

Supplementary Planning Guidance (SPG) Greener Resources

SPG 8d Biodiversity, Landscaping and Trees

1. INTRODUCTION

- 1.1 In assessing biodiversity, landscaping and trees the Council will have particular regard to the following: adopted Haringey Unitary Development Plan (1998) Policies OP1.3 – 1.6 (inclusive), OP 4.1 – 4.3 (inclusive), DES 1.6 and DES 1.8, Haringey UDP First Deposit Consultation (2003) Policies UD3, OS10 and 16, SPG 1a, SPG 8g, SPG 9 and this supplementary guidance.
- 1.2. Supplementary guidance is provided below regarding the following matters:
- Biodiversity
 - Tree Protection
 - Landscaping
 - Green Roofs

2. BIODIVERSITY

- 2.1. Any development must protect the existing biodiversity in Haringey and, where possible, seek to enhance and diversify this biodiversity. The Haringey Draft Biodiversity Action Plan sets out an action plan for Haringey on matters of biodiversity. It reflects the existing policies and has a number of actions for the future. In considering biodiversity issues in the borough regard must be had to the provisions of the plan. It is available to view on the council's website at www.haringey.gov.uk and discusses the key issues of:
- Key species which are of a national or London-wide priority or of local significance and which Haringey want to take action to conserve;
 - The key habitats of Haringey;
 - Specific sites within the borough;
 - The main policies which are important to influence on order to protect and conserve our local wildlife; and
 - The different organisations and categories of people involved in biodiversity.
- 2.2. Regard must be had to the protected species and habitats as outlined in the Draft Biodiversity Action Plan (2002).
- 2.3. Planning Policy Guidance 9 Nature Conservation, the National Parks and Access to the Countryside Act 1949, The Wildlife and Countryside Act 1981

and The Countryside and Rights of Way Act 2000 contain further advice and legislation on biodiversity. They are available to view on the government's website at www.odpm.gov.uk

3. TREE PROTECTION

- 3.1. In developing within Haringey due regard must be had to the preservation of existing trees and tree masses, and, where relevant opportunities arise these should be taken to ensure that tree masses are added to. There will be instances where the loss of trees will be unavoidable in development, but where this is the case the Council will want to be satisfied that the loss is acceptable in terms of amenity and in terms of the value of the tree(s) that is being lost. We will also want to be satisfied that there is adequate replacement for any loss. The expert views of the Council's Arboriculturalist will be sought on all developments where the loss of tree(s) is anticipated and his or her comments will form a material consideration in the determination of any planning application. The loss of a tree or trees will not be seen as an automatic right in order to achieve any development and there will be instances where the preservation of trees or trees is, in itself, a reason for refusing planning permission.

4. LANDSCAPING

- 4.1. Landscaping issues will arise for smaller and larger applications. For example, an application to provide a cross-over for off-street car parking will have a landscaping issue just as a larger application to provide, say new housing, will. The Council will want to be reassured that landscaping issues have been addressed in any application where they are called for. They will further want reassurance that the landscaping proposed is sustainable and can be maintained. Landscaping proposals can make an unacceptable development acceptable, and their contribution to the streetscene and to the appearance of the development should not be underestimated. Where an application is submitted that has not addressed issues of landscaping, the Council will either request that these details are submitted, or may decide to condition any permission to request the submission of landscaping details prior to the commencement of the development. In all cases where landscaping is proposed the provisions of the Draft Biodiversity Action Plan should be taken into account and integrated into the proposals where appropriate. Regard will also be had to the other relevant policies of the UDP and to any other relevant SPG Guidance in formulating landscaping proposals.

5. GREEN ROOFS¹

- 5.1 Green roofs are roofs which are intentionally vegetated to a greater or lesser degree and which can stretch from full roof gardens through to grassed areas and short turf, to a scattering of mosses and lichens. Green roofs can take a

¹ The section on green roofs has been largely adapted from the Blackredstarts website – www.blackredstarts.org.uk Haringey would like to thank them for allowing us to reproduce material which appears on their website.

number of forms and the Council will welcome any approach which allows for the provision of a green roof while at the same time ensuring that the development is not in conflict with any other policy within the UDP and which results in an aesthetically pleasing development which has some ecological value.

- 5.2 The benefits to biodiversity of green roofs in urban situations can be very high. In providing green roofs, applicants are advised to look at, among others, the website detailed in footnote 1, and they may also wish to consult the services of a landscape architect or other specialist in green roofing.

This SPG has been consulted on as part of the Haringey UDP first Deposit Consultation. As such, it is a material consideration in determining planning applications.