improvement in quantity or quality. Where an area is deficient in the quantity of space, improvements in quantity are the priority. Where this is not achievable, quality improvements to existing space can mitigate against the extra usage the space is likely to receive.
- 6.4. Maps have been produced for each type of space to identify areas of deficiency within areas that may be well provided for overall. These maps are available at Appendix 6: PPG17 Assessment. The Assessment provides details on the priorities for improvement in different areas of the Borough and will be used to identify the need to remedy quantity, quality and proximity deficiencies in areas where new development is located.

Table Showing the Areas that are Deficient (D) or Meet the Quantity Standards (MS) for Open Space

Type of Space	Billingham	Thornaby	Ingleby Barwick	Eaglescliffe	Yarm	Stockton East	Stockton West
Parks and Gardens	D	MS	D	MS	D	MS	MS
Natural Greenspace	MS	MS	D	D	D	D	D
Outdoor Sports Facilities	MS	D	D	MS	MS	MS	D
Amenity Greenspace	D	MS	D	MS	MS	MS	D
Play/ young people's areas	D	D	D	D	D	D	D
Allotments	D	D	D	D	D	D	D

6.5. Built sports facilities are not included in this table as they are a more strategic type of facility with fewer instances it is felt that a table is not necessary and that locations for improvements should be identified in line with the PPG17 Assessment and the Sport and Active Leisure Strategy. Developers are advised to enter early discussions with the Council's Leisure and Sports Development Team. Further information about the deficiencies in outdoor sports provision is also available in the PPG17 Assessment.

COMMUNITY INVOLVEMENT

6.6. A planning obligation is an agreement between the Local Planning Authority, that is the Borough Council, and the developer. Resulting contributions must be controlled through the Council to ensure that terms and conditions are met. However, where the best outcome for the contribution would be the improvement of a space or facility owned by a Parish or Town Council, or other eligible body, the Council would take a partnership approach.

6.7. The needs of people with disabilities should be considered whenever new spaces or facilities are to be designed or improved through a planning obligation. On large-scale improvement or design projects the community should be involved.

OUTLINE APPLICATIONS

6.8. The Council will seek to agree the terms of a planning obligation with the developers at the point when an application for outline planning permission is made. As the exact scale of the development may not be known, the nature and terms of the obligation would not specify an exact sum to be paid by a

developer or infrastructure requirement. Instead, the obligation would stipulate:

- That the formula outlined in this document will be used to calculate contributions;
- The scheduling of payment in relation to the development (to ensure that new facilities will be provided in advance of need);
- The apportionment of other costs. (for example legal costs for drawing up the agreement).

POOLED CONTRIBUTIONS AND AGGREGATE DEVELOPMENT

- 6.9. Where the cumulative impact of several developments results in the need for additional open space or facilities the council may pool contributions to fund such improvements. This will be done in an equitable way, to avoid unreasonable costs being borne by one developer. When the pooling of contributions is likely to be required a longer time period for the planning obligation agreement will be arranged.
- 6.10. There may be instances where it is appropriate to have regard to the combined effect of two or more related developments in the area, which if considered in isolation would not reach the minimum acceptable size standard, but together would. For example, if a developer submitted two or more applications in quick succession for small residential developments in the same local area, which were intended to be developed within the same time frame, they could reasonably be considered to be related and treated together in terms of deciding the need for on site provision. This is of particular importance for employment development.

OPEN SPACE SCHEMES

- 6.11. Where the Council and the developers have agreed an on site open space scheme as part of a planning obligation or controlled by appropriate conditions, development shall not commence until the scheme details have been submitted to, and received written approval from the Council. A comprehensive open space scheme or landscape scheme (please see page 25 'Plans and Specifications: What to Submit') including details of hard landscape, planting and maintenance will be required when planning applications are submitted. The developer must also indicate on plans by what mechanism they envisage future maintenance to be delivered in which areas (for example, through transfer to the Council or management company or divided between them).
- 6.12. In these instances the following will be expected in an obligation, it should be noted that this is not an exhaustive list:
- In all developments no more than X% of the dwellings in the development shall be completed or occupied before the open space identified in the agreed scheme is laid out in full.

- In exceptionally large developments open space delivery may have to be phased. In such instances the developer will agree a phasing schedule as part of the masterplan. In cases where a large development is to be developed by more than one developer, the equitable provision of open space will be outlined through the masterplan or design brief SPD. The open space shall be provided concurrently with the part of the development it is intended to serve and accord with other criteria identified within this paragraph.
- Areas proposed for open space shall not be occupied by compounds, storage materials, cabins or any other structure related to the on-site construction works, nor shall they be crossed by vehicles associated with construction deliveries or staff, unless as part of development of the open space.

6.13. Where a financial contribution is to be paid instead of on-site open space provision, 50% of the capital contribution shall be paid prior to commencement of development and 50% on the first completion of sale, or issue of Certificate of Completion of Build. Payment of maintenance commuted sums are not required until immediately prior to completion of the title transfer. In cases where there is a time delay between the agreement and the payment of the sum, Retail Price Index (RPI) inflation shall be added annually for every year from the date of calculation.

7. LONG TERM MAINTENANCE AND MANAGEMENT

TITLE TRANSFER

- 7.1. The Council will consider the title transfer of open space in perpetuity for areas that are of general benefit to the development, once these have established to an acceptable standard in accordance with approved plans. The SBC document, 'Design Guidance Notes for the Title Transfer of Open Space' identifies the establishment compliance monitoring procedure that must be undertaken by the developer (normally for a minimum period of 24 months, but may be varied on individual sites), prior to any transfer to the Council. Establishing maintenance includes all site maintenance operations plus watering, which must be detailed on the approved landscape plan or management plan. The Developer will be required to enter into a formal agreement with the Council under the terms of the 1906 Open Spaces Act unless agreed otherwise.
- 7.2. Planning consent does not indicate the Council's willingness or otherwise to accept areas of land for Title Transfer. Where a developer seeks to transfer title of land to the Council they are encouraged to agree the detailed design for the open space as part of the landscape design for the site. Failure to do so may result in the Council being unwilling to accept the land or requiring amendments that will require the developers to obtain planning consent for the revisions.
- 7.3. To assist the Council in the process the developer is encouraged to clearly identify all areas that are proposed for transfer in the future, on plans submitted with the planning application. Any open space land that the Council does not agree to accept or the developer does not wish to transfer to the Council must be subject to alternative maintenance arrangements. Details of how this is to be achieved in perpetuity must be submitted to the Council for approval.

MAINTENANCE

- 7.4. Where the Council is to assume responsibility for the maintenance of either on or off site open space or recreational provision, developers will be required to provide maintenance payments via a revenue commuted lump sum. The Council require a commuted revenue lump sum for the equivalent of 25 years maintenance.
- 7.5. Circumstances may arise where a management company may provide long-term maintenance. In such circumstances appropriate planning obligations will be required to ensure the area remains in the agreed use and a management plan is to be drawn up and agreed with the Council to ensure the open space is suitably maintained in perpetuity. The management plan will be required to establish the details of the open space maintenance, be written to cover the site for the first 25 years and be subject to review and approval by the Council every 5 years thereafter.

CONTRIBUTIONS

- 7.6. There are both 'Capital' and 'Revenue' contributions concerning open space. Contributions are individually identifiable by a unique reference number. The procedure for each is as follows:
- Capital: Where a capital contribution is received, the sum will normally be placed into a working account and transferred to the relevant department to apply the funds
 - Revenue: Where revenue commuted sums for maintenance are received, the funds are placed into an interest bearing account, and the interest is used solely for grounds maintenance. The Council is not required to return revenue maintenance funds back to the developer as the core funding remains intact with only the interest being spent.
 - The standard charge outlined in Appendix 1 includes both capital contributions, based on the establishment cost and commuted sums based on maintenance costs. This distinction will be maintained as outlined above.

8. LANDSCAPING ON DEVELOPMENT SITES

- 8.1. Landscape proposals will usually be required for most developments, ranging from individual dwellings to large scale housing schemes, retail schemes, commercial and mixed-use sites. Landscaping schemes will be especially important on sites in prominent locations such as along main road frontages, important transport corridors, redevelopment sites and areas of high townscape or landscape quality. The details required for a landscape scheme will vary according to the type and location of a development and applicants are advised to employ a suitably qualified person to advise e.g. Landscape Architect from the outset especially for large and complex sites.
- 8.2. Stockton Borough Council takes a coordinated approach to the planning process to ensure that any landscape scheme that is proposed in support of a planning application is of an acceptable quality, that it is sustainable and most importantly achievable. This process includes contributions from a wide range of design disciplines including, Landscape Architects, Urban Designers, Arboriculturalists, Highway Engineers (Design, and Adoption including Street Lighting), Sustainability Officers and Flood Risk Officers.

POINTS TO CONSIDER

- 8.3. In order to avoid planning delays at a later stage, the provision of adequate landscape information should be considered at the outset of a development. As these guidelines can only provide broad principles, applicants are encouraged to enter into pre-planning application discussions with the planning officer prior to the formal submission of an application. This is particularly important for major developments.

SUBMISSION OF A PLANNING APPLICATION

Site Appraisal

- 8.4. To create a high quality development it is necessary to review not only the existing character of the site but also its wider location. Any scheme submitted should clearly demonstrate how consideration has been given to both of these factors. Plans must take into consideration those issues identified within the application site and its surroundings. The developer must consider the site context in light of the Design and Access Statement and a good site appraisal is likely to reduce problems and conflicts at later stages in the planning process.
- 8.5. The following points in a site assessment must be considered and reviewed along side the publication Design and Access Statements published by CABI:

- Undertake a quality assessment of tree cover and identify the positions, sizes and species of existing trees, hedgerows and mature shrubs. The accurate extent of canopy/spread of these trees shall be located on a plan, (not just a circle, in accordance with British standard 5837: Trees in Relation to Construction 2005);
- Identify existing landscape features and assess their value as local landmarks or as wildlife areas, the Draft Landscape Character Assessment should be used for assessing rural and urban fringe areas;
- Assess local architectural style or vernacular materials;
- Consider implications arising from adjacent land-uses or activities;
- Identify existing public rights of way and desire lines;
- To identify any statutory and or domestic service;
- Assess the visual impact of development upon the site and consider the sensitivity to change of the surrounding area.

8.6. The applicant should always check as to whether any of the following environmental designations apply to the site as these should guide the design process and can add value to the character of the development.

- Site of Special Scientific Interest;
- Teesmouth & Cleveland Coast Special Protection Area;
- Local Nature Reserve;
- Local Wildlife Site;
- Special Landscape Area;
- Ancient Woodland;
- Conservation area;
- Tree Preservation Order;
- The Tees Forest;
- Green Wedge;
- Urban Open Space;
- Site of Archaeological Interest;
- Within or adjacent to Regeneration Schemes/ Housing Renewal Areas;
- Listed Buildings;
- Historic Parks and Gardens.

Plans and Specifications: What to Submit

8.7. All hard and soft landscaping works shall be illustrated on a site plan at a scale appropriate to the level of detail and 1:200 is preferred, except for very large-scale forestry or woodland proposals. Drawings illustrating detail features such as fencing, walls and paving (including banding and juxtaposition of materials) will need to be at a scale of 1:20 or 1:10. Where existing trees are present on site or within 10m of the application Red Line boundary, a detailed assessment of the existing tree cover will be required to assess the likely requirements for tree retention and protection and therefore inform the best use of the available space for development.

- 8.8. A detailed planting and maintenance specification (to cover work from ground preparation, planting the trees and shrubs through to completion of the established maintenance) shall also be submitted in support of the application.
- 8.9. Adequate provisions should be made to retain trees of importance, ensure they are compatible with the new development and are adequately protected during the development process.

Hard Landscape Works Including Ground Modelling

- 8.10. Detailed descriptions of all hard surfaces, walls and fences, street furniture etc. shall be submitted at the time of the application, including trade names, colours and dimensions. Samples of materials may be requested. Hard landscape design should always consider the needs of people with disabilities. Where appropriate details of banding and or juxtaposition of materials and street furniture shall be demonstrated. For any open space that is to be transferred to the Council under title transfer the *Detailed Guidance Notes for Open Space to be Transferred to the Council for Future Maintenance* should be followed.
- 8.11. In order to control light pollution all lighting schemes should be designed to minimise light spillage and glare particularly in rural or urban fringe areas. Lighting schemes must be coordinated with tree planting schemes to ensure a good design. For example, where a tree avenue is an essential part of a design the lighting scheme should be used to complement the avenue rather than be in conflict with it.
- 8.12. Environmental art will be encouraged on development sites dependent on their scale and location. This may take the form of enhanced street furniture and floorscapes or individual pieces of sculpture.
- 8.13. The Council as Highway Authority will consider additional or non-standard street furniture placed within the adopted highway for aesthetic reasons, which is not necessary for the function of the highway. Such furniture will be subject to a Safety Audit and potential commuted sum for ongoing maintenance.
- 8.14. The scheme of hard landscaping shall be completed to the satisfaction of the LPA according to the approved details within a period of 12 months from the date on which the development commenced or prior to the occupation of any part of the development. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the developer as soon as practicably possible.
- 8.15. The submission shall indicate any changes in levels and drainage proposals, statutory and domestic service positions. Any mounding proposals shall be demonstrated by spot levels and typical cross sections, which should indicate both the core and capping materials used in its formation. Maximum gradients

of 1:5 (20%) are provided to all slopes facing any adopted highway or any mounding where Title Transfer is to be sought.

- 8.16. Relevant British Standards and Codes of Practice must be adhered when designing hard landscape schemes. Further information on these issues is provided in *Design Guide and Specification for Residential and Industrial Estate Development Current Edition*. This is particularly relevant if works are to be adopted by the Council under S38 of the Highway Act 1980.

Soft Landscape

- 8.17. The council have particular requirements regarding the selection of planting in the Borough and the developer should consult Appendix 2 'Planting within the Stockton Borough - Shrubs for use in landscape projects' when preparing any planting plans. All planting should be in accordance with the latest service drawings to ensure the planting is feasible and sustainable. For any open space that is to be transferred to the Council under title transfer the *Detailed Guidance Notes for Open Space to be Transferred to the Council for Future Maintenance* should be followed.
- 8.18. Relevant British Standards and Codes of Practice must be adhered when designing soft landscape schemes and particular attention is drawn to the following standards:
- B.S 3882:2007 Specification for Topsoil
 - B.S 4428:1989 Code of Practice for General Landscape Operations
 - BS 3936:2007 Nursery Stock –Various
 - BS 3969:1998 Recommendations for Turf for General Purposes
 - BS 5837: Trees in Relation to Construction 2005 – The developer is encouraged to make particular reference to sections 13, 14 & 15 before submitting tree planting proposals and these include Design considerations for new planting'; 'Ground works and Preparation for new planting'; and 'Post development management'.
 - NJUG Volume 4 Guidelines For the Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook 19th November 2007 -Tree planting schemes should also adhere to recommended best practices adjacent to utilities.
- 8.19. For further information on retention and protection of existing trees the developer should consult Appendix 3 'Tree Protection'.

Tree Planting

- 8.20. The Council will be closely guided by the technical information within the above documents and up to date best practices. In general, the Council will welcome high quality tree planting schemes that can be successfully established, are sustainable, and that will provide long term amenity benefits to the completed development project. Where trees can be integrated into a development, modern techniques should be incorporated into planting

specifications to provide optimal growing conditions for new trees and to prevent future conflict with surrounding surfacing and associated structures. This may include, for example, use of irrigation systems, structural cells, root deflectors and continuous tree pits (trenches) under hard surfaced areas.

- 8.21. Tree planting particularly in the street scene will help to soften a development and the document *Manual for Streets* by the Department for Transport www.dft.gov.uk/pgr/sustainable/manforstreets should be consulted in order to achieve high quality planting within a development. For any open space that is to be transferred to the Council under title transfer the *Detailed Guidance Notes for Open Space to be Transferred to the Council for Future Maintenance* should be followed.
- 8.22. Positions of proposed trees shall be shown accurately on the landscape plan, noting the species, size and type of planting stock, e.g. Beech (*Fagus sylvatica*), rootballed Extra Heavy Standard 14-16cm girth. Advanced nursery stock is preferred for ornamental tree planting and will be essential in urban areas where there is a potential risk of vandalism.
- 8.23. A tree planting specification must be provided for all trees to be planted and should provide full details of materials to be used, including any methods of tree protection, e.g. mesh cages, guards, furniture. Appendix 4 'Tree Planting Specifications for Softscape Areas' provides a minimum standard that should be adhered to when planting standard and semi mature trees.
- 8.24. New residential development should include trees within the site at a ratio of at least 1 tree per 4 dwellings in addition to any open space or play area provision.
- 8.25. Species shall be selected appropriate to location with due consideration to their ultimate size, growth characteristics, how they may interact with their surroundings in future and possible maintenance requirements: the use of larger specimen trees in favour of smaller varieties will be encouraged where possible to optimise amenity benefits and to provide trees of greater stature in the long term – adequate space, above and below ground, for trees should be assigned accordingly. Building lines, foundations and root barriers must be considered to accommodate larger tree species where applicable. All tree planting should be in accordance with latest service plans in order to avoid major service routes and planting should be designed so as not to create future conflict with street lighting.
- 8.26. For structure planting (woodland) the trees will normally be planted as whips or transplants, preferably cell grown. Young trees must be protected from trampling, grazing and mammal damage. Planting density or spacing of any structure planting should be indicated on the landscape plan with full details of species mixes and stock sizes.



Shrubs And Whips

8.27. Planting beds shall be outlined clearly .The stock size, type and density of planting should be stated in a schedule (given as the species and number of plants per square metre). The association of one plant species to another will generally not be required at the application stage providing sufficient space is identified for the proposed planting. However, where these details are not provided a condition will be attached to any planning consent stating that a detailed landscaping scheme (showing individual plant associations) has to be submitted and approved in writing by the LPA before development commences on site. As a general rule the following plant sizes and densities shall be used;

Size (Height)	Number per m2	Planting Distances (Centres)
60 - 90cm	3	60cm
45 – 60cm	4	50cm
Under 45cm	7	40cm

- 8.28. Consideration could be given to planting specimen shrubs of 7 or 15 Litre container size to give an immediate impact. In these instances planting densities can be reduced.
- 8.29. Shrubs likely to reach a height of more than 60cm shall not be planted within highway visibility splays at road junctions. Further guidance on visibility splays can be found in Design Guide and Specification for Residential Industrial Estate Development Current Edition. Care should also be taken to avoid species that may trap litter, which could lead to pest control problems. All shrubs should be planted in beds formed with a minimum depth of 400mm topsoil.



Grassed Areas

- 8.30. The grass-seed mix and rate of application shall be stated. A 'low maintenance' mix is strongly recommended particularly if the scheme is adopted by the Council. Small, awkwardly shaped areas or slopes steeper than 20% are difficult to mow and shrubs are often a better form of ground cover in these places.

Landscaping on Highway Verges

- 8.31. The Council as Highway Authority will consider tree and shrub planting within the highway verge but this will be subject to a commuted sum as detailed in Appendix 5 'Street Trees Formula for Contributions'.
- 8.32. Further information on the adoption of trees and shrub planting on highway land is contained in the highway guidance *Design Guide and Specification: Residential and Industrial Estate Development Current Edition*.

LANDSCAPE MAINTENANCE AND MANAGEMENT PLANS

- 8.33. New landscaping must be adequately maintained in order to promote establishment and the Developer must therefore provide details on how the aftercare operations are to be undertaken.

Soft Landscape

- 8.34. Where required a soft landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas/ retained vegetation, other than small privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or approved phases. Hedgerow management plans should be submitted for the restoration of neglected hedgerows utilising approved hedgerow management techniques and all hedgerow maintenance.
- 8.35. Maintenance shall be detailed for a minimum of 5 years from date of completion of the total scheme regardless of any phased development. Any vegetation within a period of 5 years from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the LPA is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season unless the Local Planning Authority gives written consent to any variation.
- 8.36. On larger schemes landscape maintenance shall be detailed for the initial 5-year establishment period followed by a long-term management plan for a period of 25 years. The landscape management plan shall be carried out as approved.



Privately Owned Sites

- 8.37. Where the future maintenance of a landscaping scheme is to remain the responsibility of the developer or a private management company or trust, a management plan must be submitted for approval as part of the planning process. These plans must show that the maintenance and management of the site landscaping will carry on in perpetuity. The council may seek to guarantee this by a planning condition or by entering into a Section 106 Agreement with the developer or landowner.

Sites to be Title Transferred to Council or Sites in Council Ownership

- 8.38. If the developer considers that part of the Landscape in their development needs to be title transferred to the council discussions regarding this must be implemented at a very early stage in the planning application process (this process differs from highway land which is adopted by the authority – see Appendix 5 ‘Street trees formula for contributions’). To this effect the developer must consult the document entitled *Detailed Guidance Notes for Open Space to be Transferred to the Council for Future Maintenance* available from Countryside and Greenspace at Stockton Borough Council.

9. APPENDIX 1: CHARGES FOR OPEN SPACE AND RECREATION PROVISION

STANDARD CHARGES

- 9.1. The table below shows the cost of providing different types of open space and built sports facilities. The costs are shown per person and are based on the amount of provision outlined in the quantity standards. These costs will be updated annually at the start of the financial year in line with RPI inflation as calculated by the Office of National Statistics.

Table Showing the Breakdown of Costs for Open Space and Recreation Provision

Facility/Space	Establishment costs per person	25 years maintenance costs per person
Parks and gardens	£82.50	£206.20
Natural Greenspace	£78.15	£352.20
Sports Facilities (based on full size pitch)	£220	£228.90
Amenity Greenspace	£96.20	£315.60
Play/young people's facilities	£40	£182.20
Allotments	£144	N/A
Cemeteries	£7.28	N/A
Health and fitness suites	£121.50	N/A
Indoor bowls centre	£10.35	N/A
Indoor Tennis centre	£17.90	N/A
Sports Hall	£421.47	N/A
Swimming Pool	£175.90	N/A
Synthetic Turf Pitch	£27.75	N/A
Ice Rink	£11.09 (refurbishment cost)	N/A
Community Centre/Village Hall	£119.97	N/A

- 9.2. Establishment costs refer to the cost associated with establishing each type of space. The maintenance costs are based on maintenance of that type of space for 25 years. Where space is provided on site the maintenance cost for that type of space is required. The standard charge is based on a combination

of different charges intended to provide a typical example of required provision.

Standard Charge for Open Space

- 9.3. In order to ensure that a standard charge can be requested throughout the Borough and does not have to be recalculated for each development a typical example of required charges has been created.
- 9.4. This typical example has been based on a number of assumptions, namely that amenity greenspace and play facilities are the most likely types of space to be requested on site. This is reflected in the inclusion of the maintenance cost and establishment cost in the charge. A second assumption is that where those types of spaces are required on site, other types of spaces will only be enhanced off site so only half of the establishment cost is included in the charge.
- 9.5. In cases where a development is too small to have any open space on site the whole charge will be required, where space is provided on site that part of the charge will no longer be required. For on site open space the maintenance cost is still required. The break down of costs table above can be used to determine the amount that should be subtracted from the standard charge when a type of space other than amenity greenspace or play facilities is provided onsite.
- 9.6. Although the standard charge is based on the assumptions outlined above, it will be used in a way that remedies deficiencies in the location of the development rather than to reflect the components of the charge. The standard charge will be requested in line with the number of residents in a development using the occupancy assumptions outlined on page 5.

Standard Charge for Residential Open Space		
Type of space	Charge per person	Components of the charge
Parks	£41.25	Half of establishment cost
Natural greenspace	£39	Half of establishment cost
Sports facilities	£110	Half of establishment cost
Allotments	£72	Half of establishment cost
Play	£222.2	Establishment cost and maintenance cost.
Cemeteries	£7.28	Establishment cost
Amenity Greenspace	£411.80	Establishment and maintenance cost
Total	£903.53	Per Person

Standard Charge for Built Facilities

- 9.7. The standard charge for built sports facilities is designed to reflect that the level of provision in the Borough is good overall and it is generally unlikely that new built facilities will be provided through development. However, enhancement is to be encouraged so the charge is made up of half the establishment charge. Although many sports halls will be refurbished through the Building Schools for the Future Programme, reception areas, which will enable the facility to function as a community facility out of hours, will not be funded. Due to this it is still acceptable to request contributions toward the improvement of sports halls and other school facilities. The standard charge will be requested in line with the number of residents in a development using the occupancy assumptions outlined on page 5.

Standard Charge for Built Facilities		
Facility Type	Charge per person	Components of the charge
Health and fitness suites	£60.75	Half establishment cost
Indoor Bowls Centres	£5.18	Half establishment cost
Indoor Tennis Centres	£8.95	Half establishment cost
Sports Halls	Not Requested*	
Swimming Pools	£87.95	Half establishment cost
Ice Rink	£11.09	Refurbishment cost
Synthetic Turf Pitch	£13.88	Half establishment cost
Community centres	£59.99	Half establishment cost
Total	£247.79	Per person

*Due to the high cost of sports halls this element of the charge has not been requested. Contributions to sports facilities have not been requested before so the level of the charge has been minimised. Although the charge for sports halls has not been requested, the overall charge can still be used for sports halls as suggested above.

Standard Charges for Employment Development

- 9.8. As workers have been shown to have similar open space and built facility requirements as residents, the same standards will be used. However, not all types of open spaces and facilities will be appropriate to employment development so the open space charge required is adjusted to reflect this.
- 9.9. The standard charge for built facilities will be required as usual, minus the amount required for community centres and village halls. However, a different charge for open space using similar assumptions to the residential charge is outlined below for open space. Only Amenity Greenspace, Parks and Sports Facilities have been included as they are the most likely to be used by workers.

Standard Charge for Open Space in Employment Developments		
Type of space	Charge per person	Components of the charge
Parks	£41.25	Half of establishment cost
Sports facilities	£110	Half of establishment cost
Amenity Greenspace	£411.80 (£96.20 where maintenance will not be undertaken by the Council)	Establishment and maintenance cost (just establishment cost where maintenance is not to be undertaken by the Council).
Total	£563.05	Per Person

- 9.10. Contributions are to be spent by the Council in relation to the deficiencies highlighted by standards. However, it will be ensured that the built facilities part of the charge is kept separate from the open space charge and that the maintenance charge is kept separately and used in line with the commuted lump sums section of the document in section 7. The standard charge will be requested in line with the number of employees in a development using the population per area assumptions outlined on page 5.

APPENDIX 2 PLANTING WITHIN THE STOCKTON BOROUGH

Shrubs For Use In Landscape Projects

- 1.1 The following points must be considered when designing a planting scheme, particularly where the council is responsible for the long-term maintenance of the scheme:
- In many urban areas planting up to 1.0m high in conjunction with advanced nursery stock trees with a clear stem height up to 1.8m is recommended to maintain sight lines and the perceived safety for pedestrians .It is acceptable to plant larger shrubs as specimens within the lower planting but extensive areas of large or medium sized shrub cover should be avoided. In particular large areas of thorny planting should be avoided to reduce excessive litter collection including food waste than can lead to rodent problems;
 - Shrub beds in excess of 4m width should in general be avoided as they become hard to maintain and can thus cause security problems;
 - Low maintenance planting is favoured and plants that require regular pruning should on the whole be avoided.
- 1.2 In selecting a plant the designer should ensure its planting characteristics are suited to the site characteristics and its use within a scheme. The following lists are a guide to planting within the Borough. Therefore, rather than have a list of plants that would prove prohibitive and too prescriptive, suggestions have been compiled of plants to avoid or use with caution. This will allow the designer more flexibility when it comes to plant combinations and plant choices.
- 1.3 Plants that are not hardy should not be used in planting schemes. The following plants are not fully hardy in this area and will need protection in more exposed areas. They should therefore only be used in sheltered locations where their individual particular growing requirements are met and mass planting is not recommended. This list is not exhaustive and includes at least all plants listed as hardiness 1 and 2 in the guideline hardiness category of the Joint Council for Landscape Industries publication Trees and Shrubs for Landscape Planting available from the Landscape Institute <http://www.landscapeinstitute.org/> (the exceptions are Buddleia Lochinch and Phormium tenax which grow satisfactorily in this borough).
- Abelia species
 - Artemesia grandiflora
 - Brachyglottis -species
 - Camellia species
 - Caryopteris x clandonensis 'Heavenly Blue'
 - Ceanothus species
 - Ceratostigma willmottianum
 - Cistus species
 - Choisya species

- Escallonia species
- Laurus nobilis
- Myrtus communis
- Photinia species
- Physocarpus species
- Prunus laurocerasus 'Zabeliana' and 'Cherry Brandy'
- Rosmarinus species
- Salvia species
- Santolina species
- Tamarix species

1.4 The following plants can create a hazard if planted next to footpaths on account of their thorny characteristics and therefore should not be used in this location

- Genista hispanica
- Pyracantha species
- Rosa species – varieties with a lax or loose upright habit
- Rubus spp
- Ulex species
- Yucca species

1.5 No planting should be placed next to a footpath or other thoroughfare that will need regular pruning to keep the route way safety accessible.

1.6 The following plants are not recommended as they are difficult to prune or respond poorly to pruning and are therefore short lived in many cases

- Cytisus species - not for use in a restricted space
- Genista hispanica - not for use in a restricted space
- Lavertera species
- Lavendula species - treat as a short-lived shrub e.g. on roundabouts where it can be replaced after several years

1.7 The following plants can be problematic when grown on the Clay soils found within the Borough and this applies to most topsoil imported from areas in the northeast around the Borough. If the plants are to be used the quality of the soil should be substantially improved by adding compost and sharp sand and the planting rates (sq m = plants per square metre) should be increased as indicated below.

- Cistus species rate 5/sq m
- Cytisus species 4/sq m
- Euonymus species notably 'Emerald Gold' and 'Emerald gaiety' rate 7sq m
- Lavendula species 6/sq m
- Pervoskii species 4/sq m
- Rosemarinus species 5/sq m

- Skimmia species 4/sq m

- 1.8 Plants requiring ericaceous soils should be avoided except in exceptional circumstances e.g. special beds for acidic plants in for example a raised planter and in such cases the use of peat should be avoided as a means of creating an acidic soil.
- 1.9 In areas of open space which are likely to be used for informal 'kick about' areas plants chosen should be robust, non prickly, tolerant of vandalism, good vandalism recovery and establish quickly, the following species are to be avoided for reasons given:
- Cytisus species -intolerant of vandalism
 - Berberis species -slow to establish
 - Forsythia species -slow to establish
 - Salix species - not suitable near built structures
 - Prunus large varieties. - not suitable near built structures

Herbaceous Perennials For Use in Landscape Projects

- 1.10 Due to their habit of dying back in the winter there is a limited use only for herbaceous planting mainly on areas such as parks, nurseries or school gardens, cemetery gardens and roundabouts where the maintenance is higher and private garden design not maintained by the council. To produce a good quality scheme herbaceous plants should have the following characteristics - low maintenance/long life span/ no need for division/non poisonous / resistant to disease/weed suppressing.

Ornamental Grasses For Use in Landscape Projects

- 1.11 There are a variety of grasses that can be used in a landscape setting but due to their soft nature, like herbaceous perennials these are best used in special situations such as parks, nurseries or school gardens, cemetery gardens and roundabouts and private garden design not maintained by the council.

Bulb Planting

- 1.12 All spring flowering bulbs planted in ornamental grassland must flower no later than the end of April to prevent disruption to the grass-cutting programme. The most suitable flowering bulbs for planting in large drifts in grassed areas are Crocuses and early flowering Narcissus species. Muscari may also be suitable in smaller quantities.
- 1.13 When planting in areas of ornamental grassland the following minimum spacings per square metre must be used:
- Crocus species including large flowering and species varieties 75 per sq m;
 - Larger Narcissus species 30 per sq m recommended species for regularly cut and infrequently cut areas;

- Narcissus miniature species 50 per sq m - recommended varieties for regularly cut grassland or exposed areas are February Gold, February Silver, Jet fire, Peeping Tom and Tete a Tete;
- Muscari species 75 per sq m - a recommended variety for grassland is armeniacum.

1.14 Where contours and space allow planting by machine method is recommended, however, planting by hand, by first lifting the turf and planting the bulbs at required depths beneath and replacing the turf after is still acceptable, especially on embankments.

1.15 Other species of bulbs may be suitable for use in select areas in small drifts such as parks, nurseries, school gardens, and cemetery gardens and for special floral displays such as art works:

- Spring flowering bulbs- Anemone, Chinodoxia, Eranthis hyemalis (Winter Aconite), Galanthus (Snowdrop), Hyacinth, Iris reticulata, Pushkinia;
- Tulipa (Tulip) to be used in bedding schemes only;
- Summer flowering bulbs (not to be planted in ornamental grassland) – Allium giganticum, Crocosmia species, Leucojum, Lilium species.

Trees For Use in Landscape Projects

1.16 The following amenity tree species list has been compiled to provide a quick reference guide of trees suitable for planting as ornamental amenity trees in the built up areas within Stockton Borough. It is a suggested list giving examples from a range of tree genera and is not exhaustive. Many other tree species and cultivated varieties not listed here may be suitable for use provided they are carefully selected following the principles of good landscape design and are compatible with their intended environment.

1.17 The trees listed here are those of favoured ornamental form and character that will potentially provide high amenity value, however, the suitability of individual species will be highly dependent on the conditions and local environment where they are to be planted. The list includes both native (**N**) and non native/ exotic species: Native species should primarily be used in natural green spaces, wildlife corridors and rural countryside areas to help support local biodiversity but can be included in formal urban settings where possible. Non-native or exotic trees should only be used within more 'artificial' urban landscapes such as formal parks and green spaces or built environments where they function primarily as specimen ornamental features.

1.18 Individual tree species will have different ideal growing conditions therefore consideration should be given to physical and environmental factors such as soil type, exposure, site drainage and water requirements, pollution tolerance, light conditions etc.

1.19 Tree selection must also give careful consideration to the ultimate size and spread of trees in relation to the available growing space, the growth habit and

form of the trees, and any associated characteristics of the species (including for example any negative characteristics).

- 1.20 Some trees will be suited for use as individual specimen trees of high ornamental value and some may be suitable for use in large numbers for avenues, groups or simply creating 'green mass' in open spaces where tree cover/landscaping is otherwise absent or minimal.
- 1.21 Trees should be compatible with existing trees as well as each other and new schemes should adhere to principles of good landscape design: tree planting layouts should complement existing buildings, highways, other structures, landscape features etc and be in scale and context with surroundings, present and future.
- 1.22 Numbers of tree species used should be proportionate to the total numbers of trees planted and not overcomplicated by the use of too many species.
- 1.23 New tree planting schemes as well as the placement of single trees in the landscape etc should be 'sustainable' and should represent a long term investment in the urban landscape – ie prospect for long term retention/ensure selected trees are planted where they can grow to full size and maturity and add value to the landscape.
- 1.24 Tree planting specifications are equally important to ensure trees have adequate growing medium to ensure they can mature in their location, receive adequate aftercare and are protected during their establishment phase.

ORNAMENTAL AMENITY TREE PLANTING LIST:

GENUS	SPECIES/CULTIVAR	SIZE/FORM	ATTRIBUTES/CHARACTERISTICS	USE
Acer (Maples)	Platanoides (several available cultivars)	Large/ spreading	Autumn colour /hardy	Parkland/specimen trees/groups/formal avenues
	rubrum	Large/ spreading	Bright red Autumn colour	Parkland/specimen
	saccharum	Large/ spreading	Yellow/ orange autumn colour	Parkland/specimen
	saccharinum	Large/spreading	Ornamental/can be prone to branch failures	Parkland/specimen
	campestre	Large/ spreading	Hardy/ yellow autumn colour	Parkland/specimen
	campestre 'elsrijk'	Medium/upright	Upright version of above	Parkland/specimen
	capillipes	medium	Autumn colour/ornamental	Specimen
	dauidii	medium	Autumn colour/ornamental	Specimen
	X freemanii 'Autumn Blaze'	Medium,/ Large spreading	Dark green leaves bright red Autumn colour, attractive foliage	groups/formal avenues
	Aesculus (Chestnuts)	hippocastanum	Large/ spreading	Large flowers (produce conkers!)
	Indica	Large/spreading	Ornamental, late ornamental flowers	Parkland/Specimen / formal Avenues
	flava	Large/spreading	Ornamental, yellow flowers	Parkland/Specimen / formal Avenues
Alnus (Alders)	cordata	Large/ tall/upright	Attractive form/foliage/hardy/ wet soils	Parkland/formal avenues/

				groups/specimen
	incana also 'laciniata' or 'aurea'	Large/ tall/upright	Attractive form/foliage/hardy/ wet soils	Groups/parkland
	spaethii	Large/Tall	Attractive form/Foliage/Hardy/vigorous/wet soils	Parkland, avenues/groups/ Specimen
	glutinosa (N)	medium	Tolerant of poor site conditions/attractive outline form	Riverside Habitats /biodiversity
Amelanchier (Serviceberry)	Arborea Robin Hill	Small trees	White Flowers and autumn colour neat form	Specimen/groups /parkland/ open spaces/ verges
	Ballerina			
	lamarckii			
Betula (Birch)	ermanii	Medium/conical, good shape	Ornamental/light shading/autumn colour/attractive columnar habit	Formal avenues, groups, specimen
	Albo-sinensis		Attractive peeling bark white pinkish	Specimen/groups/
	jacquemontii		Striking white bark	ornamental
	Pendula (N) (plus cultivars)		Native version	Groups, parkland
	utilis		Striking white bark	Ornamental specimen
	nigra		Often multi-stemmed /wide spreading	Groups parkland open spaces
Carpinus (Hornbeams)	Betulus (N)	Large / dense canopy	Handsome shape/foliage	
	betulus 'fastigiata' esp 'Frans Fontaine'		Neater upright form of above ('frans fontaine very compact upright tree)	Specimen/group/pa rkland

	japonica		Attractive Foliage/spreading tree	Parkland specimen
Castanea (Sweet Chestnut)	sativa	Large/ spreading	ornamental	Avenues/specimen/ group/ open spaces
Corylus (Turkish Hazel)	columna	Medium/Large / upright conical	Handsome avenue tree, hardy/pollution tolerant	Formal avenues
Crataegus (FloweringThorns)	Oxycantha 'Paul's Scarlet'	Medium/round	Pink flowers/wildlife,birds etc	Parkland/groups/ specimen
	lavellei	Small-medium/ round	Attractive fruits/foilage	Parkland groups specimen
	X prunifolia	Small spreading	Striking Autumn colour	
Davidia (Hankerchief Tree)	involucrata	Medium/spreadin g	Highly ornamental	Exotic specimen
Fagus (Beech)	Sylvatica (N)	Large /spreading	Autumn colour, handsome tree, heavy shade	Parkland/specimen/ groups/rows/open space
	Sylvatica 'Asplenifolia'	Large / spreading	'Cut leaved' / serrated leaves	Parkland / speciment
	Sylavtica 'Dawyck'	Tall/ columnar	Fastigiate form	Wide verges and specimen / avenue planting
	Var purpurea		Purple, heavy shade, colour fades later in season	Parkland specimen
Fraxinus (Ash)	Excelsior 'jaspidea'	Large /spreading	Golden stems/autumn colour	Parkland/groups/av

				enes/ornamental
	Oxycarpa 'raywood'	Large	Neat form, autumn colour	Parkland/groups/ formal avenues /ornamental
	Excelsior (N)	Large	Native tree	
Eucalyptus (Gums)	niphophila	Large	Evergreen/ handsome foliage, bark – hardier than other gums	Specimen/parkland/ novelty
	gunnii			Specimen/parkland/ novelty
	globulus			Specimen/parkland/ novelty
Ginkgo (Maidenhair tree)	biloba	Large	Handsome foliage	Specimen/parkland/ novelty
Gleditsia (Honey Locust)	triacanthos 'Sunburst'	Medium sized	Yellow foliage with colour retained into summer	General / novelty planting
Juglans (Walnuts)	regia	Large/ spreading	Handsome large tree	Specimen/parkland
	nigra			Specimen/parkland
Ilex aquifolium (Hollies)	Aquifolium (N) (several available cultivars)		Evergreen specimens with berries/variegated ornamental forms	Specimen/Groups/ parkland/ cemeteries
Koelreuteria		Small - medium	Attractive foliage/lantern fruits	Specimen on

paniculata (Pride of India/Golden Rain tree)				sheltered site
Laburnum	X watereri	Small - medium	Yellow flowers	Specimen/Avenues
Liriodendron (Tulip tree)	tulipifera	large	Handsome specimen tree, large flowers, attractive foliage	Specimen, parkland
Liquidambar	Styraciflua	Large, pyramidal crown	Autumn colour, maple like foliage	Street tree, avenue, park planting
	Styraciflua vars. 'Thea'	Large but more conical form	Purple autumn foliage	Street tree, avenue, park planting
Magnolia (several cultivars)	Kobus	Small rounded tree	Hardy, white spring blossom	Parks, verges, suited to horticultural schemes
	Grandiflora	Large rounded tree	Sheltered position profuse blossoms in spring	
Malus (Apples/crabs)	tschonoskii	Small/upright	Rich Autumn colour	Formal avenues
	hupehensis	Small-medium / round spreading	Attractive Flowers/fruits	Group, specimen, parkland
	trilobata	Small-medium /round spreading	Attractive Flowers/fruits	Group, specimen, parkland
	floribunda	Small-medium / round	Attractive Flowers/fruits	Group, specimen, parkland
	spectabilis	Small-medium/upright	Attractive Flowers/fruits	Group, specimen, parkland

		tree		
Metasequoia (Dawn Redwood)	glyptostroboides	Medium-large/upright	Deciduous conifer, wet sites, neat shape	Specimen tree
Morus (Mulberry)	nigra	Small-medium	Spreading with domed crown/edible fruits	specimen
Nothofagus (Southern Beech)	procera	Large/ compact upright	Hardy, neat form	specimen
Paulownia (Fox glove)	tomentosa	Med to Large rounded tree	Large foliage - Sunny sheltered site req'd violet to blue foxglove like flowers in May when established	Specimen
Platanus (Plane)	X acerifolia / hispanica	Large, spreading	Attractive form, foliage, bark, reasonably hardy to drought conditions	Avenues, specimen, open spaces, highways
	Orientalis (+ vars)	Large , spreading	Attractive form, bark and cut foliage reasonably hardy to drought conditions	Avenues, specimen, open spaces
Populus	Tremula (N)	large	Wet sites, wildlife (suckers)	Wet sites
	'robusta' or 'Eugenei'	large	Good form, hardy	Open space, parkland, avenues
	X berolinensis	large	Good form, hardy	Open space, parkland/avenues
	Nigra var italica	Large/ fastigiate	Upright/vigorous	Large avenues, industrial shelterbelts
	canescens		Hardy/vigorous	Double avenues /industrial sites

Prunus (Cherries)	Avium 'plena' (N)	Medium-large	White flowers	Specimen, group
	sargentii	medium	Pink/white flowers autumn colour	Specimen, group
	Padus 'watererii'	medium	Attractive white flowers	Group open spaces
	Umeniko / omineko	medium	White flowers	avenues
	Subhirtella Autumnalis rosea	Small - medium	Winter flowers	Group, open spaces
	Spire'	Small/upright	Pink flowers, fastigate neat compact form	Formal small avenues, car parks
	'accolade'	Medium/spreading	Pink flowers	Specimen, group
Pyrus (Pear)	Calleryana 'chance' or 'Redspire'	medium	White flowers, compact form upright, hardy	Formal avenues
Quercus	Petraea (sessile) (N)	large	Neater form than 'robur', native	Specimen, group, avenue/ parkland
	Robur (common) (N)	Large	Native, wildlife	Specimen, group, parkland
	Rubra (red)	Large/ domed	Autumn colour bright red	Specimen, group, avenue/ parkland
	Frainetto (hungarian)	Large/ domed crown	Large handsome tree	Specimen, group, avenue/ parkland
	Palustris (pin)	Large/ upright	Neat upright form attractive foliage	Specimen, group, avenue/ parkland
	Robur 'fastigiata'	Medium-large	Upright form	Avenue, specimen, groups
Robinia (False Acacia)	pseudoacacia	Medium- large	Ornamental foliage, yellow flowers, hardy can be brittle.	Specimen, parkland
Salix	alba	large	Attractive foliage, wet sites	Parkland, specimen

	Matsudana 'tortuosa'	Medium-large	Corkscrew stems	Specimen, group, parkland tree
	X chrysocoma	Large/weeping	Weeping willow (golden)	specimen
	Pentandra (N)	medium	Glossy leaves	Parks and wetland
Sophora	japonica	Medium- large	Attractive foliage, and outline tree shape	Specimen/ sheltered sites
Sorbus (Rowans/Whitebeam)	Aucuparia (N) 'asplenifolia'	small	Attractive foliage, autumn colour	Small avenues, groups, confined spaces
	Commixta 'embley'	Small-medium	Attractive foliage, autumn colour	Small avenues, groups, confined spaces
	'joseph rock'	small	Attractive foliage, autumn colour	Small avenues, groups, confined spaces
	Aria 'lutescens'	Small-medium	Neat shape, attractive, foliage	Small avenues, groups, confined spaces
	folgneri	Small- medium	Attractive foliage, autumn colour	Small avenues, groups, confined spaces
	hupehensis	Small-medium	Attractive foliage, autumn colour	Small avenues, groups, confined spaces
	intermedia	medium	Attractive foliage, fruit etc	Avenue, group, open spaces,

				parkland
	domestica	medium	Attractive foliage, good form	Parkland, specimen, group, open spaces
	torminalis	small	Attractive foliage	Parkland, openspaces
Tilia (Limes)	Cordata (plus Green Spire) (N)	large	Attractive foliage, canopy (aphid free)	Parkland, groups, avenues
	tomentosa	Large/ spreading	Attractive foliage, canopy (aphid free)	Parkland, groups, avenues
	mongolica	large	Attractive foliage, canopy (aphid free)	Parkland, groups, avenues
	petiolaris	large	Attractive foliage, canopy (aphid free)	Parkland, groups, avenues
	Var 'winter orange'	Med – Lge	Oval crown red buds and orange shoots attractive during winter	Verge and avenue schemes
Taxus (Yew)	Baccatta (N)	medium		Cemeteries, parkland
	'fastigiata'	medium		Cemeteries, Parkland
Ulmus (Elm)	Americana 'Princeton'	Large spreading	Resistant to Dutch Elm disease	Avenue, specimen, parkland planting

SPECIMEN CONIFERS & EVERGREEN TREES

Abies procera – noble fir
Abies grandis – grand fir
Abies spectabilis – Himalayan fir
Abies Koreana – Korean Fir
Abies nordmanniana – Nordman Fir (xmas tree)
Auracaria Auracana – monkey Puzzle
Calocedrus decurrens – Incense Cedar
Cedrus Atlantica – Atlas Cedar (green)
Cedrus Atlantica ‘Glauc’ – blue atlas cedar
Cedrus libani – Cedar of Lebanon
Cedrus deodara – Deodar
Chamaecyparis lawsoniana – Lawson cypress (several cultivars available)
Cryptomeria japonica – Japanese Cedar
Cupressus sempervirens – Italian cypress
Juniper communis heibernica – Irish Juniper
Larix deciduas – European Larch
Picea breweriana – Brewer Spruce
Picea engelmannii – Engelmans Spruce
Picea pungens var glauca – Blue Spruce
Picea orientalis – Oriental Spruce
Pinus sylvestris – Scots Pine (**N**)
Pinus resinosa – Red Pine
Pinus ponderosa – Ponderosa Pine
Pinus jefferyi – Jeffrey Pine
Pinus peuce – Macedonian pine
Quercus ilex – holm/evergreen oak
Sequoiadendron giganteum – Giant Redwood (Wellingtonia)
Sequoia sempervirens – Coastal Redwood

Taxodium distichum – Swamp cypress
Taxus Baccatta – Yew (**N**)
Taxus baccatta 'fastigiata' – Irish Yew
Thuja plicata – Western Red Cedar
Thuja occidentalis – Northern White Cedar
Tsuga heterophylla – Western Hemlock

TREE PLANTING ON WILDLIFE SITES INCLUDING WILDLIFE CORRIDORS AND RURAL COUNTRYSIDE AREAS

- 1.25 In these areas only native planting should be used and species should be selected from the following list based on the Tees Forest Planting list. Individual species and plant mixes should be selected and designed by assessing any existing, important woodland planting in the area and this particularly applies to areas listed as Local Wildlife Sites.
- 1.26 Wherever possible nursery stock of local provenance should be used. The Forestry Commission can be a useful source of advice and possibly grant aid when planting larger groups of native trees contact www.forestry.gov.uk/england

Tree and Shrub Species Considered Locally Appropriate to the Borough.

Large and Medium- Sized Indigenous Trees

- | | |
|---------------------|---------------------------|
| • Alder | <i>Alnus glutinosa</i> |
| • Ash | <i>Fraxinus excelsior</i> |
| • Beech | <i>Fagus sylvatica</i> |
| • Birch Downy | <i>Betula pubescens</i> |
| • Birch Silver | <i>Betula pendula</i> |
| • Crab Apple | <i>Malus sylvestris</i> |
| • Field Maple | <i>Acer campestre</i> |
| • Oak Common | <i>Quercus robur</i> |
| • Oak Sessile | <i>Quercus petraea</i> |
| • Rowan | <i>Sorbus aucuparia</i> |
| • Small leaved lime | <i>Tilia cordata</i> |
| • Wild Cherry | <i>Prunus avium</i> |
| • Willow Crack | <i>Salix fragilis</i> |
| • Willow Goat | <i>Salix caprea</i> |
| • Willow White | <i>Salix alba</i> |

- Wych Elm *Ulmus glabra*

Small Indigenous Trees and Shrubs

- Blackthorn *Prunus spinosa*
- Broom *Cytisus scoparius*
- Elder *Sambucus nigra*
- Gorse *Ulex europaeus*
- Hawthorn *Crataegus monogyna*
- Hazel *Corylus avellana*
- Rose Burnet *Rosa pimpinellifolia*
- Rose Dog *Rosa canina*
- Rose Field *Rosa arvensis*
- Rose Sweet Briar *Rosa rubiginosa*
- Holly *Ilex aquifolium*

APPENDIX 3 TREE PROTECTION

- 1.1 Planning Conditions and Tree Preservation Orders (TPO'S) will be used to safeguard trees in appropriate cases. Developments that result in unjustified felling or that might cause damage or unreasonable conflict with important trees or woodland is unlikely to receive planning consent.
- 1.2 The British Standard 5837: Trees in Relation to Construction 2005, gives detailed guidance on protection, and will be the main point of reference to the Council when determining applications. Stockton Borough Council will be guided by this document in its assessment of all planning applications and recommends that information be submitted in the format of this document as follows:
- Tree & Land Survey, Sections 4.1 To 4.5;
 - Tree Quality Assessment, Section 4.3;
 - Tree Constraints Plan (TCP), Section 5;
 - Arboricultural Impact Assessment (AIA) Section 6;
 - Arboricultural Method Statement (AMS) Section 7 To 12;
 - Tree Protection Plan (TPP) Section 7 To 12.
- 1.3 Developers need to ensure that experts commissioned to advise on matters of technical content within planning applications, have the appropriate qualifications and experience. Technical information relating to trees should be provided by a suitably qualified person.

Tree and Land Survey

- 1.4 **Land Surveys** (refer to section 4.1): An accurately measured land survey should be undertaken to show all relevant hard and soft landscape features including for example, locations of all existing vegetation, buildings, boundary treatments, levels, service runs, drainage etc.
- 1.5 **Tree Surveys** (refer to section 4.2 to 4.5): Tree surveys should cover all the trees on the site and any significant trees that are located immediately adjacent to the site within 10m of the site boundary.
- 1.6 All trees and vegetation surveyed should be individually numbered and plotted on a site plan showing the full extent of existing canopy spreads.
- 1.7 The tree survey should collect the relevant information specified in the British Standard for all vegetation recorded and should be submitted as an accompanying schedule to the site plan.



Tree Quality Assessment (Refer to Sections 4.3 To 4.5):

- 1.8 Trees should be categorised in accordance with the cascade chart in Table 1. All trees need to be attributed relative values ranging from those trees of high quality and value, to those of low quality and value, in order that informed decisions can be made regarding tree management proposals.
- 1.9 Categories of either A, B, C and R (remove) should be allocated to each tree and colour coded on the accompanying drawings.

Root Protection Areas (RPA's – refer to section 5.2):

- 1.10 Should be calculated and plotted for all trees in category A, B or C. In order to avoid damage to retained trees the root protection area defined under each tree should either be excluded from or otherwise undisturbed by all site development activities. This normally requires protective fencing or specific controlled working methods near trees – see later sections.

Tree Constraints Plan:

- 1.11 The relevant survey information should be made available to the developer's project team who can then logically design the development with reference to the existing tree cover: The preparation of a 'Tree Constraints Plan' can be used as a design tool to illustrate possible constraints in relation to trees with respect to their retention value, current and future size, position, and root protection areas.
- 1.12 With the preparation of a plan it is possible to undertake an effective visual appraisal of the site by helping to define the available space for development and to optimise its use. At this stage and as part of initial design, consideration should be given to assigning space to account for the following:
- Building Footprints, Layout and Orientation;
 - Construction Zones required;
 - Access and Storage areas;
 - Utility installations;

- Tree protection zones;
- Tree Retention, management or removal.

1.13 The British Standard also draws attention to developers to consider possible future effects of trees that may be a constraint in the design phase such as light restriction, and future property maintenance issues.

Arboricultural Impact Assessment (*AIA –refer to section 6*):

1.14 Further to an analysis of the tree constraints plan, an assessment of the probable impact of any proposed development on the trees and of the compatibility of development with existing trees of importance is essential to progress the final design and complete development proposals for submission. There are many design issues to take into consideration to ensure that retained trees and buildings are compatible and that any possible conflicts between the two are resolved through appropriate design and construction methods. It will usually be necessary to evaluate in more detail the possible requirements for tree retention and management following the arboricultural impact assessment and modify development proposals accordingly. Factors that need to be considered should include, for example, the following:

- Tree sizes, positions & future growth;
- Tree protection & management requirements;
- Proximity of trees to buildings, structures and hard surfacing;
- Changes in site levels;
- Changes and types of surfacing to be used;
- Engineering specifications / alternative construction methods near trees;
- Installation and layout of services;
- Demolition of buildings and structures;
- Construction site access;
- Construction site layout inc offices, parking, storage;
- Sunlight and shading;
- Site visibility, sightlines and street lighting.

1.15 Development proposals should be sympathetic to retaining and protecting trees of significant value and adequately controlling all site development activities, for example, no works will be permitted in Root Protection Areas of trees to be retained unless it can be demonstrated they will not be of detriment to the trees' health or will use appropriate 'tree friendly' working methods.



Arboricultural Method Statement (*AMS – Refer To Section 7.1*):

- 1.16 On completion of the Arboricultural Impact assessment, the final design and resultant development proposal must include an ‘Arboricultural Method Statement’ to detail all aspects of tree management and protection and construction methodologies that are required. This should include a Specification for Tree Works and a Tree Protection Plan as outlined below.

Specification for Tree Works:

- 1.17 A full specification for tree works must be given to outline management requirements for all trees, detailing the full nature, extent and reasons for proposed arboricultural operations, for example, crown lifting of tree to 5 metres to clear access. This should include details of all tree works needed to allow construction; works needed to ensure compatibility of trees with the intended site use including any works required purely for ‘arboricultural purposes’.
- 1.18 Where trees require removal for development purposes and no other reason the term ‘for development purposes’ should be stated.
- 1.19 Proposed tree work operations should also be illustrated on a site plan in an appropriate format to assist in the visual appraisal of development proposals, for example, showing trees to be retained and trees to be removed. This can be done, for example, using dotted lines or colour coding to show trees requiring work.

Tree Protection Plan (*TPP – refer to section 7.2*)

- 1.20 Once the layout proposals have been finalised a drawing to show the Tree Protection Plan should be submitted to illustrate the precise location of protective barriers around trees and any other relevant physical protection measures including ground protection. Tree Protection must ensure adequate protection of Root Protection Areas and aerial parts of trees and marked as construction exclusion zones on the site plan.
- 1.21 Details should be provided of the protective measures to be used in the accompanying written method statement but can also be annotated on the Tree Protection Plan where appropriate (refer to section 9 for specific details).
- 1.22 The method statement should include details of all control measures needed to protect trees for the full duration of site development and specify all design and construction methods necessary to ensure long term compatibility of retained trees and new buildings and structures: Where potential impacts cannot be avoided by the design of the scheme, specific measures such as the use of special materials and construction techniques will be required. In many cases the acceptability of the scheme will depend on these measures. The method statement should therefore be reflected elsewhere in the final design and development proposal that is submitted to the Council. Sections 11 and 12 give extensive guidance on preparing an arboricultural method statement addressing some of the main issues as follows:
- Methods for tree protection during demolition;
 - Planning construction operations and supervision;
 - Methods for avoiding tree root damage during construction;
 - Ground Protection i.e. maintaining ground conditions for tree growth;
 - Working within Root Protection Areas;
 - Avoiding damage to structures by trees;
 - Installation of services below and above ground (to be shown on site plan);
 - Foundations within Root Protection Areas;
 - Types of hard surface and their suitability in proximity to trees;
 - Low-invasive vehicular access in proximity to trees;
 - Soft surfaces around trees;
 - Avoidance and remediation of compaction;
 - Design considerations for new planting.
- 1.23 Details in respect of the above should therefore be submitted where necessary to complete the arboricultural method statement for submission to the Council.
- 1.24 Where any of the work is likely to need Highway Authorities or Building Regulation approval, the applicants should consult, and gain approval from, the appropriate authority or the Council's Building Control Team before submitting the application.

APPENDIX 4: TREE PLANTING SPECIFICATION FOR SOFTSCAPE AREAS

- 1.25 Tree planting will normally include light to extra heavy standard trees in the girth range 8-10cm to 16-18cm (2-5m tall trees). Some specific schemes may occasionally require larger trees up to 25cm girth.

PURCHASE OF TREES

- 1.26 Stockton Borough Council can provide a list of approved nurseries to ensure good stock is used (any trees that fail to thrive within the 5 year maintenance period will be replaced at the developers cost).

HANDLING OF TREES

- 1.27 Please ensure all trees are handled carefully at all stages from collection, storage, transporting to planting.

PLANTING METHOD USING TRIPLE STAKING & CAGES:

- 1.28 **All materials to be supplied** including:
- 3no. pointed treated stakes (e.g.1.5m)*
 - Tree ties (tie wrap/belt only no blocks), nails as required.
 - Approved compost (e.g. organic manures)
 - Approved Composted Bark Mulch,
 - Green plastic coated mesh 1.5m, fencing staples as required.

*Where specified, Double stake method using 2 stakes/ no cage may also be used on some sites, with no other difference to the specification.

- 1.29 **Planting pit preparation** to include complete excavation of 1m x 1m x 0.5m pits (1m diameter, 0.5m deep edged circular pits are preferred). Pits must be completely dug out and soil broken up a mixed with new compost: min 80 Litre per pit to be mixed with existing topsoil before being backfilled – no sub soils or turf to be left at the top or placed in contact with tree roots.

TREE PLANTING

- 1.30 Trees must be planted upright at the correct depth to ensure the root collar at the base of the stem is the same as the level in the nursery.

TREE STAKES

- 1.31 Stakes should be positioned outside 'rootball' of the tree and must not damage roots. Stakes should be driven in firmly and be aligned, evenly spaced and upright. Trees stakes should be up to third of stem height of the tree they are supporting.

TREE TIES

- 1.32 Standard tree tie wrap/belt min 25mm to be used to secure tree to each stake at required stem height – no blocks, wires, boards etc to be used

MULCH

- 1.33 Addition of fully composted bark mulch at minimum 50mm depth - do not use fresh woodchip that is uncomposted. Mulch must not cover the base of the tree stems and must be placed to correct depth no less than 0.5m radius around each tree.

TREE PROTECTION

- 1.34 Wire mesh cages should be firmly secured and to an appropriate height leaving a 200mm gap approximately at ground level. The top height of the cage should aim to be approximately 1.7m to adequately protect trees from being snapped and should be positioned and cut as suited to the form and variety of tree – Rolls of mesh to be used must therefore be 1.5m.

TREE WATERING

- 1.35 All trees to be watered in at the time of planting to ensure rootballs are thoroughly soaked in. All trees in 'airpots' or rootballs should be completely soaked to ensure adequate moisture is present inside the rootball or airpot.

AFTERCARE

- 1.36 The contractor is to be responsible for ensuring that all tree stakes, ties and caging is kept secure and tended to as and when noted or instructed, e.g. retying/staking loose stakes/caging.
- 1.37 If trees are found to be leaning these must be repositioned upright - If the rootball has rotated the tree must be lifted and replanted, not simply forced straight with tree ties.
- 1.38 Trees that have been vandalised and excessively damaged and require complete removal must be replaced within 5 year maintenance period.

APPENDIX 5: STREET TREES FORMULA FOR CONTRIBUTIONS

1.1 The highway layout embraces design principles which follow the recently released Manual for Streets (MfS). SBC are currently assessing the impact the manual has on its current Highway Guidance (Design Guide and Specification for Residential Industrial Estate Development Current Edition) with the aim of revising our current guidance to take account of current best practice design.

1.2 Until our guidance has been revised all current applications that follow MfS principles have to be assessed on a case by case basis.

Trees and Soft Landscaping in Adopted Highway

1.3 All highway infrastructure including roads, footways, drainage and verges will generally be adopted on satisfactory completion of the maintenance period without charge. In the case of trees and soft landscaping in excess of the areas of highway grass verge a commuted sum covering maintenance costs over and above those which may normally be encountered will be required.

1.4 Activities and costs are based on likely date adoption of Highways which could be within 12 months of completion of development therefore all figures quoted assume that highway planting has received 1 full year's maintenance prior to adoption. Figures to be increased or decreased pro-rata based on date of adoption.

Tree Establishment Maintenance

1.5 Costs are based on trees being planted at a stock size of 20 - 25cm girth, Rootballed stock type, triple staked with wire tree guard.

- Watering of individual trees at 15 occasions per season (approx weekly May to August) for the second and third season at £5 per tree per occasion.
- Mulching of individual trees on 2 occasions per season for 3 seasons at £10 per tree per occasion.
- Maintenance and removal of stakes and temporary tree guards to trees in grass in year 3 at £15 per tree.

Long Term Management

1.6 Following establishment, maintenance inspections of trees on the development site will be necessary at 3 yearly intervals for a 25 year period. Inspections rate for this would be £100 per visit. (Maximum 8 No Visits).

1.7 Management including crown lifting and possible 'feathering' of any basal growth, 5 occasions per tree over the 25 year period at a rate of £30 per tree.

Surfaced Tree Pits

- 1.8 Where trees are to be planted in adopted hard surfacing the tree shall be placed in an appropriate tree grill / porous resin surrounds and protected by temporary metal tree guards Detail to be agreed with SBC. Permanent features shall have a minimum design life of 25 years. Should the items have a shorter life expectancy the Council will require commuted lump sums to cover replacement of these features for a 25 year period to ensure that failure of the street furniture does not compromise road safety. This clause shall apply equally to any permanent street furniture which is to be placed in adopted highway. Any temporary features shall be identified together with their maximum duration on site, during which time they shall remain fully functioning and in good condition. A commuted lump sum for removal will be agreed with the SBC.

Shrub Planting

- 1.9 It is assumed for the purposes of this application that no shrubs are to be planted on highway land as any shrub planting on Highway land will be subject to maintenance by the Council and therefore payment for maintenance will be by agreement of commuted lump sums in accordance with Parks and Green Spaces.
- 1.10 Any planting on Highway Verges shall not exceed 60cm in height on maturity and shall be planted in accordance with standard SBC specification (to be provided by SBC as part of the Detailed Planning application consultation process or Reserved Matters Application).

Landscaping Bibliography

Acts of Parliament

- Highways Act 1980
- Wildlife and Countryside Act 1981

Planning policy and regulations

- Guidance on permeable surfacing of front gardens – Environment Agency
- Hedgerow Regulations
- Planning Policy Statement 25 Development and Flood Risk
- NJUG Volume 4 Guidelines For the Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook 19th November 2007

British Standards

- BS5837 Trees in Relation to Construction
- British standard 3998:1989 Tree Work: Recommendations
- B.S 3882:2007 Specification for Topsoil
- B.S 4428:1989 Code of Practice for General Landscape Operations
- BS 3936:2007 Nursery Stock –Various
- BS 3969:1998 Recommendations for Turf for General Purposes

Other publications

- Tree and Shrubs for Landscape Planting – Joint Council for Landscape Industries
- Manuel for Streets – Department for Transport
- Public Space Lessons: adapting public open space to climate change- Commission for Architecture and the Built Environment (CABE)
- Tees Valley Biodiversity Action Plan

Stockton Borough Council publications

- Design Guidance Notes for Installation of New Play Areas
- Detailed Guidance Notes for Open Space to be Transferred to the Council for Future Maintenance
- Design Guide and Specification: Residential and Industrial Estate Development.
- Planning Obligations Supplementary Planning Document

Useful contacts – web sites

Commission for Architecture and the Built Environment www.cabe.org.uk

Department for Transport www.dft.gov.uk

Environment Agency www.environment-agency.gov.uk.

Forestry Commission www.forestry.gov.uk/england

Landscape Institute <http://www.landscapeinstitute.org/>

Tees Valley Wildlife Trust <http://teesvalleybiodiversity.org.uk>

Natural England www.naturalengland.org.uk

Arboricultural Association www.trees.org.uk

International Society Of Arboriculture www.isa-arboriculture.co.uk