Making good use of the planning system

Alison Chisholm

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Lothians & Fife Green Network Partnership

Trees in hard landscape

Know what *green infrastructure* function trees in new development perform and do they link to existing and/or proposed *green networks*?
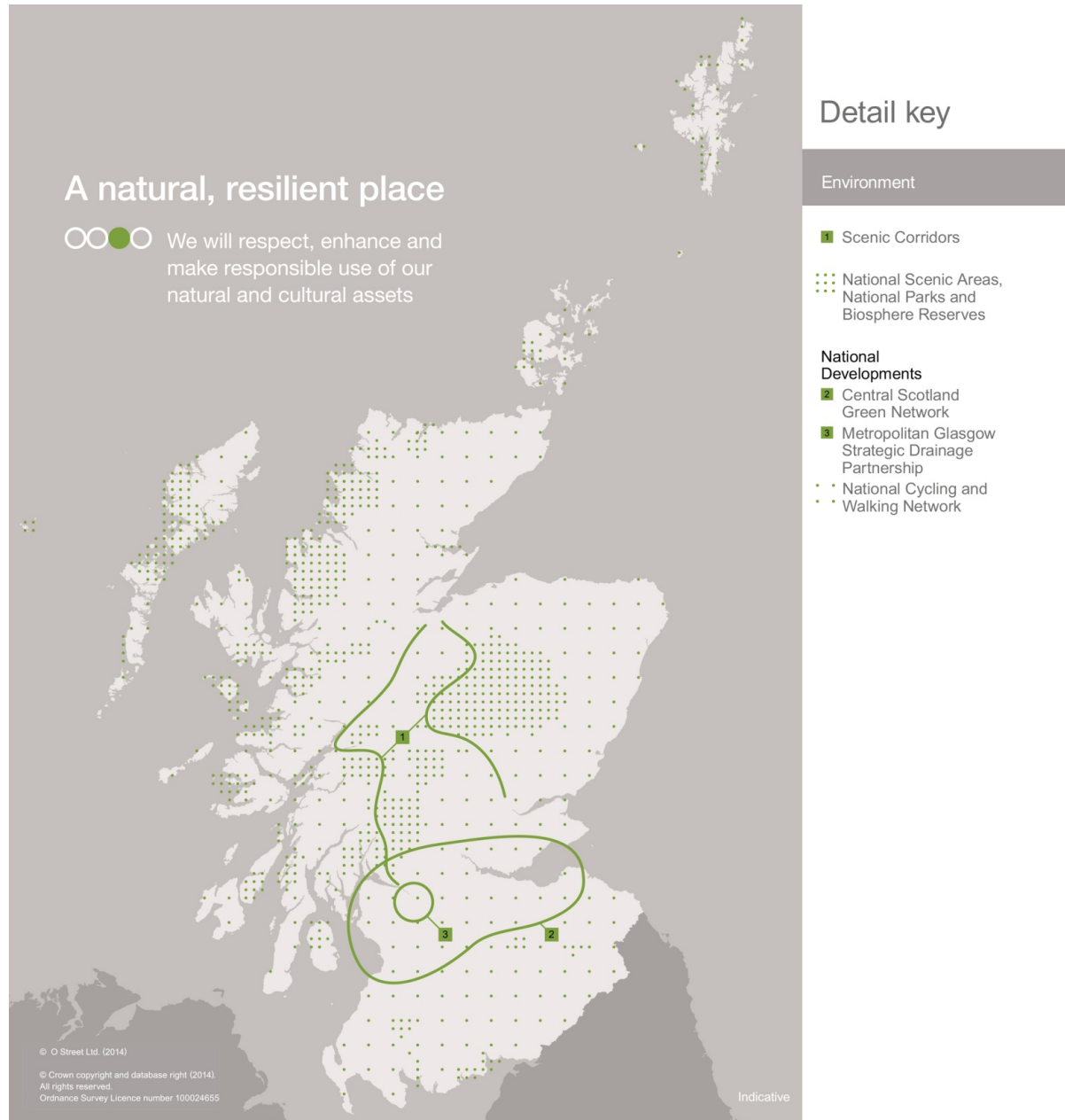
National Planning Framework 3

NPF 3 sets out the Scottish governments strategy directing the county's spatial development in doing this the NPF identifies 14 national developments, one of which is the Central Scotland Green Network (CSGN).

NPF3 aims to significantly enhance green infrastructure networks, particularly in and around our cities and towns.

A natural, resilient place

NPF3 expects *"development plans to identify green networks in all of the city regions and a more integrated approach and 'greening' of the urban environment through green infrastructure and retrofitting ..."*

A natural, resilient place

○○●○ We will respect, enhance and make responsible use of our natural and cultural assets

Detail key

Environment

1 Scenic Corridors

⋮⋮⋮ National Scenic Areas, National Parks and Biosphere Reserves

National Developments

2 Central Scotland Green Network

3 Metropolitan Glasgow Strategic Drainage Partnership

⋅⋅ National Cycling and Walking Network

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Indicative

Scottish Planning Policy

SPP sets out to maximise the benefits of Green Infrastructure –

"Planning should protect, enhance and promote green infrastructure, including open space and green networks, as an integral component of successful placemaking."

The planning system should:
• consider green infrastructure as an integral element of places from the outset of the planning process;
• assess current and future needs and opportunities for green infrastructure to provide multiple benefits;
• facilitate the provision and long-term, integrated management of green infrastructure and prevent fragmentation; and
• provide for easy and safe access to and within green infrastructure, including core paths and other important routes.
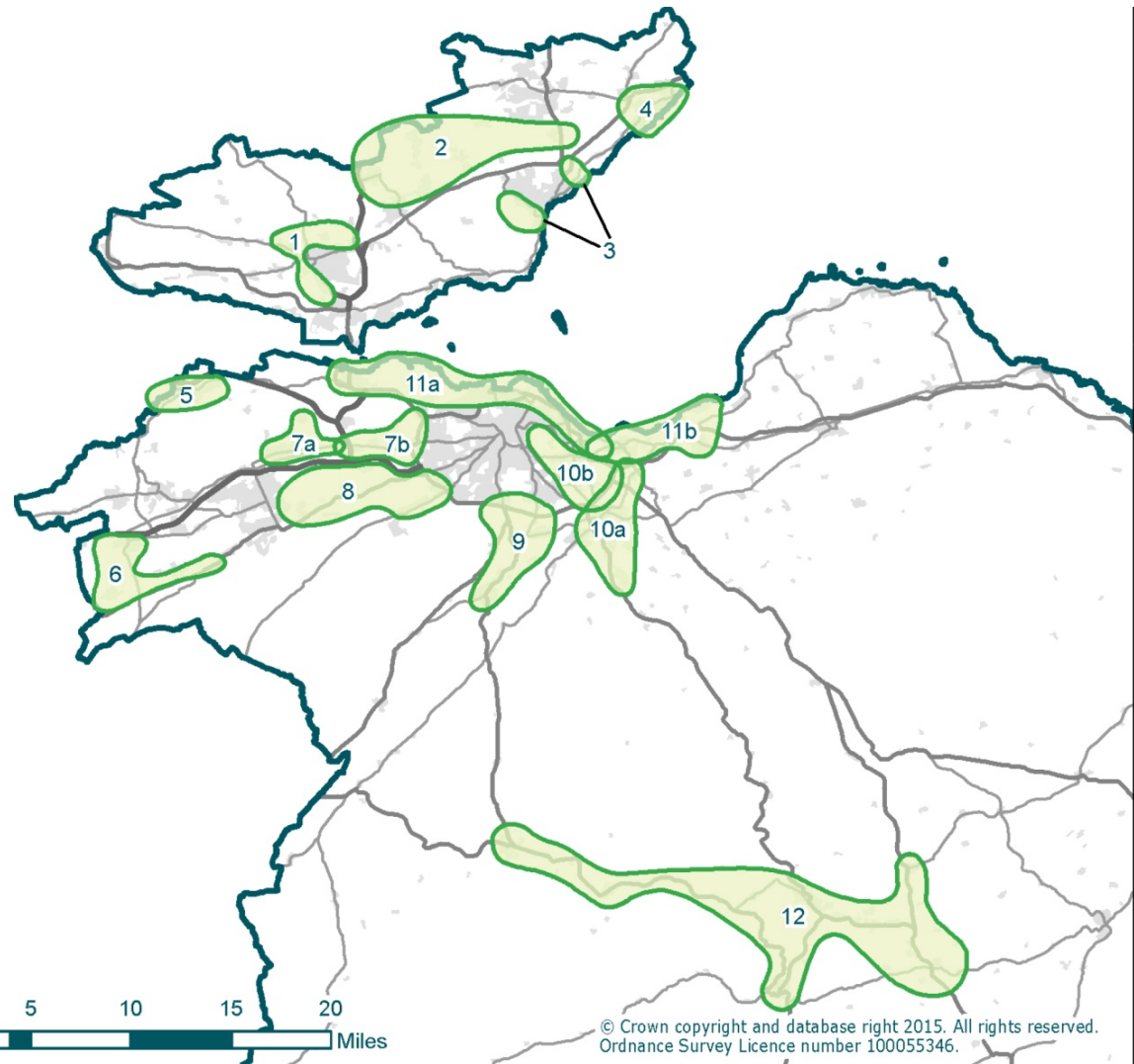

The building – home, garden or workspace	Connections	The street	Connections	Neighbourhood	Connections	Strategic places
• Green roofs • Living walls • Gardens or grounds • Rainwater harvesting systems • Driveways (permeable)	• Pedestrian paths and rights of way • Cycling routes • Green Links and corridors	• Boundary features eg hedges • Street trees • Verges • Swales • Porous paving • Sustainable Urban Drainage Systems (SUDS)	• Pedestrian paths and rights of way • Cycling routes • Green Links and corridors	• Amenity greenspace • Informal recreation spaces • Playspaces • Allotments,communitygrowing spaces • Playing fields • Sports areas • Urban parks • Burial grounds, cemeteries • Swales • Urban woodlands • Ponds • Water courses	• Pedestrian paths and rights of way • Cycling routes • Green Links and corridors • River and canal corridors including their banks	• Civic scale spaces • Public parks and gardens • Green Networks • Country & Regional Parks • Natural/semi-naturalgreenspaces • Forests and Woodlands • Grasslands • Designed landscapes • Formal gardens • City farms • Blue Networks • Rivers, lochs and Wetlands

Associated documents Policy Statements: Designing Places, Designing Streets, Green Infrastructure: Design and Placemaking.

Development Plans have a key role is delivering the strategy and policy set out in the National Planning Framework and [Scottish Planning Policy](#).

SESplan to identify opportunities for green network protection, creation and enhancement.

Identify spatial priority areas for green network safeguarding, enhancement and creation and key areas of cross-boundary working identified at the regional level.

LDPs will be required to reflect the green network priorities identified, add detail as appropriate on local level green network priorities and work toward delivery through
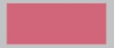
LDP action programmes.

N

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Miles

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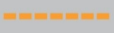
Local Development Plans

Within the Lothians and Fife, there are various mechanisms used by each local authority to encapsulate green network planning such as: identifying spatial opportunities for green networks within the LDPs; referencing green networks in Open Space Strategy; developing green network technical notes; and the production of design guidance.
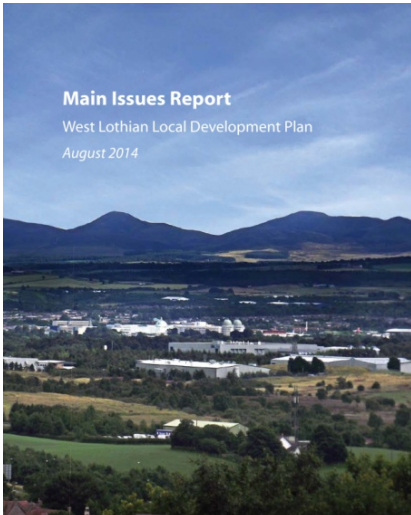
All online

Broomhills and Burdiehouse Site Brief

Legend:
- site boundary
- street improvement & frontage
- housing
- commercial / retail opportunities
- bus route
- bus gate
- junction improvement
- **S** proposed school (2ha)

Green network:
- new woodland
- new greenspace
- existing footpath / cyclepath
- new footpath / cyclepath

Green Networks Background Paper

Legend:

1 :Dalkeith Country Park to Danderhall and the Edinburgh Royal Infirmary

2 :Cousland route to link up with path in East Lothian

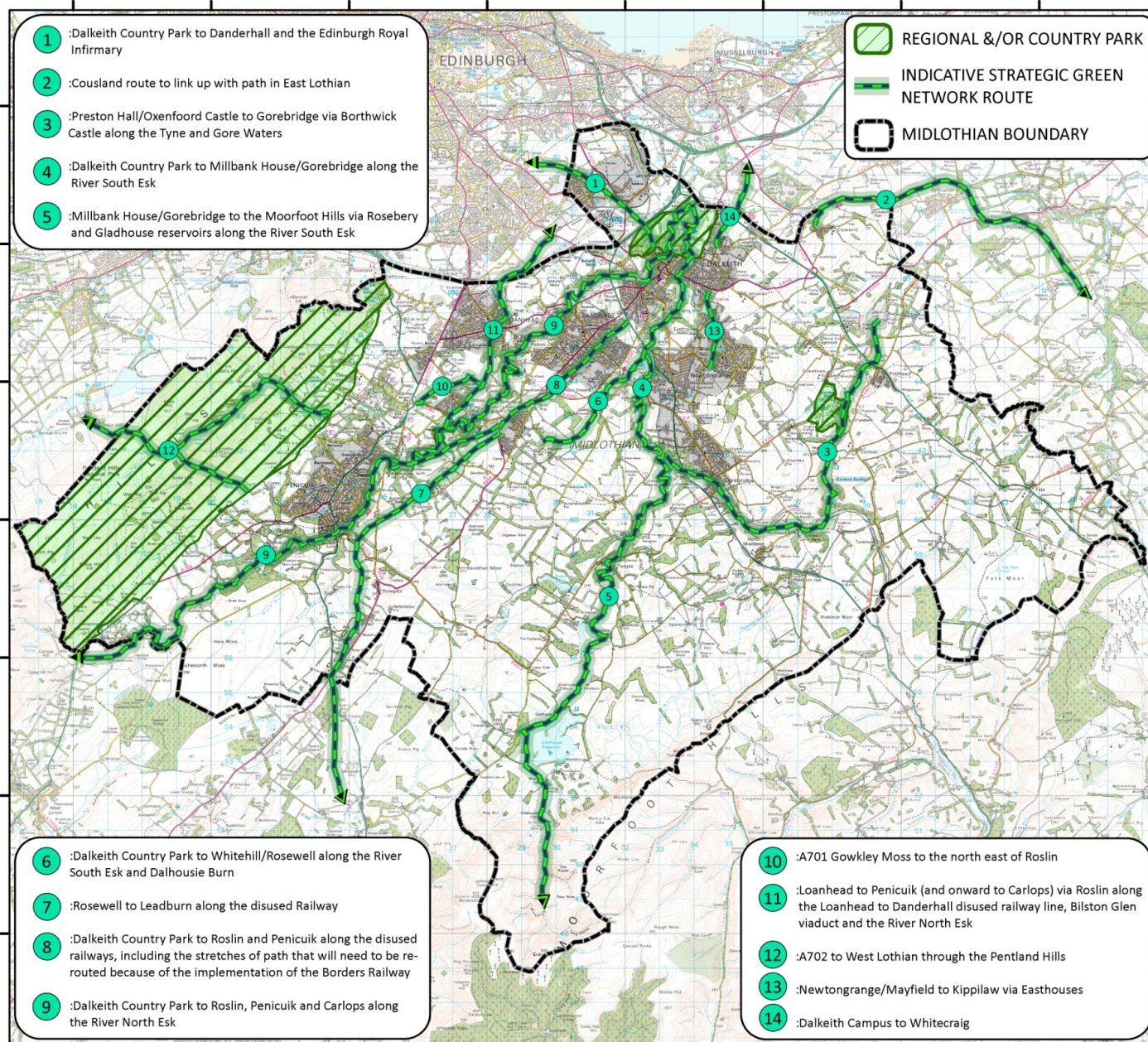3 :Preston Hall/Oxenfoord Castle to Gorebridge via Borthwick Castle along the Tyne and Gore Waters

4 :Dalkeith Country Park to Millbank House/Gorebridge along the River South Esk

5 :Millbank House/Gorebridge to the Moorfoot Hills via Rosebery and Gladhouse reservoirs along the River South Esk

6 :Dalkeith Country Park to Whitehill/Rosewell along the River South Esk and Dalhousie Burn

7 :Rosewell to Leadburn along the disused Railway

8 :Dalkeith Country Park to Roslin and Penicuik along the disused railways, including the stretches of path that will need to be re-routed because of the implementation of the Borders Railway

9 :Dalkeith Country Park to Roslin, Penicuik and Carlops along the River North Esk

10 :A701 Gowkley Moss to the north east of Roslin

11 :Loanhead to Penicuik (and onward to Carlops) via Roslin along the Loanhead to Danderhall disused railway line, Bilston Glen viaduct and the River North Esk

12 :A702 to West Lothian through the Pentland Hills

13 :Newtongrange/Mayfield to Kippilaw via Easthouses

14 :Dalkeith Campus to Whitecraig

REGIONAL &/OR COUNTRY PARK

INDICATIVE STRATEGIC GREEN NETWORK ROUTE

MIDLOTHIAN BOUNDARY

Green Networks Background Paper

Dunfermline Green Network

- Existing Green Network
- Green Network Opportunities
- Indicative Green Network
- Town Centre
- Active Travel Routes

Green Network
1. Lyne Burn
2. Halbeath to Baldridgeburn
3. Tower Burn
4. East - West Railway Link
5. Broomhall Strategic Land Allocation
6. Pitreavie
7. Calais Muir

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Fife
C O U N C I L

Planning – New Developments

Green network proposals within planning applications are considered by development management based on requirements within adopted development plans and in adopted development or site briefs.

In terms of green networks, new developments can consider connection to existing green networks in and around the development site, taking into account any relevant LDP policies such as: Open Space Strategies, greenspace proposals, core paths, active travel and biodiversity.
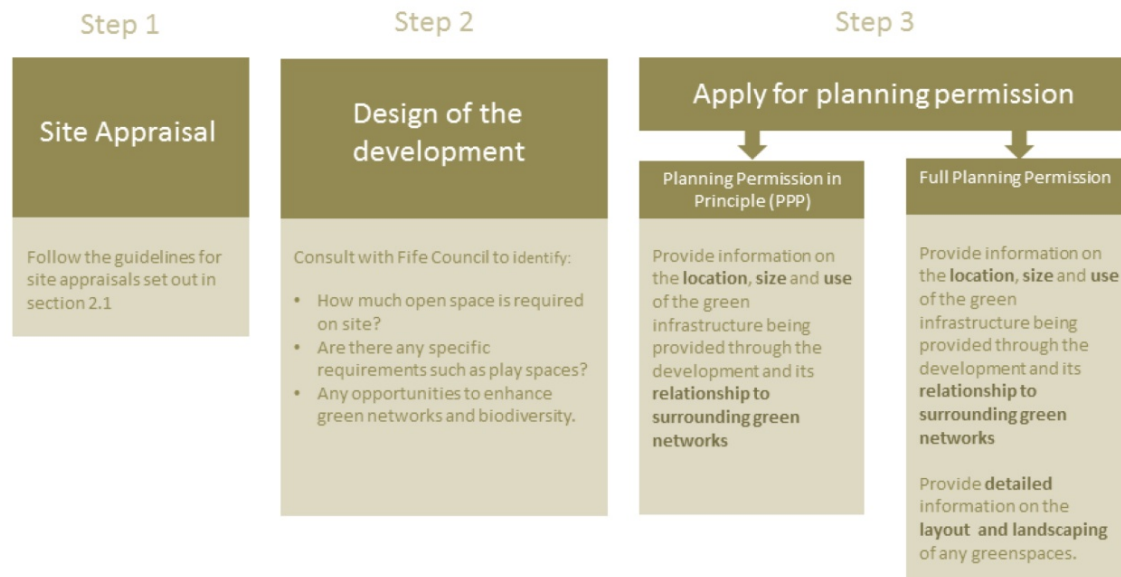
Although not every proposed development has the opportunity for provision of green networks on-site or connection to an existing or proposed network. However, green infrastructure should still be considered in all development – here you rely on design guidance ... Here local policy draws on NPF3, SPP & associated documents. E.G. Fife Council Green Infrastructure SPG

2.0 How to incorporate green infrastructure into new development

This guidance will ensure Green Infrastructure is integrated into development proposals by:

- Setting out what should be taken into account as part of the **site appraisals**;
- Establishing the information we would expect to be provided as part of **development proposals**; and
- Setting out how we will **evaluate** planning applications (Planning Permission in Principles and Full Application)

This process will apply to all developments in Fife.

Step 1

Site Appraisal

Follow the guidelines for site appraisals set out in section 2.1

Step 2

Design of the development

Consult with Fife Council to identify:

- How much open space is required on site?
- Are there any specific requirements such as play spaces?
- Any opportunities to enhance green networks and biodiversity.

Step 3

Apply for planning permission

Planning Permission in Principle (PPP)

Provide information on the **location, size** and **use** of the green infrastructure being provided through the development and its **relationship to surrounding green networks**

Full Planning Permission

Provide information on the **location, size** and **use** of the green infrastructure being provided through the development and its **relationship to surrounding green networks**

Provide **detailed** information on the **layout** and landscaping of any greenspaces.

2.2 Incorporating green infrastructure into development proposals

This section sets out what development proposals need to take into account when designing green infrastructure as part of new development. This section covers: Design principles; relevant planning policies (and how these will be applied), additional design guidance and notes on the stewardship (long term management) of green infrastructure.

2.2.1 Information to be provided as part of planning applications

Planning applications (including applications for Planning Permission in Principle) should provide the following information on green infrastructure:

- Its **use** (function);
- Its **location**;
- Its **size**;
- How it links to and enhances existing **green networks**; and
- Detail of the green infrastructure provision including the layout (paths, planting etc.), materials, lighting, planting specification, any play or sport equipment (if required), long term maintenance programme etc. - required at the detailed planning stage.

The following guidance will help you to do this.

Functions of green infrastructure:	Location and size of green infrastructure being provided	Relationship to existing green networks
Green infrastructure needs to be designed to provide more than one function. Fife Council will be looking for planning submissions to include an assessment of the different functions that proposed new green infrastructure will provide. . Copies of the table below are available to download and complete for inclusion as part of planning submissions.	Planning applications should include a diagram showing the proposed layout of the development as a **B-plan.** **What is a B-plan?** A B-plan is a simple three colour-coded tool being promoted by Scottish Government. It is used to distinguish roads and paths, green infrastructure and buildings making it easier to assess how these elements relate to each other in a proposed layout. • Buildings are red; • Movement routes are yellow, • Public Greenspaces are dark green; and • Gardens or Private Greenspaces are pale green.	The site assessment will have identified green networks on and around the development site: areas of habitat, watercourses, green recreational spaces, existing natural heritage assets, paths and active travel routes. Planning submissions need to include a plan identifying how the new proposed development links to and enhances green network assets to avoid fragmentation and help to strengthen the network.

Example of a B-plan diagram showing buildings, movement routes, public greenspace and garden ground

Plan showing existing green networks on and around a site

Plan showing how the existing green networks have been incorporated into and enhanced by the new development

Guidance – Edinburgh Design Guidance

Edinburgh
Design
Guidance

16 May 2013

·EDINBVRGH·
YOUR COUNCIL – YOUR ENVIRONMENT

1.4. Coordinate development

Have a comprehensive approach to development and regeneration.

Comply with development frameworks or masterplans that have been approved by the Council.

On larger sites, prepare and adhere to masterplans that integrate with the surrounding network of streets, spaces and services.

On smaller sites, make connections to surrounding streets and spaces

Integrate new developments with the Green Network

Policy References
Edinburgh City Local Plan - Des 2, Des 4
Rural West Edinburgh Local Plan - E 41, E42
Edinburgh Local Development Plan - Des 2, Des 7

Context And Design
Coordinate Development

A comprehensive approach to development is important if well designed and cohesive networks of streets and spaces (including the green network (page 72) are to be created. It is particularly important on sites which could be big enough to become neighbourhoods in their own right.

It is also important with smaller developments where there is a possibility that neighbouring sites will be developed in the future. Here, applicants may be asked to demonstrate sketch layouts of how neighbouring sites could be developed. This will help ensure that the future development of neighbouring sites is not compromised.

It is expected that proposals will comply with the principles established in Designing Streets. It requires that streets must consider place before movement—a key part of establishing suitable urban layouts. An important aspect of this is to create streets and spaces that reflect the unique character and distinctiveness of Edinburgh. The Council wants new development to provide streets and spaces that are attractive for all potential users of them. Opportunities for travel should be prioritised in the following order: walking, cycling, public transport then car.

Part two of Designing Streets contains a useful table which summarises key considerations for street design. This should be referred to when designing layouts.
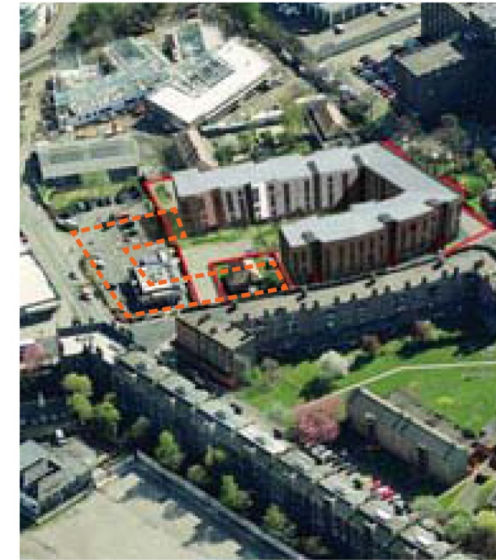
Maintaining development potential
This new tenement housing development will allow the neighbouring land and buildings including the drive through restaurant to be redeveloped in a similar pattern. This will help create a cohesive network of streets.

Guidance – Edinburgh Design Guidance

Technical guidance

Applications for Planning Permission in Principle
These applications should be accompanied by a landscape strategy setting out the proposed use and treatment of external spaces, indicating the location of services and changes in level, including preliminary drainage proposals (such as maintenance responsibilities for SUDS—see page 95.

Full planning applications
Full Applications require all planting and hard landscape proposals to be specified as follows:

- Full botanical name of all plant stock;
- Minimum size of plant stock at planting as per the National Plant Specification;
- Expected height and spread of trees.
- Planting density, total numbers and/or planting locations;
- Tree pit details, including means of support and protection;
- Details of surfacing materials, including grass mixes and paving;
- Details of junctions between surfacing;
- Details of walls and fencing, including boundary treatments;
- Details of new play areas and equipment;
- Site furniture including bin and cycle stores;
- Details of all functioning landscape elements of Sustainable Urban Drainage.

Management and maintenance
Details of the intended arrangements and proposed long-term maintenance and management operations for all landscape proposals should be submitted to demonstrate that a high standard of landscaping can be achieved, appropriate to the location of the site. This includes proposals for the adoption or otherwise of landscape features within streets.

For many landscape proposals in the city, the airport operator are required to assess proposed planting and water features against the risk of attracting birds which threaten the safety of air traffic.

Care should be taken to ensure that community safety is promoted through the specification and maintenance of trees. In routes, streets and spaces that people will use, crowns should allow good visibility where possible.

Aircraft Safety
Planting can create habitat for birds that in some instances can pose danger for aircraft. Reference should be made to aircraft safety advice, the Safeguarding of Aerodromes Advice notes, 1, 2, 3, 6 and 8 contained at www.aoa.org.uk/policy-safeguarding.htm

Planting specification
The following minimum standards will apply:

	Size at planting	Density / spacing	Other requirements
Woodland	60-80 cm height.	1m spacing	Include 30% feathered trees of min height 180cm where immediate visual effect required.
Trees - green spaces	Extra heavy standard, 14-16 cm girth minimum. The Council may require larger dependent on location.		2m clear stem
Trees - paved spaces	Semi mature, 30-35 cm girth		2 m clear stem, underground guyed. Minimum 1.2m wide tree pit. The surface should be finished with either a cover in metal / corresponding paving / resin bound gravel. See also Hard landscape (page 72)
Hedges	60-80 cm height	250mm spacing in two offset rows 300mm apart	Protected by post and wire fencing
Shrubs	Dependent on species	500-600mm apart	Planted in groups of 3-5 of same species
Ground cover	Dependent on species	450mm apart	Planted in groups of at least 7 of same species

Trees in hard landscape

Know what *Green Infrastructure* function trees in your development perform and do they link to existing and/or proposed *Green Networks*?

G.I. Functions ->

- Active Travel
- Opportunities for Play
- Biodiversity
- Sport & Recreation
- Landscape Setting
- Climate Resilience
- Drainage & Flood Alleviation
- Community Focus
- Food Production
- Enterprise Opportunities

Trees provide green infrastructure and can contribute towards enhancing and protecting Green Networks.

Get used to making the case for trees in urban environments as contributing towards green infrastructure.