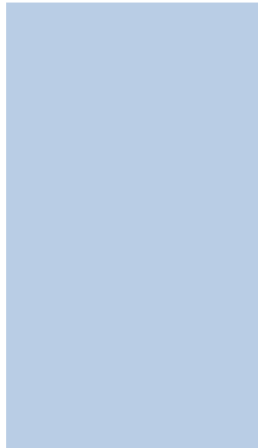
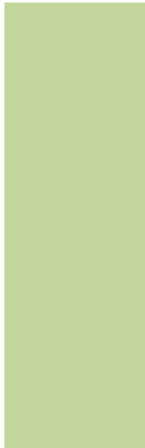




Greening Blackpool
Supplementary Planning
Document

Consultation Draft

September 2021



Have your say!



How to comment:

Read the document and complete a representation form available online at:

www.blackpool.gov.uk/greeningblackpool

Email address for completed forms:

planning.strategy@blackpool.gov.uk

Postal Address for completed comments form:

Blackpool Council

Planning Strategy Team

PO Box 17, Corporation Street

Blackpool

FY1 1LZ

**Comments must be received by 5pm on Monday 18th
October 2021**

If you would like to contact someone about this document please telephone or email the Planning Strategy Team at:



01253 476239



planning.strategy@blackpool.gov.uk

Contents

Climate Change Emergency Declaration	6
1.0 Introduction	9
The aim of this Supplementary Planning Document	10
2.0 Green Infrastructure.....	12
What is Green Infrastructure?	12
Economic Issues.....	16
Social Issues	17
Environmental Issues	18
3.0 Policy framework	21
National Planning Policy Framework	21
Local Plan Policy.....	22
Duty to Co-operate and cross boundary green infrastructure	25
4.0 Development Requirements for Green Infrastructure in Blackpool.....	27
All New Development	28
Trees and Hedgerows	28
Biodiversity Requirements.....	30
Protected Species	31
Sites of Special Scientific Interest (SSSI)	32
Biological Heritage Sites.....	32
Surface Water Management and Drainage	33
On Site and Off Site Provision	34
All New Residential Development	34
New Build Commercial and Leisure Development	36
5.0 Other Information	37
Pre Application Advice	37
S106 and S278 agreements and the use of conditions	37
Viability	38
APPENDICES	39
APPENDIX A: Supporting evidence and strategies.....	40

APPENDIX B: National Policy and Legislation48

APPENDIX C: Native Shrubs and Trees which are suitable in the North West:.....49

APPENDIX D: Biological Heritage Sites (BHSs)58

APPENDIX E: Development that will require an Ecological Assessment or Species Survey60

Climate Change Emergency Declaration

On the 27th June 2019, Blackpool Council declared a climate change emergency.

The Council notes:

- That that the impacts of climate breakdown are already causing serious damage around the world;
- That the 'Special Report on Global Warming of 1.5°C', published by the Intergovernmental Panel on Climate Change in October 2018,
 - (a) describes the enormous harm that a 2°C average rise in global temperatures is likely to cause compared with a 1.5°C rise, and
 - (b) confirms that limiting Global Warming to 1.5°C may still be possible with ambitious action from national and sub-national authorities, civil society and the private sector;
- That all governments (national, regional and local) have a duty to act, and local governments that recognise this should not wait for their national governments to change their policies;
- That strong policies to cut emissions also have associated health, wellbeing and economic benefits; and
- That, recognising this, a growing number of UK local authorities have already passed 'Climate Emergency' motions.

The Council therefore commits to:

- Declare a 'Climate Emergency' that requires urgent action;
- Make the Council's activities net-zero carbon by 2030;
- Achieve 100% clean energy across the Council's full range of functions by 2030;
- Ensure that all strategic decisions, budgets and approaches to planning decisions are in line with a shift to zero carbon by 2030;
- Support and work with all other relevant agencies towards making the entire area zero carbon within the same timescale;
- Ensure that all Council led leadership teams embed this work in all areas and take responsibility for reducing, as rapidly as possible, the carbon emissions resulting from the Council's activities, ensuring that any recommendations are fully costed and that the Executive and Scrutiny functions review council activities taking account of production and consumption emissions and produce an action plan within 12 months, together with budget actions and a measured baseline;

- Request that Council Scrutiny Committees consider the impact of climate change and the environment when reviewing Council policies and strategies;
- Work with, influence and inspire partners across Blackpool, Lancashire and the North West to help deliver this goal through all relevant strategies, plans and shared resources by developing a series of meetings, events and partner workshops;
- Request that the Council and partners - not least the Council's wholly owned companies, take steps to proactively include young people in the process, ensuring that they have a voice in shaping the future;
- Request that the Cabinet Member with responsibility for Climate Change convene a Citizens' Assembly before the end of the calendar year, in order to involve the wider population in this process. This group would help develop its own role, identify how the Council's activities might be made net-zero carbon by 2030, consider the latest climate science and expert advice on solutions and to consider systematically the climate change impact of each area of the Council's activities;
- Set up a Climate Change Partnership group, involving Councillors, residents, young citizens, climate science and solutions experts, businesses, Citizens Assembly representatives and other relevant parties. Over the following four years, the Group will consider strategies and actions being developed by the Council and other partner organisations and develop a strategy in line with a target of net zero emissions by 2030. It will also recommend ways to maximise local benefits of these actions in other sectors such as employment, health, agriculture, transport and the economy;
- Report on the level of investment in the fossil fuel industry that our pensions plan and other investments have, and review the Council's investment strategy to give due consideration to climate change impacts in the investment portfolio;
- Ensure that all reports in preparation for the 2020/ 2021 budget cycle and investment strategy will take into account the actions the council will take to address this emergency;
- Call on the UK Government to provide the powers, resources and help with funding to make this possible, and ask local MPs to do likewise;
- Consider other actions that could be implemented, including (but not restricted to): renewable energy generation and storage, providing electric vehicle infrastructure and encouraging alternatives to private car use, increasing the efficiency of buildings, in particular to address fuel poverty; proactively using local planning powers to accelerate the delivery of net carbon new developments and communities, coordinating a series of information and training events to raise awareness and share good practice;
- Furthermore, this Council makes clear its fundamental opposition to the practice of fracking. The Council will not allow its land to be used for fracking; and

- Finally, via the Local Government Association, the Council will invite in a group of experts to advise on what steps can be taken quickly to have the greatest possible impact on air quality, modal shift away from private cars, increased take up on public transport, and ensure that every aspect of the Council's activities are sighted on the need to preserve Blackpool's ecological and environmental heritage.

Blackpool Council recognises the important contribution that planning can make to both climate change mitigation and adaptation and protecting and enhancing biodiversity, through plan making and decision taking.

1.0 Introduction

1.1 This draft document has been prepared by Blackpool Council as a Supplementary Planning Document (SPD). This SPD provides direction on the importance for new development to fully consider landscaping and green infrastructure, including open space, sports and play facilities, amenity greenspace, public art, biodiversity and trees. It is intended to provide more detailed guidance on the implementation of relevant policies in the Blackpool Local Plan, Part 1: Core Strategy and Part 2: Site Allocations and Development Management Policies document.



Lancashire Police HQ green infrastructure

1.2 The SPD has also been informed by the local plan evidence base documents as well as other relevant council policy and strategy including:

- Blackpool Climate Change Emergency Declaration 2019;
- The Green and Blue Infrastructure Strategy (The Environment Partnership 2019);
- The Green and Blue Action Plan (The Environment Partnership 2019);
- The Green and Blue Infrastructure Framework Technical Report (The Environment Partnership 2017);
- [Blackpool's Open Space Assessment](#) [PDF 13,159KB] (The Environment Partnership 2019);
- The Blackpool Playing Pitch Strategy and Action Plan (Update 2021)
- The Blackpool Local Plan, Part 2 Economic Viability Assessment (Lambert Smith Hampton 2020)

1.3 Further information on the above documents and the context they provide for this SPD is summarised in [Appendix A](#).

1.4 This SPD has been produced in accordance with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012, and the guidance set out in the National Planning Policy Framework (2019). The full range of documents comprising the Local Plan are available on [the Council's website](#) (opens a new window).

1.5 This document when adopted will be a material consideration when assessing relevant planning applications.

The aim of this Supplementary Planning Document

1.6 The provision of Green Infrastructure in and around urban areas contributes towards creating places where people want to live, work and invest; delivering benefits not only to the environment but also to the development of better places. Green infrastructure planning increases access to good quality open spaces, mitigates and adapts to climate change by contributing to urban cooling and flooding resilience, benefits biodiversity and wildlife, allows greater appreciation of valued landscapes and heritage buildings and supports health and wellbeing. Where high quality Green Infrastructure is maintained and enhanced, it supports community cohesion and provides vulnerable residents with opportunities to build social networks.

1.7 Blackpool faces unique challenges associated with high levels of deprivation, poor public physical and mental health, the intensely urban nature of its built form, poor quality housing stock, low educational attainment and high seasonal unemployment. A shortage of green infrastructure, particularly in the Inner Area and Town Centre compounds the public health deficit in the town. The Council is working hard to improve housing and revitalise and restructure the Town Centre, seeking opportunities to create pocket parks, plant trees and green the town, making it a more pleasant and healthy place to live, work, visit and invest. Making the urban environment greener, helping to tackle climate change and protecting and enhancing the natural environment and resources is a vital part of delivering a better Blackpool.

1.8 Much of the green infrastructure in the public realm, on streets and around highways will be provided by the Council, Public Health and through grant funding. However, in order to deliver the green infrastructure that Blackpool needs, it is important that new development also contributes to a greater provision.

1.9 The aim of this SPD is to;

- ensure Blackpool plays its part in the national effort to tackle climate change;
- ensure Blackpool is prepared for the consequences of climate change;
- assist in meeting the national aspiration of increasing overall tree cover in urban areas;
- contribute to the nations efforts to hit net zero carbon emissions by 2050;
- contribute towards the government's target of planting one million trees in England's towns and cities by 2022;
- assist in increasing the tree canopy cover in Blackpool from 4% to 10% by 2027 (approximately 10,000 trees);
- contribute towards the aims and objectives of Blackpool's Tree Strategy 2020-2030, Blackpool's Air Quality Strategy 2020-2025 and Blackpool's Joint Health and Wellbeing Strategy 2016-2019 (or as updated);

- assist in increasing the quality and functionality of Green and Blue Infrastructure across Blackpool and the wider Fylde Coast;
- assist in the implementation of the Green and Blue Infrastructure Framework including the Tree Strategy and the recommendations in the Open Space Assessment and Playing Pitch Strategy;
- ensure that all Blackpool residents and visitors have access to a wide range of high quality landscapes and green infrastructure features that meet local green space and play standards to facilitate quality of life, health and wellbeing;
- assist businesses to flourish in attractive environments which encourages private investment, increased footfall and repeat visits;
- ensure that biodiversity and trees are fully considered at an early stage of the development process;
- ensure that every opportunity is taken to provide environmental and biodiversity net gains from development;
- promote best practice for proposals incorporating trees and green infrastructure within new developments, applying 'the right tree in the right place' principles.

2.0 Green Infrastructure

What is Green Infrastructure?

2.1 Green infrastructure is a network of multifunctional green space, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

2.2 The physical components of green infrastructure can range from large-scale areas of public open space such as coastal habitats and countryside areas to smaller scale provision in the form of street trees, allotments, domestic gardens, green roofs and walls and Sustainable Drainage Systems (SuDS). Green infrastructure can also include hard-landscaped areas, such as Blackpool's promenade, which forms an integral part of the town's green infrastructure network.



Blackpool beach and Promenade

2.3 Open space and green infrastructure include:

- Parks and gardens
- Natural and semi-natural urban green spaces
- Green corridors
- Outdoor sports facilities
- Amenity greenspace
- Provision for children and teenagers
- Allotments
- Cemeteries and churchyards
- Accessible countryside areas
- Civic spaces and market squares
- Green roofs, walls and trees
- The beach and Promenade
- Coastal habitats
- Bodies of water
- Road side verges and embankments
- Street trees
- Woodlands
- Domestic gardens

2.4 Trees are the largest natural living elements in the landscape. They are landscape features in their own right. They provide infinite varieties of colour, form and textural interest. Trees help to soften the hard lines of built structures integrating them into the landscape. They can be used to frame views, or provide a focal point.

2.5 Trees are a key part of green infrastructure in many cities. Street trees and garden trees in urban areas provide multiple benefits from acting as a green barrier to screen busy roads, railway lines or industrial sites, reducing summer temperatures, assisting in storm water attenuation, improved air quality, oxygen production, carbon storage, reduced noise as well as their biodiversity, amenity and aesthetic value.

2.6 Trees have proven benefits for mental and physical wellbeing, providing vital ready contact with the natural world, and sometimes providing a source of food. Trees help to give our urban areas beauty and character. Where streets, open spaces and gardens have trees present, these areas tend to be the most sought after and property values are very often higher than areas without trees. There is ample evidence which proves that an attractive landscape and local environment really matters to the people that live and work there.

2.7 Trees have a critical role in dealing with the effects of climate change. Not only do trees and woodland absorb and store carbon, they can also help to keep urban areas cool and shaded. They play a part in reducing both the risk and effects of flooding by slowing the flow of surface water runoff and increasing groundwater infiltration rates. Trees also reduce soil erosion from wind and rain and increase soil fertility, which is essential for agricultural production.

2.8 The Forestry Commission have published a document – ‘The Case for Trees’¹ which further illustrates the many benefits of trees, including in an urban context.

2.9 Section 197, Part VIII of the Town and Country Planning Act 1990 requires planning permission to include appropriate provision for the preservation and planting of trees.

2.10 The protection of trees is enshrined in planning legislation, and trees are considered material to all planning applications. Blackpool Council is therefore statutorily obliged to consider the welfare of trees in the development process including the requirement to plant more trees.

¹ [The Case for Trees](#) by the Forestry Commission

The need to green Blackpool

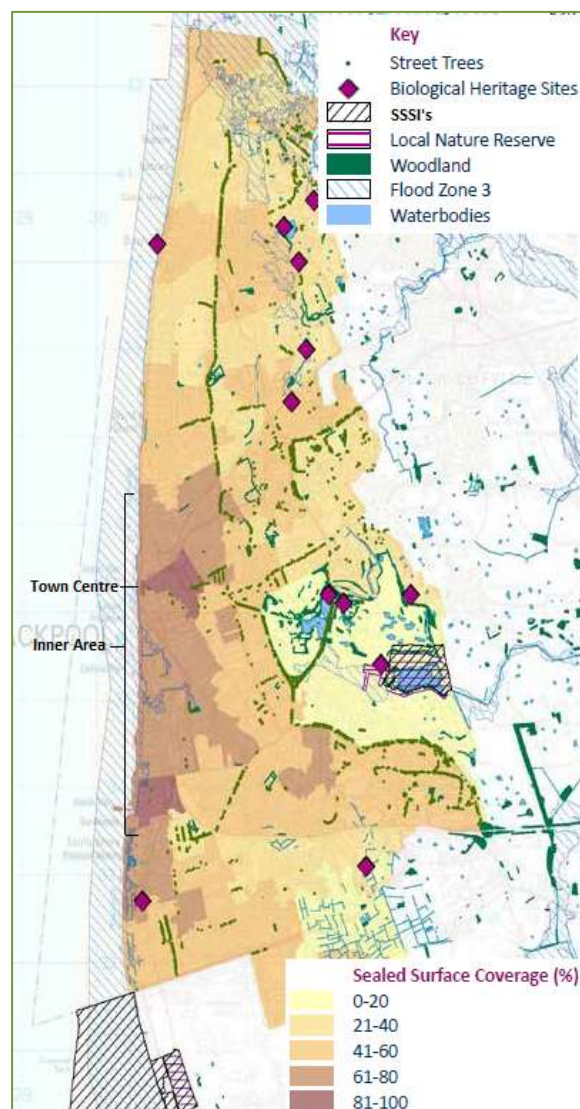
“The role of green infrastructure in addressing the challenges of the 21st century cannot be underestimated. It is a natural, service providing infrastructure that is often more cost effective, more resilient and more capable of meeting social, environmental and economic objectives than ‘grey’ infrastructure.”

Green Infrastructure: An integrated approach to land use, Landscape Institute Position Statement 2013.

2.11 In 2018, Blackpool ranked as the seventh most densely populated area in England outside of Greater London. The population is heavily concentrated in Blackpool’s Inner Area, which is intensely compact characterised by many poor quality rented bedsits and flats in multiple occupation, the legacy of converted guest houses no longer needed as holiday accommodation as overnight visitor numbers declined in the 1970’s and 80’s. This has resulted in very dense and grey urban environments in the Inner Area.

2.12 At the heart of Blackpool is the Town Centre and Resort Core which has little green cover and elsewhere in the Inner Area, there is very little open space apart from the Promenade and beach. The Town Centre is the main retail and cultural centre for the Fylde Coast and employs over 6,000 people and generates a retail turnover of around £300 million per annum. However, the Town Centre is under performing as a sub-regional retail centre.

2.13 Employment in Blackpool is generally seasonal, low skill with minimum wage. Blackpool attracts low income and vulnerable households which, when concentrated within certain areas, has a negative effect on forming stable and cohesive communities. The high levels of crime, anti-social behaviour, worklessness and low educational attainment coupled with significant transience presents one of the most testing social and economic challenges in the country.



Sealed surface map from the Green and Blue Infrastructure Strategy

2.14 The health of people in Blackpool is generally worse than the national average. The town records one of the lowest life expectancy rates nationally and there are inequalities by deprivation and gender. Health priorities in Blackpool include alcohol and drug misuse, mental health, smoking and obesity. A high percentage of working age residents claim Incapacity Benefit (over 12%), which is almost double the national average. Public Health in Blackpool is within the remit of Blackpool Council.



Stanley Park

2.15 Nine out of the 21 wards in Blackpool fall significantly short of the standard of 4 hectares of open space per 1,000 population (or 40 square metres per person) as recommended in the 2019 Open Space Assessment, including Claremont, Talbot, Brunswick, Tyldesley, Victoria, Waterloo (all in the Inner Area), Hawes Side, Highfield and Squires Gate. The Open Space Assessment confirms that there are few opportunities for providing additional open space in the Inner Area due to the high density of development.

2.16 Blackpool has the lowest tree canopy cover in the UK at just 4.4%², where the national average for an authority is around 16%, despite the Council having recently planted 3,000 trees in streets and parks and in creating woodland at Low Moor Road, Mossom Lane, Deerhurst Road and Kingscote Park.

2.17 Green infrastructure has a vital role to play in Blackpool's development, for example enhancing the quality of arrival for visitors, providing places for cultural events, providing a high quality setting for the towns heritage buildings and conservation areas, increasing physical activity, creating opportunities for community activity, tackling stress and mental health problems and enhancing biodiversity and landscape quality.

2.18 Blackpool is going through a period of sustained transformation with previous successful environmental, economic and social regeneration projects such as the improved public realm on the Central Corridor, Promenade and St Johns Square, restoration works at Blackpool Tower and the Winter Gardens, housing regeneration at Rigby Road and Queens Park and delivery of phase 1 of the Central Business District. Several other major projects are underway including the tramway extension and phase 2 of the Central Business District, the Quality Corridors scheme, the conference centre, the enterprise zone and an extension to Hounds Hill Shopping Centre to include a retail unit, restaurants and a multiplex cinema. Looking forward, the Council has ambitions to improve the Town Centre and link it through

² [Urban Tree Cover in Blackpool](#)

to a major leisure development on the former Central Station site (now known as Blackpool Central).

2.19 Continuing regeneration within the Town Centre, the Resort Core and the Inner Area is crucial to strengthen the economy, balance the housing market and address the challenges associated with the high levels of deprivation and poor health in the town.

2.20 The economic, social and environmental benefits that can come from providing and enhancing green infrastructure have been understood and acknowledged for some time.

2.21 It is widely acknowledged that high quality environs with high quality green infrastructure, promotes economic growth and investment and health and wellbeing as well as increasing biodiversity and helping to mitigate against climate change.

2.22 The [Infrastructure and Delivery Plan \(IDP\) 2014](#) [PDF 8,788KB] for the [Blackpool Local Plan Part 1: Core Strategy \(Core Strategy\)](#) and subsequent update for the [Local Plan Part 2](#) (opens a new window) seek to establish what additional infrastructure and service needs are required to support the overarching strategy for new homes and jobs in the Borough to 2027.

2.23 The term 'infrastructure' includes 'physical' infrastructure such as road and rail needs, flood alleviation, electricity and gas supply, and waste water; 'social' infrastructure such as education, health and community facilities and 'green' infrastructure such as parks, playing fields, allotments, public open space and footpaths/cycle ways. The Council's approach to seeking developer contributions towards infrastructure provision, including green infrastructure, is set out in Policy CS11 of the Core Strategy.

Economic Issues

2.24 The most direct economic argument for green infrastructure is that it adds value. This includes the improvement of the town's image, helping to attract and retain high value industry, businesses, entrepreneurs and skilled workers. Green infrastructure can help to attract, create and safeguard new jobs and start-up businesses and can also play a vital role in combating the sometimes poor perceptions of Blackpool from outside.



Blackpool Airport Enterprise Zone

2.25 The lack of future development land within Blackpool makes it essential to provide better quality employment sites. Providing green infrastructure raises land and property values, attracts and retains investment and stimulates economic activity. Also, working in or

near to green spaces motivates staff and improves their health, resulting in fewer sick days and increased productivity.

2.26 The Enterprise Zone at Blackpool Airport is a key employment site with the potential to create 3,000 jobs over the next 25 years. Having good quality landscaping in and around the Enterprise Zone is imperative in order to provide the good quality environment that will attract investment in order to maximise the employment and economic potential of the site.

2.27 Similarly, greening the Town Centre and providing public art and improved civic spaces will make the Town Centre more attractive to visitors and shoppers and will attract private investment, new shops and businesses and boost tourism, which is the lifeblood of the town's economy.

2.28 Core Strategy Policy CS10 requires all new non-residential development over 1,000 square metres to achieve BREEAM 'very good' (or any future national equivalent). Green Infrastructure has a role to play in achieving credits for many BREEAM performance categories such as energy, transport, water use, pollution, land use and ecology, materials and innovation.

Social Issues

2.29 Blackpool experiences high levels of transience in and around the town, with people struggling to put down roots and settle. Providing good quality green spaces and places with sufficient green infrastructure encourages more frequent and longer visits to those places, which can create strong attachments, foster a sense of pride of place and support positive social interactions, assisting the social integration between different social groups.

2.30 Children in Blackpool have typically lower educational attainment compared to national averages and green infrastructure can be used as a valuable education resource for schools and parents to teach children about the environment, habitats, food production and healthy activities. As such, green infrastructure has the potential to improve educational achievement, eventually helping to create a better qualified and more highly skilled workforce, and to bring higher salaries and more valuable business investment into the area whilst improving outcomes for children growing up in Blackpool.

2.31 The mental and physical health of people in Blackpool is generally worse than the national average and the town records one of the lowest life expectancy rates nationally. The lack of green infrastructure in the Inner Area correlates strongly with wards suffering the worst levels of poor mental and physical health. Health priorities in Blackpool include reducing obesity and improving mental health.

2.32 A growing evidence base, reflected in national policy, suggests that spending on health care could be reduced if greater investment was made in preventing ill health before it has a chance to occur and that there are positive effects that access to good quality

landscapes and green infrastructure has on health and wellbeing and the negative affects when that access is restricted. Blackpool Council are actively targeting childhood obesity with measures including a 'Walk to' project. Twenty eight primary schools and five secondary schools have signed up to the Living Streets programme which encourages school children to walk to school. Work is also underway with the business community to engage active travel across the town.

2.33 In addition, providing communities with the opportunity to grow their own food has multiple health benefits from exercise, social and environmental interaction and access to healthy food.

2.34 Exposure to high air pollution can cause and exacerbate respiratory problems, heart disease and cancer. Trees and vegetation can reduce air pollution directly by trapping and removing fine particulate matter and indirectly by reducing air temperatures.

2.35 Traffic calming measures can take on many forms, but the benefits of using green infrastructure is by far the best method which has multiple benefits and added value. Slower traffic is safer for pedestrians and cyclists. Having green and pleasant streets and green corridors encourages walking and cycling and can assist in reducing the obesity, can improve physical and mental health and reduce social isolation and health inequalities in Blackpool.

2.36 Open space and green infrastructure both in and close by to new housing development is important to create healthy and resilient communities, to create community resources and contributes towards the provision of good quality homes where people want to live.

2.37 Green infrastructure can also conserve and enhance the setting of the towns cultural and heritage assets and provide good quality landscaped links between them. These assets are fundamental to the town as a tourist destination and are also cherished by the people of Blackpool.

Environmental Issues

2.38 Climate change is a global challenge which requires action at every level.

2.39 Providing green infrastructure can assist in absorbing carbon dioxide and can mitigate the effects of climate change, such as water attenuation during extreme weather events, reducing flooding and can cool the urban environment during heat waves.

2.40 In urban areas, the impermeable materials used for roads, pavements and car parking mean that rain is not absorbed and remains on the surface. During periods of heavy rainfall this water accumulates and when the drainage capacity of the area is exceeded, localised flooding will occur.

2.41 Also, a high level of surface water run-off washes pollutants away from the surfaces it falls onto, transporting them into water courses. This can be detrimental to water quality in the sea, streams, rivers and lakes and lead to high pollutant loading at water treatment facilities.

2.42 Blackpool's sewerage system is a combined system (one carrying both foul and surface water), resulting in large volumes of rainwater finding its way into the sewer network. The combined pressures of population growth and more intense storm events are likely to increase the load on existing infrastructure, leading to more frequent spills from the combined sewer overflows of Manchester Square and Anchorholme Outfall pumping stations as a result. There is a need to reduce the impact of these events in order to improve water quality standards in receiving waters and to minimise the risk of serious damage to property and inconvenience to the public

2.43 Soft landscaped surfaces and Sustainable Urban Drainage Systems (SuDS) are able to intercept and store water, reducing the volume of surface water run-off and can filter out pollution. SuDS utilise natural features like porous pavements, filter trenches, grassed ditches, bio retention areas and ponds to enable either complete infiltration of surface water into the ground or to significantly reduce peak flows entering sewer systems by attenuating flows before final discharge.

2.44 In Blackpool, local air quality is largely dominated by traffic emissions and there is one Air Quality Management Area (AQMA) in the town centre, which was declared in 2005. Pollution levels are monitored to determine the success of measures implemented through the resulting Air Quality Action Plan. An updating and screening exercise was undertaken borough-wide in 2014, which showed no further AQMA designations were necessary.

2.45 Green infrastructure and trees can have a positive impact on air quality by removing common pollutants such as ammonia, carbon dioxide, nitrogen oxide, ozone, particulate matter and sulphur dioxide. Tree planting and greening the Town Centre would assist in improving the air quality.

2.46 This can have positive impacts in terms of climate change mitigation, carbon capture and storage and human health.

2.47 Another ecological benefit of greening urban areas is the contribution it can have towards the preservation and protection of rare and vulnerable species.



SuDS scheme at Moor Park

2.48 Parks and woodlands are able to support the widest range of species, but even small areas of vegetation such as in residential gardens, roundabouts, grass verges and green roofs can support a range of plants, insects and birds.

2.49 Providing green infrastructure can create wildlife corridors, linking together larger green spaces and parks and providing links to rural areas on the outskirts of Blackpool. This facilitates the movement of animals, birds and insects and prevents the fragmentation of habitats, which can be detrimental to biodiversity.

2.50 Urban green spaces form an important habitat for pollinators, such as bees and butterflies. Having a healthy population of pollinators is vitally important as many flowers and crops depend upon them in order to reproduce.

2.51 In development, where meaningful ground level landscaping isn't possible, installing or retro-fitting green roofs, walls and facades in Blackpool would greatly support biodiversity and contribute towards a network of green corridors around the town. This type of green infrastructure also insulates the building, against extreme temperatures, thereby reducing heating and cooling costs and reducing the carbon footprint of the building. Green roofs can also hold water, reducing the amount of surface water run-off and thereby reducing the requirement of other, more costly hard engineering attenuation measures. Examples of innovative green infrastructure include the green wall at Reubens Hotel, London, Synergy House in London, the Sportplaza Mecator in the Netherlands, Ko-Bogen II offices in Dusseldorf and the Basco Verticale social housing project in Isola, Milan.



Retrofitted green wall in Paris

3.0 Policy framework

National Planning Policy Framework

3.1 The Government updated the [National Planning Policy Framework](#) (opens a new window) (NPPF) in July 2021 and this SPD is prepared in the context of that Framework. The NPPF sets out the Government's planning policies for England and aims to ensure that development is sustainable, recognising that economic, social and environmental matters are mutually dependant and beneficial in creating sustainable development.

3.2 The NPPF requires local authorities to set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for the conservation and enhancement of the natural, built and historic environment. These measures include landscaping and green infrastructure and planning measures to address climate change mitigation and adaptation.

3.3 The NPPF confirms that planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities and open space. Policies and decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

3.4 The NPPF also directs local authorities to refuse permission for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

3.5 Paragraph 131 of the NPPF confirms that trees make an important contribution to the character and quality of urban environments and can help mitigate and adapt to climate change. Paragraph 131 requires planning polices and decisions to ensure that new streets are tree lined and that opportunities are taken to incorporate trees elsewhere within developments and that existing trees are retained wherever possible.

3.6 Paragraph 174 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by recognising the wider benefits from natural capital and ecosystems, including the economic and other benefits of trees. Paragraph 174 also confirms that development should minimise impacts on and provide net gains for biodiversity and wherever possible, should help to improve local environmental conditions such as air and water quality. Paragraphs 179 – 182 seek to protect and enhance habitats and biodiversity.

3.7 This SPD is also prepared in the context of the National Planning Practice Guidance (NPPG), published in March 2014 and periodically updated, which expands on the NPPF. It defines Green Infrastructure as a network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits. It goes on to state: “Green infrastructure is not simply an alternative description for conventional open space. As a network, it includes parks, open spaces, playing fields, woodlands, but also trees, allotments and private gardens. It can also include streams, canals and other water bodies and features such as green roofs and walls”. NPPG describes how local authorities should plan for Biodiversity and Geodiversity, provides guidance on ecological networks, ecological evidence, legal obligations for European sites, guidance on local sites, ecosystem services and nature improvement areas. The Planning Process, enhancement of biodiversity, avoiding, mitigating and compensating for significant harm are also included.

3.8 In January 2021, the Government published the [National Design Guide](#) (opens a new window) which identifies the ten characteristics of good design. This document identifies landscaping and green infrastructure as an intrinsic indicator of a well-designed and sustainable place. The Code confirms that development in urban areas should have tree lined streets, planned open spaces, SUDs and other green infrastructure such as green roofs and walls, lower density areas for more natural green spaces and habitats and utilise urban greening factor tools. Further details and guidance on the ten characteristics of good design are set out in the [National Model Design Code](#) (opens a new window) which was published in 2021.

3.9 Further national context is provided in legislation through the Natural Environment and Rural Communities Act 2006 and the Climate Change Act 2008 and the 2018 Government ‘25 Year Environment Plan’, [Appendix B](#) refers.

Local Plan Policy

3.10 The [Blackpool Local Plan Part 1: Core Strategy](#) [PDF 135.35MB] (Core Strategy) sets out the Vision, Goals and Objectives for Blackpool up to 2027 and is the principal development plan document for Blackpool. The Core Strategy provides an overview of Blackpool’s economy, social, housing and environmental issues, recognising that over 80% of the Borough is developed, with an intensely compact Inner Area which experiences acute levels of deprivation, which has led to communities with extreme health, social and economic inequalities. The Core Strategy confirms that some wards in the Inner Area have the lowest provision of open space in the UK and that open land to the east of the town has important landscape, nature conservation, recreational and environmental value for local communities.

3.11 This Greening Blackpool SPD supports and expands on the following key strategic

local plan policies in the Core Strategy:

Policy CS6: Green Infrastructure:

1. High quality and well connected networks of green infrastructure in Blackpool will be achieved by:

a. Protecting existing green infrastructure networks and existing areas of Green Belt. The loss of green infrastructure will only be acceptable in exceptional circumstances where it is allowed for as part of an adopted Development Plan Document; or where provision is made for appropriate compensatory measures, mitigation or replacement; or in line with national planning policy.

In terms of existing open space, sports and recreational buildings and land, including playing fields, these will be protected unless the requirements of paragraph 97 (now 99) of the NPPF are met. In terms of Green Belt areas, the Council will apply national policy to protect their openness and character, and retain the local distinctiveness. There is no planned strategic review of the existing Green Belt boundary during the plan period.

b. Enhancing the quality, accessibility and functionality of green infrastructure and where possible providing net gains in biodiversity.

c. Creating new accessible green infrastructure as part of new development and supporting urban greening measures within the built environment.

d. Connecting green infrastructure with the built environment and with other open space including the creation, extension or enhancement of greenways, green corridors and public rights of way.

2. All development should incorporate new or enhance existing green infrastructure of an appropriate size, type and standard. Where on-site provision is not possible, financial contributions will be sought to make appropriate provision for open space and green infrastructure.

3. International, national and local sites of biological and geological conservation importance will be protected having regard to the hierarchy of designated sites and the potential for appropriate mitigation. Measures that seek to preserve, restore and enhance local ecological networks and priority habitats/species will be required where necessary.

Policy CS11: Planning Obligations:

1. Development will only be permitted where existing infrastructure, services and amenities are already sufficient, or where the developer enters into a legal

undertaking or agreement to meet the additional needs arising from the development.

2. Where appropriate, planning contributions will be sought in connection with a development to ensure that:

a. The particular facilities required for the proposed development, including the provision of necessary infrastructure, services and community facilities are met

b. Any damaging impact on the environment or local amenity arising from the proposed development can be overcome.

3.12 Other relevant Core Strategy policies related to green infrastructure include:

- Policy CS1 Strategic Location of Development
- Policy CS5 Connectivity
- Policy CS7 Quality of Design
- Policy CS8 Heritage
- Policy CS9 Water Management
- Policy CS10 Sustainable Design and Renewable and Low Carbon Energy
- Policy CS12 Sustainable Neighbourhoods
- Policy CS15 Health and Education
- Policy CS17 Blackpool Town Centre
- Policy CS19 Central Business District (Talbot Gateway)
- Policy CS20 Leisure Quarter
- Policy CS22 Key Resort Gateways

3.13 **The Local Plan Part 2: Site Allocations and Development Management Policies³**

allocates sites for development and sets out a suite of development management policies to guide appropriate development. Once adopted, this document will replace the saved policies in the Blackpool Local Plan 2001-2016 (adopted in 2006). Consultation on the submission version of the Local Plan Part 2 took place February to March 2021. Relevant policies in the Local Plan Part 2 include:

- Policy DM1: Design Requirements for New Build Housing
- Policy DM10: Promenade and Seafront
- Policy DM17: Design Principles
- Policy DM21: Landscaping

³ Part 2 of the Local Plan can be viewed on the [Council's website](#) (opens a new window)

- Policy DM25: Public Art
- Policy DM31: Surface Water Management
- Policy DM35: Biodiversity
- Policy DM41: Transport Requirement

3.14 Policy DM21 confirms that development proposals are expected to contribute towards green and blue infrastructure, retain existing green infrastructure and encourages tree planting and the use of green walls and roofs. The policy also requires high quality boundary treatments which enables the passage of wildlife; restricts hard surfacing of residential gardens; and requires financial contributions where on-site restrictions mean green infrastructure cannot be provided on site to be spent in accordance with this SPD.

3.15 Policy DM35 seeks to protect biodiversity and requires net gains where opportunities exist.

Duty to Co-operate and cross boundary green infrastructure

3.16 Local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other and with other prescribed bodies, on strategic matters that cross administrative boundaries in preparing their Development Plans. Engagement should also include other bodies including the Local Nature Partnerships.

3.17 This co-operation involves identifying cross boundary strategic priorities and includes collaborating on evidence critical to understanding the needs of local areas and the wider economic and housing market areas.

3.18 In response to the Duty to Cooperate in 2013 Blackpool Council, along with neighbouring authorities of Fylde and Wyre Councils and Lancashire County Council⁴ agreed a [Memorandum of Understanding](#) (MOU) [PDF 9,242K] which covers cross boundary issues including surface water drainage; waste water and the natural environment. A key issue in the MOU is “to work together to conserve and enhance natural habitats, biodiversity and landscapes of importance and to develop a strategic network of green infrastructure”. The MOU was updated in 2015.

3.19 In light of the requirements of the MOU, it is considered important that green infrastructure cross boundary issues are taken into account in the consideration of development proposals which could impact on neighbouring authorities’ natural environment.

3.20 Consultation took place at the beginning of 2020 on the [Draft North West Inshore and Offshore Marine Plan](#) (opens a new window). Once adopted, the plan will provide a framework that will shape and inform decisions over how the areas' waters are developed,

⁴ Both Wyre and Fylde Councils are local government districts under Lancashire County Council.

protected and improved over the next 20 years. In doing so, the draft plans will help to safeguard and enhance the marine environment and biodiversity, improve the well-being of coastal communities and support a strong marine economy. The draft plan encourages proposals for development inshore and offshore to apply the environmental net gain approach to development that aims to leave the natural environment in a better state than beforehand.

4.0 Development Requirements for Green Infrastructure in Blackpool

Summary of Key Requirements

- All development proposals should be able to demonstrate that the biodiversity mitigation hierarchy (avoid, mitigate, compensate) has been followed;
- Where appropriate, all development proposals will be required to demonstrate a net gain in biodiversity;
- All BS 5837 Category A, B or C trees should be retained on a development site. If removal of BS 5837 Category A, B or C trees is unavoidable, each felled tree is to be replaced by 2 semi-mature trees⁵ or in accordance with the Council's Tree Strategy;
- All new residential development (including change of use) providing 3 or more units should provide 40 square metres of open space per person based on average occupancy rates. If the full provision of open space cannot be provided on-site, a financial contribution towards up-grading open space off-site will be required;
- All new residential development (including change of use) providing 3 or more units will be required to provide 2 trees for each dwelling in accordance with the Council's Tree Strategy. If the full provision of tree planting cannot be provided on-site, a financial contribution towards tree planting off-site will be required;
- All new non C3 residential development (including change of use) catering for 3 or more residents will be required to provide 1 tree for each resident. If the full provision of tree planting cannot be provided on-site, a financial contribution towards tree planting off-site will be required;
- All new commercial and leisure development (including change of use) will be required to provide 1 tree for each 100 square metres of floorspace. If the full provision of tree planting cannot be provided on-site, a financial contribution towards tree planting off-site will be required. This could be negotiated depending on other proposed innovative greening measures such as green roofs and walls or best practice SuDS with multiple benefits for people and biodiversity.
- Surface level car parking areas to have permeable surfaces and to be well screened and landscaped with green infrastructure.
- Priority will be given to the use of native species.
- Trees should be locally sourced and native species should be prioritised.

⁵ The British Standards Institution defines semi-mature trees as those with an overall height in excess of 4 metres and/or a stem girth measurement (circumference) of 20 centimetres or larger, when measured 1 metres above the ground.

All New Development

4.1 It is important that green infrastructure is considered early on in the design process and is central to the design and layout of a development, rather than it being an afterthought or being relegated to 'left-over' land;

4.2 The amount of green infrastructure that can be provided on site will vary considerably between developments and will be influenced by a variety of factors. However, securing greater levels of green infrastructure compared to past developments will be important to provide future economic, social and environmental benefits. Where sites are constrained by a lack of space to provide traditional landscaping, green infrastructure can be provided through green roofs and walls and other innovative approaches, which do not affect the amount of land available for development.

Trees and Hedgerows

4.3 Where trees and/or hedgerows are present on or close to the boundary of a development site, a planning application may need to include the following documents:

- Phase 1 Habitat Survey
- Protected species surveys
- Pre-development Tree Survey
- Arboricultural Impact Assessment (AIA)
- Arboricultural Method Statement (AMS)
- Additional/replacement planting scheme

4.4 New development will be required to retain existing trees covered by categories A, B or C of BS 5837 (BS 5837 is British Standard for trees in relation to construction updated in 2012). Furthermore, layouts should retain groupings of trees and not fragment them. This can be important for the long-term safety of the trees, as groups of trees shelter each other in high winds. Linear groups of trees and hedgerows may also be important navigational aids for bats and other wildlife.

4.5 Where the removal of trees covered by categories A, B or C of BS 5837 is unavoidable, the trees must be replaced on a ratio of 2 trees for each category A, B or C tree felled or in accordance with the Council's Tree Strategy.

4.6 The replacement trees should:

- be of a suitable maturity to mitigate the loss of the existing trees;
- be of a local provenance;
- be a native species unless otherwise agreed.

4.7 Where the full provision of replacement tree planting cannot be provided onsite, financial contributions will be sought towards tree planting off-site at a sum of £1000 per tree.

4.8 The 'right tree in the right place' approach should be taken and trees should be planted in the built environment to allow longevity without becoming a nuisance when they reach maturity. The following factors should always be considered when planning a tree planting scheme:

- Planting should provide wildlife links and habitat enhancement;
- There should be adequate space allowed for newly planted trees to reach their full mature height and spread without causing nuisance to adjacent structures and occupants;
- Predicted mature height and canopy spread, canopy density, propensity to shed seeds, fruits and if the tree exudes honeydew, etc.;
- Suitability of trees within the built environment. Trees should always compliment the architecture, historic environment and the local landscape in the longer term. Colour of backdrop should also be taken into consideration, (for example a Silver Birch will not be clearly visible against a light background);
- The suitability of species and planting positions adjacent structures such as walls and buildings to avoid the risk of structural damage as the tree grows and matures, engineered solutions such as root directors can be used to minimise this;
- The suitability of species in relation to future changes in climate and predicted increase in temperature;
- Provide the maximum benefits for canopy cover, health and well-being, urban cooling and the adaptation of the site and the neighbourhood to climate change;
- Sufficient soil volume should be afforded for the tree to reach its optimum size and;
- Drainage should be such that tree roots are able to grow and function adequately.

4.9 It is important to consider what purpose the tree would serve. If it would form part of a SuDS system, it may be appropriate to choose a thirsty species that does well in boggy ground. If the main purpose of the tree is to provide biodiversity net gain, a variety of species that attracts insects, mammals and birds may be more appropriate. Plant larger species with a fuller canopies in open space and smaller, more manageable species in residential gardens but sufficiently far away from the dwelling to avoid future amenity issues.

4.10 The selection of tree species will also need to be mindful of plant health issues, with a greater number of British native species becoming increasingly threatened by pests and

diseases, most of which have entered the UK from abroad and which are likely to thrive as a consequence of climate change. Tree population resilience is likely to be achieved most successfully by introducing a high level of species diversity. Useful advice on this subject is contained in the DEFRA publication [‘Protecting Plant Health – A Plant Biosecurity Strategy for Great Britain’: April 2014](#) (PDF 685KB). Further guidance on species selection is included in the Council’s Tree Strategy 2020-2030.

4.11 It should be noted that the practice of netting trees or hedgerows in or around a development site to prevent nesting birds and bats is not an ethical approach and has a high potential of harming protected species and will be discouraged by the Council.

Biodiversity Requirements

4.12 Biodiversity can be simply defined as the ‘variety of life on earth’ including all plants, animals, fungi and microorganisms. The greater the variety of these lifeforms that live within a habitat, the more biodiverse the environment.

4.13 The human race depends on biodiversity to survive. Life as we understand it is only made possible due to the complex web of interactions between different lifeforms that live on the Earth. We also have a moral duty to respect all forms of life and do our best to protect it. Across the world, biodiversity is in decline. The latest [State of Nature Report](#) (PDF 12,813KB) confirms that biodiversity in the UK has declined by 56% since 1970 and that 15% of our biodiversity is already extinct or threatened with extinction.

4.14 The government’s 25 Year Environment Plan commits to a national Nature Recovery Network (NRN) to restore and enhance a network of wildlife rich places. It is important that development that takes place in Blackpool contributes to the aims and objectives of the NRN where possible and contributes towards an enhanced Lancashire ecological network. Lancashire’s ecological network maps can be obtained from the Lancashire Environment Record Network (LERN). The LERN feeds information about local biodiversity into the National Biodiversity Network Atlas which contains details of the presence of different species in and around a postcode area and should be used to identify measures to encourage and support biodiversity in new development. So for example, if there have been verified siting’s of bats or swifts in an area, bat and swift boxes should be incorporated into the development to support local populations. This information should also inform what should be included in landscaping schemes, for example, to include a body of water or the types of species of plants and trees to be incorporated into a development to provide habitats for amphibians or food source for foraging bats etc.

4.15 Any development has the potential to impact (both negatively and positively) on local biodiversity through its effects on nature conservation features both within the boundaries of the development as well sites adjacent and in certain circumstances a significant distance away. As part of the development process these impacts need to be

assessed and (if found to be negative) avoided, mitigated or as a last resort compensated for or planning permission is likely to be refused.

4.16 Developments should not fragment existing habitats, should incorporate beneficial nature conservation features and should deliver a net gain for biodiversity.

4.17 In any case, the inclusion of appropriate green infrastructure will assist biodiversity. In order to achieve the most benefit and provide net gains to biodiversity, the use of native species should be prioritised in landscaping schemes and other green infrastructure. A list of native shrubs and trees are included in [Appendix C](#).

4.18 The introduction of non-native or invasive species can be devastating to local ecosystems. For example, the Rhododendron was introduced to the UK in the 18th Century and is a common feature in residential gardens. However, although it produces attractive flowers, they have few attributes that offset the negative impact it can have.

4.19 Rhododendron is an invasive species which can spread beyond residential curtilages and its presence in woodland has been shown to reduce the numbers of earthworms, birds, animals and plants leading to a reduction in the biodiversity in the area. They can grow very large and a mature plant is very dense and can spread quite quickly, eradicating ground cover plants and interfering with the process of natural regeneration of trees.

4.20 Native species provide the habitat and nourishment that local wildlife requires whilst also providing all of the other benefits of green infrastructure.

Protected Species

4.21 Many species receive special protection under National, European and International legislation. This includes both flora and fauna. Protection by law is afforded to these species and new sites may be found to be or become important as habitats during the life of the development.

4.22 The Lancashire Biodiversity Action Plan produced in April 2001 offers further guidance on what can be done at a local level to maintain and enhance Lancashire's native wildlife.

4.23 The presence of certain newts, bats, butterflies or other protected species is a material planning consideration when considering development proposals which would be likely to harm the species or its habitat. On such sites an expert on the relevant protected species should carry out a site survey, with recommendations on how to safeguard the site or how to mitigate the effects of development if this can be acceptably achieved without adverse harm to the species involved.

4.24 It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a proposed development, is established before the planning

permission is granted, otherwise all relevant material considerations may not have been addressed in making a decision. As such, Blackpool Council does not condition protected species surveys. Where such surveys are required, an application will not be validated in advance of the submission of the relevant survey. If protected species are identified or issues raised during a live planning application, the relevant surveys will need to be submitted otherwise the application could be refused on the grounds of lack of information. All surveys relating to protected species and trees should be undertaken by a suitably qualified and experienced person with the relevant licences.

4.25 Development which is likely to have an adverse impact on protected species will not be permitted.

Sites of Special Scientific Interest (SSSI)

4.26 Sites of Special Scientific Interest (SSSI) are statutory sites of nature conservation value designated by Natural England and represent the best of the country's habitats.

4.27 Blackpool Council has one SSSI – Marton Mere which was declared an SSSI by the Nature Conservancy Council in 1979 and re-notified in 1984 under the revised legislation contained in the Wildlife Countryside Act 1981. There are strict controls on the operation and use of land within and around Marton Mere.

4.28 The site covers 39 hectares and the water area of the Mere itself covers 18 hectares, which is one of the few remaining natural freshwater sites in Lancashire, supporting a great many species of birds throughout the year. The Council will seek to protect the SSSI and will consult Natural England on any planning applications likely to affect land in the SSSI.

4.29 Marton Mere is also designated as a Local Nature Reserve (LNR). It was declared in 1991 and extended in 1996. The LNR covers most of the area of the SSSI and additionally includes land in the northern shore which is now within Heron's Reach Golf Course.

4.30 To the south of Blackpool in Fylde, the Star Hill sand dunes are also a SSSI. Development within or outside of the SSSI which is likely to have an adverse impact on the SSSI will not be permitted.

Biological Heritage Sites

4.31 Biological Heritage Sites (BHS) are the most important non statutory wildlife sites in Lancashire. They were derived from a County-wide project undertaken by officers of Natural England, the Lancashire Wildlife Trust and Lancashire County Council which identified a network of key wildlife sites across Lancashire. These sites are important for nature conservation at the county or district level and represent habitats of uncommon quality which are often difficult to recreate. The highly built up nature of Blackpool limits the number of sites of nature conservation interest, increasing the importance of protection of any sites where nature conservation interests are identified.

4.32 Further information on the BHSs and their location across the Borough is set out in [Appendix D](#). These sites are not statutorily protected, but are a material consideration in the planning process.

4.33 Development within or outside of the Biological Heritage Sites which is likely to have an adverse impact on the biodiversity of the Biological Heritage Site will not be permitted.

4.34 Where a development could impact on ecologically sensitive sites or protected species, a phase 1 ecology and/or protected species study will be required. The development scenarios and requirements for such a study are set out in [Appendix E](#).

Surface Water Management and Drainage

4.35 Sustainable drainage systems (SuDS) are an increasingly important part of green infrastructure and when done well, can have multiple benefits for amenity, biodiversity and reducing flood risk. SuDS minimise surface water run-off and flood risk in an environmentally friendly way by mimicking natural water systems such as ponds, swales and basins. SuDS can integrate seamlessly in wider green infrastructure such as rain gardens, green roofs and infiltration trenches in order to slow water flow rate to reduce flood risk.

4.36 The Blackpool Infrastructure and Delivery Plan identifies the need to reduce the risk of surface water flooding and improve the quality of bathing water in Blackpool.

4.37 Some areas of Blackpool suffer from flash flooding when heavy storms generate high volumes of surface water that can rapidly increase the flow in a combined sewer until the volume overwhelms the local drainage network.

4.38 Localised flooding can be reduced through green infrastructure and more directly through SuDS, which reduce surface water runoff and facilitate the retention of rainfall to delay surface water from entering the combined sewer system during high rainfall events. The integration and potential retrofitting of SuDS will contribute to improving water quality, reducing surface water and reducing the impacts of climate change and can additionally provide attractive and valuable green infrastructure assets such as ponds, swales and wetlands. Woodland, trees, vegetation and soils have a role to play in SuDS by aiding in water interception, storage and infiltration while increasing evapo-transpiration. They also can manage pollutants on site and reduce the amount of pollutants entering other waterways and watercourses. SuDS offer attractive opportunities to incorporate tree planting and other vegetation, such as reed beds.

4.39 The Council will encourage multi-functional SuDS features that include opportunities for landscaping, outdoor activities and play and which provide net gains in biodiversity, whilst helping to ensure local adaptation to climate change. Underground attenuation and flow control systems alone should only be considered on constrained sites where there are no opportunities to incorporate SuDS as green infrastructure.

On Site and Off Site Provision

4.40 The Council's preference is for green infrastructure to be provided on-site as this affords residents, visitors and workers with better and more immediate access to open space and green infrastructure, supports community cohesion and does not place additional pressure on existing green infrastructure. In relation to housing, a significant amount of the Council's new homes supply comes from the conversion of guest houses and hotels where on site provision is challenging and often presents little opportunity to provide open space or tree planting within the development. In these circumstances, creative solutions for on-site green infrastructure would be required and/or contributions towards off-site provision.

4.41 The types of green infrastructure required by a development will be assessed on a case by case basis and dependant on the existing local infrastructure. The guiding principle will be that green space and green infrastructure should be provided in a location where they will best meet the needs of the occupiers of the development or will contribute towards the creation of green corridors with 500m of the development; or on main routes between the development site and the Town Centre; or within the Town Centre itself.

All New Residential Development

Open Space Requirements

4.42 Supplementary Planning Guidance (SPG) 11 (1999) required new housing development to provide a standard of 24 square metres of open space per head of population in accordance with the former National Playing Fields Association '6 Acre Standard', which was a widely used national benchmark standard. The guidance for Outdoor Sport and Play was updated in 2015 to reflect policy changes including the National Planning Policy Framework and now includes recommendations for the provision of amenity and natural green space and confirms that standards should be set locally, depending on local needs.

4.43 The Open Space Assessment 2019 recommends that at least 4 hectares of open space should be provided per 1000 population (40 square metres per head of population) and this is now the adopted benchmark for Blackpool.

4.44 New residential development of more than 3 dwellings, including changes of use, should provide high quality public open space of at least 40 square metres per occupier, as recommended in the 2019 Open Space Assessment.

4.45 Open space should be provided on-site but where this isn't possible, financial contributions will be required towards the upgrade of outdoor sports facilities, children's play space, open space or amenity and natural greenspace in the area, as appropriate.

4.46 The type of provision will depend on the proximity of existing open space to the development and its quality and other green infrastructure priorities in the area.

4.47 The average occupancy levels of homes in Blackpool from the 2011 Census are shown in Table 1 which sets out the open space requirements.

Table 1: Open space requirements informed by 2011 Census average household occupancy in Blackpool

Size	Average Occupancy	Total Requirement (40m ² per person)
1 bed	1.2 people	48m ²
2 bed	1.8 people	72m ²
3 bed	2.3 people	92m ²
4+ bed	2.9 people	116m ²

4.48 The cost of providing open space per person is shown in Table 2. This figure has been carried forward and index linked from the 1999 SPG11, Open Space: provision for new residential development and the funding system, which has been successfully implemented since its adoption.

Table 2: Open space cost per person

Requirement <u>per person</u> Open Space Assessment 2019	Costs per sq. metre (2019)	Total Cost per person (2019)
40m ²	£24.63	£985.20

4.49 The cost of providing open space per dwelling is shown in Table 3.

Table 3: Cost of open space per dwelling size

Size of dwelling	Average Occupancy (2011 Census)	Cost per person	Commuted Sum 2019
1 bedroom	1.2 people	£985.20	£1,182.24
2 bedroom	1.8 people	£985.20	£1,773.36
3 bedroom	2.3 people	£985.20	£2,265.96
4+ bedroom	2.9 people	£985.20	£2,561.52

Provision of Trees

4.50 In addition to the above requirements, new residential development (including change of use) providing 3 or more units will be required to provide two trees for each new dwelling, to be provided on-site.

4.51 All other residential development outside Use Class C3, for example care homes, children's homes, supported living and including change of use, which cater for 3 or more residents will be required to provide 1 tree for each resident.

4.52 Where the full provision of tree planting cannot be provided onsite, financial contributions will be sought towards tree planting in the area⁶ at a sum of £1000 per tree. This sum will be used to plant a number of trees in a grassed area or will be pooled towards the provision of trees in hard surfaced areas. Trees in hard surfaced areas where there are infrastructure constraints, cost between £7,000 and £15,000 each, depending on the required root system, species, maturity and level of maintenance required.

New Build Commercial and Leisure Development

Landscaping

4.53 All new build commercial and leisure development should provide onsite green infrastructure where possible. Where a site is tightly constrained with lack of space for more traditional landscaping, consideration should be given to the use of green roofs and walls.

4.54 Surface level car parking areas should be permeable to assist with surface water drainage, and should be screened by meaningful landscaping and open space, including tree planting where possible.

Provision of Trees

4.55 In addition one tree is required for each 100 square metres of floorspace (or part thereof) to be provided or a financial contribution towards tree planting in the area⁷ at a sum of £1000 per tree for every tree which cannot be provided on site.

⁶ For the purposes of this document, 'in the area' means within 500m of the development site or on main routes between the development site and the Town Centre or within the Town Centre itself.

⁷ For the purposes of this document, 'in the area' means within 500m of the development site or on main routes between the development site and the Town Centre or within the Town Centre itself.

5.0 Other Information

Pre Application Advice

5.1 It is strongly recommended that developers have early consultation through the pre-application service with the Planning Department in order to ascertain exactly what supporting information is required to accompany a planning application.

5.2 With respect to the requirements set out in this SPD in relation to trees and hedgerows, a professional arboriculture and ecology consultant will be able to provide the documents and plans where required. This information will identify significant trees and the constraints that they impose, which in turn will inform the design of the development. The consultant should also be able to provide details of protection and mitigation measures for the development.

5.3 In addition to ensure high quality landscaping which meets the requirements of this SPD it is recommended that a suitably qualified landscape architect should also be engaged where appropriate.

S106 and S278 agreements and the use of conditions

5.4 The NPPF identifies that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. It highlights that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition (paragraph 55).

5.5 Conditions, legal agreements and developer contributions will be used to secure new or enhanced green and blue infrastructure provision on, or associated with, new development. Developers will be expected to provide most aspects of green and blue infrastructure within developments, ensuring that, where possible, they integrate with wider blue and green infrastructure networks.

5.6 A Section 106 (S106) agreement is a legal agreement between the land owner and the local planning authority and are used to mitigate the impact of new development. S106 agreements can require financial contributions for tree planting and green infrastructure off site.

5.7 In September 2019, The Community Infrastructure Levy (Amendment) (England) (No2) Regulations 2019 removed the restrictions on pooling S106 contributions in areas where authorities fall under a threshold based on the tenth percentile of average new build house prices and Blackpool falls into this category. This means that the Council can pool multiple contributions towards larger green infrastructure projects in an area, meaning local communities and new development benefit on a more meaningful scale.

5.8 A section 278 agreement (S278) is a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the Council to make alterations or improvements to a public highway as part of a planning application. This can include tree planting in adopted streets and grass verges on highways.

5.9 In Blackpool, developer contributions will be secured under a S106 agreement or a S278 agreement, to be used towards upgrading public open space, providing or upgrading other types of green infrastructure or tree planting in the area, in the Town Centre or on major routes between the development site and the Town Centre. Should the developer prefer to plant their own off-site street trees under supervision of the Council, these details would be agreed under a S278 agreement. Where a developer plants their own trees in the highway, the developer will be responsible for the maintenance of the trees for a period of time which will be agreed in the S278 agreement.

Viability

5.10 The Council will seek to secure a fair and reasonable developer contribution without adversely affecting the viability of new development in Blackpool. Paragraph 58 of the NPPF states that where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.

5.11 Applicants should take account of policies in development plans and other relevant documents when developing proposals and acquiring land. However, it is recognised that some development proposals may be unable to meet all of the relevant policy and planning obligation requirements whilst remaining economically viable and deliverable. The Council recognises the wider benefits of development, such as regeneration, housing need and employment and will consider requests to reduce the level of planning obligation in viability terms on a case by case basis.

5.12 Such requests must clearly demonstrate to the Council what contributions can be made, the reasons why the development cannot support the full planning obligation requirements, including an open book viability assessment in order for the Council to take it into account as a material consideration.

5.13 The assessment should be submitted, if possible, at the pre-application stage of the planning process to enable the request to be considered and independently verified by the council.

APPENDICES

APPENDIX A: Supporting evidence and strategies

Blackpool's Green and Blue Infrastructure Strategy, Action Plan and Technical Report

A1.1 [The Green and Blue Infrastructure Strategy](#) [PDF 3,336KB] is a 10 year plan to invest in Blackpool's Green and Blue Infrastructure, to enhance existing parks and open spaces and deliver new high quality green spaces and public realm. The Strategy commits the Council to ensure that Green and Blue Infrastructure forms part of all decision making and supports future proofing the town.



A1.2 The Green and Blue Infrastructure Strategy and its accompanying [Action Plan](#) [PDF 774KB] have been developed following comprehensive consultation and review of evidence and the Strategy will guide the Council's actions, large and small, to build a town nationally known for the quality of its open spaces and green infrastructure.

A1.3 The Strategy identifies six strategic goals and implementation priorities for Blackpool's green and blue infrastructure:

A1.4 Goals and Priorities

- Engaging People in Health and Wellbeing
- Enhancing the Visitor Experience
- Greener Housing and Infrastructure
- Enabling Productive Businesses and Workers
- Promoting a Green Image and Culture
- Improving Habitats and Benefitting Pollinators

A1.5 The Green and Blue Infrastructure Strategy and Action Plan identify 4 key objectives to tackle the town's lack of trees and green infrastructure, which will provide environmental and health benefits to Blackpool.

A1.6 The objectives include:

Objective 1 – Protect and enhance

- Stanley Park
- Enhance GBI functionality of the outer estates at Mereside, Grange Park
- Invest in parks to bring them Green Flag status
- Enhance Promenade headlands and GBI on the Promenade

- Enhance GBI on road verges along key gateways
- Encourage hedgerows and shrubs to the front of properties

Objective 2 – Create and restore

- Embed GBI in the Town Centre
- Incorporate GBI in the tram extension route between North Pier and Blackpool North Train Station
- Incorporate GBI around the Conference Centre using civic space
- Incorporate GBI in the Leisure Quarter development
- ‘Green’ the Winter Gardens
- Work with local businesses to retrofit GI to their buildings using green roofs and walls
- Incorporate GBI into Talbot Gateway Phase 2
- Increase tree canopy to 10% by planting 10,000 trees by 2027
- Create new open space in the Inner Area
- Create open spaces in the Enterprise Zone
- Create a ‘Green Line’ between Blackpool South Train Station and the Town Centre
- Plant trees on key transport gateways – Yeadon Way, Progress Way, Westcliffe Drive and Talbot Road
- Incorporate SUDS in new development
- Require GBI contributions from new development
- Restore elements of the landscape that contribute to character and biodiversity in Green Belt and Countryside Areas
- Create allotments in the north of Blackpool Council

Objective 3 – Connect GBI

- Include GBI when tendering for contracts
- Create/upgrade Blackpool Activity Trail
- Cross boundary GBI provision working with Fylde and Wyre

Objective 4 – Promote the benefits of GBI

- Provide GBI information to communities, telling them about their local green spaces and how to get involved and volunteer
- Ensure planning applications for car parking in front gardens, maintains GBI
- Encourage local businesses to take stewardship of local green spaces
- Identify green gyms, cook and eat opportunities and green prescriptions
- Establish a Men in Sheds Network for Blackpool Council
- Encourage community led environmental stewards, Friends Groups, Beach Guardians, Tree Wardens

- Promote the use of GBI by schools

Blackpool's Open Space Assessment 2019

A1.7 The purpose of the Open Space Assessment [PDF 13,159KB] is to assess the quantity, quality and accessibility of existing provision of open space in Blackpool, including outdoor sports facilities. It builds on and updates existing studies; assesses future needs; and develops locally derived standards.

A1.8 The Open Space Assessment forms part of the evidence base informing Local Plan Part 2: Site Allocations and Development Management Policies, this SPD and any forthcoming Neighbourhood Plans.

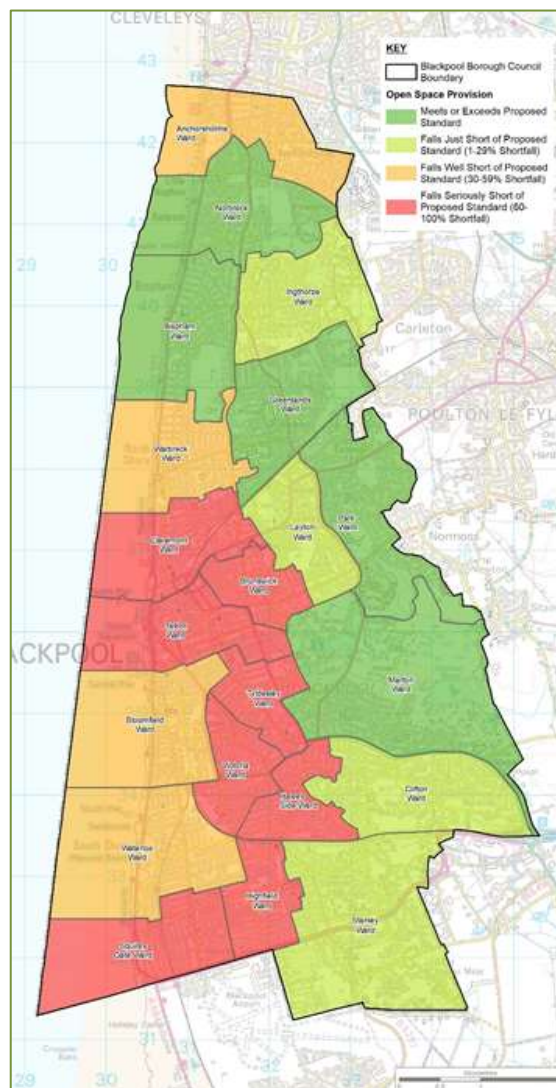
A1.9 This Assessment notes that approximately 74% of Blackpool is developed and that there is limited open space in Blackpool, with some wards having the lowest provision in the UK.

A1.10 165 areas of open space are identified in Blackpool, from Parks, natural and amenity greenspace, play facilities and sports facilities. Only 1% of those sites (1 site) is assessed as being of excellent quality and 13% (13 sites) are assessed as being of poor quality.

A1.11 The existing provision in Blackpool is 4.3 ha per 1,000 population compared to 5.05 ha per 1,000 population national benchmark standards.

A1.12 The Open Space Provision by Ward Map (Figure 40 of the document) summarises the open space quantity provision for each ward against the proposed standard of 4.0 ha of open space per 1,000 population. Wards fall into the following categories:

- Meets or Exceeds Proposed Standard;
- Falls Just Short of Proposed Standard (1-29% Shortfall);
- Falls Well Short of Proposed Standard (30-59% Shortfall); or
- Falls Seriously short of Proposed Standard (60-100% Shortfall).



Map from the Open Space Assessment 2019 showing significant deficiencies in open space in and around the Inner Area

A1.13 There are 21 wards within Blackpool. Five wards meet or exceed the proposed standard and four wards fall just short of the proposed standard. Four wards fall well short of the proposed standard and eight wards fall seriously short of the proposed standard.

A1.14 Wards within the Defined Inner Area and to the south west of Blackpool fall seriously short of the proposed standard. Marton Ward, which comprises Stanley Park and Marton Mere SSSI, is shown to meet or exceed the proposed open space standard.

A1.15 Open space provision in wards along the eastern fringe of Blackpool is generally higher than to the west, this is probably due to the urban nature of the west of Blackpool.

Draft Playing Pitch Strategy Update 2021

A1.16 The vision in the Playing Pitch Strategy is to ensure Blackpool has the appropriate provision of playing pitch community facilities to promote active sport and provide exercise opportunity for all.

A1.17 The Strategy explains that the existing position for all sports pitches is current demand is being met for grass pitches with some small levels of spare capacity for some sports. There is a need for additional 3G pitch provision to meet Football Association requirements; there is a small quantitative shortfall in the future for 5v5 mini football pitches; and some qualitative issues related to overplay and overmarking of pitches. Therefore there is a need to protect existing playing field sites to meet current and future demand; maximise the use of sites where there is capacity to mark out additional pitches; secure community access of sites where this does not currently exist; create access to new provision such as school playing fields where there is a need to do so; and where lapsed sites have been identified as housing allocations in the Local Plan Part 2 consideration of paragraph 99 of the NPPF and exception 4 will need to be had to provide appropriate mitigation informed by the Playing Pitch Strategy when the sites come forward through the planning process.

A1.18 This report identifies ONS data which projects that the population in Blackpool will fall by over 2700 people by the end of the plan period (2027). This data feeds into the calculation for future demand of playing pitches by type, along with the number of participating teams, sporting trends, feedback from sport clubs and national bodies.

A1.19 The aims of the Strategy are:

Aim 1 - To **protect** the existing supply of playing pitches where it is needed for meeting current and future needs

Recommendations:

- a. Protect playing field sites through local planning policy where they are needed for meeting current and future needs to 2027.

- b. Secure tenure and access to sites for high quality, development minded clubs, through a range of solutions and partnership agreements.
- c. Maximise community use of education facilities where there is a need to do so.

Aim 2 - To **enhance** playing fields, pitches and ancillary facilities through improving quality and management of sites

Recommendations:

- d. Improve and sustain quality of pitches
- e. Adopt a tiered approach (hierarchy of provision) for the management and improvement of sites.
- f. Work in partnership with stakeholders to secure funding.

Aim 3 - To **provide** new playing pitches where there is current or future demand to do so.

Recommendations:

- g. Rectify quantitative shortfalls in the current pitch stock.
- h. Identify opportunities to add to the overall stock to accommodate both current and future demand

Blackpool Tree Strategy 2020-2030

A1.20 This strategy recognises the importance of trees, the benefits they afford us and the ever important role they can play in improving our community's mental wellbeing, socio-economic value, providing a home for our local wildlife and mitigating environmental issues. As we currently only have 4% tree cover within the borough, their future cannot be taken for granted; climate change, pests and disease, development, agricultural practices and misplaced perceptions of risk are just some of the challenges our remaining trees face. The Tree Strategy will also deal with Tree Preservation Orders (TPO), Conservation Areas, felling licenses, restrictive covenants, woodlands and amenity/ecosystem enhancements.

Blackpool Town Centre Strategy March 2013

A1.21 The Blackpool Town Centre Strategy⁸ outlines a vision for the Town Centre in 15 years' time and includes 6 objectives:

⁸ [Blackpool Town Centre Strategy 2013](#)

- Re-establish the Town Centre as the first choice shopping destination for Fylde Coast residents.
- Strengthen the Town Centre as a vibrant leisure, entertainment, cultural and business tourism destination for residents and visitors.
- Grow the Town Centre as a place to do business by creating a Central Business District and creative industries hub.
- Create a choice of high quality homes within and around the Town Centre.
- Improve the quality of buildings, streets and spaces and their maintenance and management.
- Provide convenient access to the Town Centre by all modes of travel and enable easier pedestrian movement.

A1.22 The Strategy seeks to improve the Town Centre through a range of initiatives, including public realm improvements and actions are proposed to introduce soft landscaping and trees in areas needing public realm improvements. The Strategy also looks to improve links between the Town Centre, the beach and the Promenade.

Blackpool Quality Corridors Scheme

A1.23 The aim of the Quality Corridors Scheme, funded by Blackpool Council and the Lancashire Enterprise Partnership (LEP), is to help make the town centre more attractive to shoppers, residents and investors and is part of a bigger programme of works to ‘Make Blackpool Better’. The project which has seen enhancements to streets in and around the Town Centre, including paving and road renewal, new street furniture, public art and grants to improve shop fronts and street tree planting.

A1.24 Streets which have already benefited from this investment include Cookson Street, Church Street, Dickson Road, Talbot Road, Topping Street, Wood Street, Deansgate, Edward Street and Leopold Grove.

Blackpool Joint Strategic Needs Assessment

A1.25 The purpose of the Joint Strategic Needs Assessment (JSNA⁹) is to pull together in a single, on-going process all the information that is available on the health and wellbeing of the people of Blackpool.



Green infrastructure vision in the Enterprise Zone

A1.26 The JSNA includes a Local Authority Health Profile (July 2018) which confirms that the health of people in Blackpool is generally worse than the England average.

⁹ [Blackpool Joint Strategic Needs Assessment](#)

Blackpool Joint Health and Wellbeing Strategy

A1.27 The Joint Health and Wellbeing Strategy¹⁰ confirms the role of physical activity in improving both physical and mental health in both adults and children in Blackpool. Reducing isolation and providing opportunities to socialise would also have health benefits for residents. Building community resilience is one of the key themes running through the Strategy, which confirms that £1.6 million (to 2021) will be spent improving parks and open spaces in consultations with the community, to improve emotional wellbeing and build community resilience.

Blackpool Built Heritage Strategy 2016-2020

A1.28 The [Built Heritage Strategy](#) [PDF 3,268KB] was adopted in 2016. The vision in the Strategy states:

‘To ensure that the distinctive heritage of Blackpool is fully appreciated and recognised and that this strategy and associated action plan will seek to protect, conserve and enhance its built heritage for the overall benefit of the community’

A1.29 The Strategy confirms that any development or regeneration scheme proposals in conservation areas or in the setting of listed and locally listed buildings, should respect the defined character of the area and the buildings and aim to actively enhance that character.

A1.30 Any opportunity to improve the historic public realm as a result of development or regeneration schemes should be taken.



Map from 1947 in response to the Town and Country Planning Act.

Local Government Declaration on Healthy Weight

A1.31 The [Declaration on Healthy Weight](#) (opens a new window) acknowledges that environments contribute to sedentary lifestyles and that planning can have a significant impact on opportunities for physical activity, promoting safer environments for walking, cycling and recreation.

Lancashire Environment Record Network (LERN)

A.1.32 Lancashire’s ecological network maps can be obtained from the [Lancashire Environment Record Network \(LERN\) website](#) (opens a new window). The LERN feeds

¹⁰ [Blackpool Joint Health and Wellbeing Strategy](#)

information about local biodiversity into the National Biodiversity Network Atlas which contains details of the presence of different species in and around a postcode area and should be used to identify measures to encourage and support biodiversity in new development. As part of an emerging Nature Recovery Network, the Lancashire, Manchester and North Merseyside Wildlife Trust are currently gathering evidence to feed into a [Nature Recovery Network map](#) (opens a new window) for Lancashire which will further inform future planning policy and decision making on planning applications.

APPENDIX B: National Policy and Legislation

B1.1 Section 40 (1) of the [Natural Environment and Rural Communities Act 2006](#) (opens a new window) (NERC) states that a public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity. Section 40 (3) of NERC confirms that conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.

B1.2 [The Climate Change Act 2008](#) (opens a new window) provides the framework both for mitigating climate change by reducing greenhouse gas emissions and for adapting to climate change. Local Planning Authorities are also required under the [Planning Act 2008](#) (opens a new window) to adopt proactive strategies to mitigate and adapt to climate change.

B1.3 In January 2018, the Government published its [25 Year Environment Plan](#) (opens a new window) which sets out government action to help the natural world regain and retain good health. It aims to deliver cleaner air and water in our cities and rural landscapes, protect threatened species and provide richer wildlife habitats. It calls for an approach to agriculture, forestry, land use and fishing that puts the environment first.



B1.4 The 25 Year Environment Plan embeds an 'environmental net gain' principle for development, including housing and infrastructure and promotes health and wellbeing through the natural environment. The Plan outlines how England will lead by example in tackling climate change and protecting and improving international biodiversity. One of the measures includes greening our towns and cities, creating more green infrastructure and planting more trees in urban areas with a commitment to plant one million trees by 2022.

B1.5 The Plan acknowledges that the value of natural capital is routinely understated and that in the past, our failure to understand the full value of the benefits offered by the environment and cultural heritage has seen us make poor choices. The value of green infrastructure is not captured by traditional accounting methods and is too often ignored in management and policy decisions. But when we use a natural capital approach, we are more likely to take better and more efficient decisions that can support environmental enhancement and help deliver benefits such as reduced long-term flood risk, increases in wildlife and improvements to human health and a boost to long-term prosperity.

APPENDIX C: Native Shrubs and Trees which are suitable in the North West:

Scientific name	Common name	Max height	Longevity	Growth per annum	Wildlife benefits	Coastal Areas	Soil			Hydrology		Notes
							Peat/Acid	Neutral	Alkaline	Damp	Dry	
Alnus Glutinosa	Alder	15m	160 years	90cm for first 20 years	Caterpillars, moths, birds, pollinators and mammals	✓	✓	✓		✓		Deciduous Catkins March to April Improves local soil fertility. Can be used to stabilise river banks, assist in flood control, to purify water in waterlogged soils Tolerates air pollution so good for highway verges
Betula Pendula	Silver Birch	15-20m	60-80 years	Up to 2.6m for first 20 years	Caterpillars, moths, birds, pollinators, mammals, fungi and wild flowers		✓	✓			✓	Deciduous Catkins April into winter Improves soil quality for other plants to grow
Betula Pubescens	Downy Birch	24m	60-80 years	Up to 2.6m for first 20 years	Caterpillars, moths, birds, pollinators, mammals and fungi		✓	✓		✓		Deciduous Catkins April into winter Improves soil quality for other plants to grow
Corylus Avellana	Hazel	8-10m	80 years or longer with coppicing	40-60cm for first 20 years	Caterpillars, moths, birds, pollinators, mammals and fungi			✓	✓		✓	Deciduous Flowers and catkins in February Produces edible nuts, Can also form a hedge
Crataegus Monogyna	Hawthorn	10m	250 years	40-60cm for first 20 years	Caterpillars, moths, birds,	✓	✓	✓	✓	✓	✓	Deciduous Flowers mid May Berries in Autumn

Scientific name	Common name	Max height	Longevity	Growth per annum	Wildlife benefits	Coastal Areas	Soil			Hydrology		Notes
							Peat/Acid	Neutral	Alkaline	Damp	Dry	
					pollinators and mammals							Can also form a hedge and is suitable for small gardens Avoid use around paths and playgrounds due to thorns
Acer Campestre	Field Maple	25m	350 years	40-60cm for first 20 years	Caterpillars, moths, birds, pollinators and mammals		✓	✓	✓	✓		Deciduous Flowers May to June
Fraxinus Excelsior	Ash	35m	400 years or longer with coppicing	40-60cm for first 20 years	Wild flowers, birds, beetles, caterpillars, moths and mammals	✓		✓	✓		✓	Deciduous Flowers April to May Not suitable to be planted near buildings or utilities due to shallow invasive roots Not suitable in dense planting schemes Good for highway verges
Ilex Aquifolium	Holly	10-20m	100-500 years	20cm for first 20 years	Birds, mammals, butterflies and pollinators		✓	✓	✓		✓	Evergreen Flowers in spring and berries throughout winter Can also form a hedge
Malus Sylvestris	Crab Apple	8-10m	100 years	20-40cm for first 20 years	Birds, mammals, caterpillars and pollinators			✓	✓		✓	Deciduous Flowers April to May Fruits ripen in Autumn and provide food for birds over winter
Populus Tremula	Aspen	25m	50-100 years	Up to 2m for first 20 years	Birds, mammals, moths and insects	✓	✓	✓	✓	✓		Deciduous Catkins in March
Prunus Avium	Wild Cherry	25m	60 years	50cm for first 20 years	Birds, mammals,	✓		✓	✓		✓	Deciduous Flowers in April and berries in July

Scientific name	Common name	Max height	Longevity	Growth per annum	Wildlife benefits	Coastal Areas	Soil			Hydrology		Notes
							Peat/Acid	Neutral	Alkaline	Damp	Dry	
					butterflies and pollinators							Fallen leaves smell of marzipan Not suitable to be planted near buildings or utilities due to shallow invasive roots Suitable for larger gardens but not near paths due to fruit dropping
Prunus Padus	Bird Cherry	15m	300 years	40cm for first 20 years	Birds, mammals, butterflies and pollinators		✓	✓	✓	✓	✓	Deciduous Flowers in May and berries in late summer Can be grown as a shrub or a tree Suitable for smaller gardens but not near paths due to fruit dropping
Prunus Spinosa	Blackthorn	5-6m	100 years	40-60cm for first 20 years	Birds, mammals, butterflies and pollinators	✓	✓	✓	✓		✓	Deciduous Flowers in March and berries over winter which is valuable to birds Good in a native hedge
Quercus Petraea	Sessile Oak	30-40m	700 years +	50cm for first 20 years	Birds, mammals, butterflies, caterpillars, pollinators, bats, fungi and beetles	✓	✓	✓		✓	✓	Deciduous Oak trees support more wildlife than any other native trees. Flowers in spring and produce acorns after 20-30 years

Scientific name	Common name	Max height	Longevity	Growth per annum	Wildlife benefits	Coastal Areas	Soil			Hydrology		Notes
							Peat/Acid	Neutral	Alkaline	Damp	Dry	
												Slightly more hardy than an English Oak
Quercus Robur	Pedunculate/English Oak	30-40m	1000 years +	50cm for first 20 years	Birds, mammals, butterflies, caterpillars, pollinators, bats, fungi and beetles	✓	✓	✓	✓	✓	✓	Deciduous Oak trees support more wildlife than any other native trees. Flowers in spring and produce acorns after 20-30 years
Salix Caprea	Goat Willow	10-13m	300 years	20-40cm for first 20 years	Birds, caterpillars, butterflies, moths and pollinators	✓	✓	✓	✓	✓		Deciduous Most versatile of the willows and can be used in hedges. Will tolerate flooding Not suitable to be planted near buildings or drains due to shallow invasive roots Dislikes atmospheric pollution
Salix Cinerea	Grey Willow	10m	300 years	20-40cm for first 20 years	Birds, caterpillars, butterflies, moths and pollinators	✓	✓	✓	✓	✓		Deciduous Will tolerate flooding Not suitable to be planted near buildings or drains due to shallow invasive roots Dislikes atmospheric pollution
Salix Fragilis	Crack Willow	10-20m	300 years or 1000 years	20-40cm for first 20 years	Birds, caterpillars, butterflies,	✓	✓	✓		✓		Deciduous Will tolerate flooding

Scientific name	Common name	Max height	Longevity	Growth per annum	Wildlife benefits	Coastal Areas	Soil			Hydrology		Notes
							Peat/Acid	Neutral	Alkaline	Damp	Dry	
			with pollarding		moths and pollinators							Not suitable to be planted near buildings or drains due to shallow invasive roots Dislikes atmospheric pollution
Salix Viminalis	Osier Willow	6m		2m for first 20 years	Birds, caterpillars, butterflies, moths and pollinators			✓	✓	✓		Deciduous Good for making living willow structures. Will tolerate flooding Not suitable to be planted near buildings or drains due to shallow invasive roots Dislikes atmospheric pollution
Salix Alba	White Willow	10-30m	30 years		Birds, caterpillars, butterflies, moths and pollinators	✓	✓	✓	✓	✓		Deciduous Good for making living willow structures. Will tolerate flooding Not suitable to be planted near buildings or drains due to shallow invasive roots Dislikes atmospheric pollution
Sambucus Nigra	Elder	15m	60 years	40-60cm for first 20 years	Birds, caterpillars and pollinators	✓	✓	✓	✓		✓	Deciduous Flowers in June and berries in autumn Tolerant of poor soils, land contamination and drought

Scientific name	Common name	Max height	Longevity	Growth per annum	Wildlife benefits	Coastal Areas	Soil			Hydrology		Notes
							Peat/Acid	Neutral	Alkaline	Damp	Dry	
Sorbus Aucuparia	Rowan/Mountain Ash	18m	200 years	20-40 cm for first 20 years	Birds, caterpillars and pollinators	✓	✓	✓	✓		✓	Deciduous Flowers in May and berries in autumn
Ulmus Glabra	Wych Elm	40m	500 years	Slow growing	Birds, mammals and insects	✓		✓	✓		✓	Deciduous Flowers in spring and winged fruits in July Dislikes atmospheric pollution
Tilia Europaea	Common Lime	46m	500 years	30-60 cm for first 20 years	Birds, caterpillars and pollinators			✓	✓	✓	✓	Deciduous Flowers June to July and nectar is popular with bees
Tilia Platyphyllos	Large leaved Lime	40m	500 years	30-60 cm for first 20 years	Birds, caterpillars and pollinators			✓	✓	✓	✓	Deciduous Flowers June to July and nectar is popular with bees
Tilia Cordata	Small leaved Lime	40m	500 years	30-60 cm for first 20 years	Birds, caterpillars and pollinators			✓	✓	✓	✓	Deciduous Flowers June to July and nectar is popular with bees
Populus Nigra	Black Poplar	33m	200 years	Approx 60cm for first 20 years	Caterpillars, moths, birds, pollinators	✓	✓	✓	✓	✓		Deciduous Grows in boggy conditions, by ditches and on floodplains. Very rare and endangered. Good for flood management. Don't plant within 40m of buildings.
Populus Canescens	Grey Poplar	40m	200 years	Approx 60cm for first 20 years	Caterpillars, moths, birds, pollinators	✓		✓	✓	✓		Deciduous Stands up to sea winds and tolerates paving

Scientific name	Common name	Max height	Longevity	Growth per annum	Wildlife benefits	Coastal Areas	Soil			Hydrology		Notes
							Peat/Acid	Neutral	Alkaline	Damp	Dry	
Sorbus Aria	Whitebeam	10-25m	60-80 years		Caterpillars, moths, birds, pollinators	✓	✓	✓	✓	✓	✓	Deciduous Flowers in late spring and berries in autumn
Juniper Communis	Juniper	10m	150 years	5-30cm for the first 20 years	Caterpillars, moths, birds, pollinators	✓	✓	✓	✓		✓	Evergreen Can be grown as a shrub or a tree Flowers April to May Berries can take up to 2 years to ripen
Sambucus Nigra	Elderberry	15m	60 years		Caterpillars, moths, birds, pollinators and mammals	✓	✓	✓	✓	✓		Deciduous Flowers in April and May and berries in August to September

Native shrub/hedge/small tree species which are suitable in the North West:

Scientific name	Common name	Max height	Longevity	Growth per annum	Wildlife benefits	Coastal Areas	Soil			Hydrology		Notes
							Peat/Acid	Neutral	Alkaline	Damp	Dry	
Calluna Vulgaris	Heather	50-100cm			Birds, caterpillars, butterflies and pollinators	✓	✓				✓	Evergreen Flowers between July and September
Hippophae Rhamnoides	Sea Buckthorn/ Seaberry	1-4m hedge or 20m if left		20-40cm	Birds	✓✓	✓	✓✓	✓	✓		Deciduous Very hardy in exposed coastal conditions, thrives in and improves nutritionally poor soils.
Cytisus Scoparius	Broom	2.5m		20-40cm	Butterflies and moths	✓	✓				✓	Semi-evergreen. Very hardy in exposed coastal conditions,

Scientific name	Common name	Max height	Longevity	Growth per annum	Wildlife benefits	Coastal Areas	Soil			Hydrology		Notes
							Peat/Acid	Neutral	Alkaline	Damp	Dry	
												thrives in and improves nutritionally poor soils.
Lonicera Periclymenum	Honeysuckle	8m		Up to 90cm	Birds, butterflies and moths, mammals	✓	✓	✓	✓		✓	Deciduous Flowers June to September and berries in autumn.
Rosa Arvensis	Field Rose	4m		45cm	Birds, butterflies and moths, mammals	✓		✓	✓		✓	Deciduous Flowers in July and berries in autumn
Rosa Canina Agg.	Dog Rose	5m		40-60cm	Birds, butterflies and moths, mammals	✓		✓	✓		✓	Deciduous Flowers in June and berries in autumn
Ulex Europaeus	Gorse	3m	30 years	20-40cm	Birds, butterflies and moths, mammals		✓	✓			✓	Evergreen improves nutritionally poor soils.
Vaccinium Myrtillus	Bilberry	45cm			Pollinators		✓				✓	Deciduous Flowers May to July and berries August to September
Viburnum Opulus	Guelder-rose	8m		30-60cm	Birds, butterflies and moths and polinators	✓	✓	✓	✓	✓		Deciduous
Euonymus Euopaea	Spindle	9m	100 years		Birds, butterflies and moths and polinators		✓	✓	✓	✓		Deciduous Flowers May to June and berries October to December
Frangula Alnus	Alder Buckthorn	6m			Birds, butterflies and moths and polinators		✓	✓		✓		Deciduous Flowers early summer and berries in autumn
Rhamnus Cathartica	Purging Buckthorn				Birds, butterflies and moths and polinators		✓	✓		✓		Deciduous Flowers early summer and berries in autumn
Cornus Sanguinea	Dogwood	10m or in a hedge			Moths, insects, mammals and birds	✓	✓	✓	✓	✓	✓	Deciduous Found growing along woodland edges and in

Scientific name	Common name	Max height	Longevity	Growth per annum	Wildlife benefits	Coastal Areas	Soil			Hydrology		Notes
							Peat/Acid	Neutral	Alkaline	Damp	Dry	
												hedgerows. Ornamental garden plant for autumn colour.
Liqustrum Vulgare	Wild Privet	4.5m		40-60cm	Birds, moths, small mammals	✓		✓	✓		✓	Deciduous or semi-evergreen Flowers in July if uncut
Salix Repens	Creeping Willow	1.5m			Birds, caterpillars, butterflies, moths and pollinators	✓	✓	✓	✓	✓		Deciduous Good for ground cover
Buxus Sempervirens	Box	6m		15cm	Birds, caterpillars, butterflies, moths and pollinators			✓	✓		✓	Evergreen

APPENDIX D: Biological Heritage Sites (BHSs)

D1.1 Blackpool has a number of Biological Heritage Sites:

- Salisbury Wood, Woodside Drive
- Robins Lane pond cluster, Bispham
- Field pond west of Bispham Road
- Bispham Marsh
- Queens Promenade coastal grassland – North Shore Boating Pool/Go Kart Track
- Carleton Cemetery pond cluster
- Holyoake reed bed, Warbreck
- Heron Way pond (Whitemoss)
- Stanley Park Island
- Broad Oak Lane field ponds
- Herons Reach Golf Course and Marton Mere habitat complex
- Blackpool South railway line – Squires Gate Station to Lytham Road Bridge
- Rough Heys, north of Yeadon Way - Now lost to development but one individual of the significant plant species still survives and is likely to continue to do so. (Planning permission was granted before designation)
- Field off Chapel Road

D1.2 There are two Biological Heritage Sites located in Wyre Authority close to the Blackpool Boundary. These are;

- Wood House Farm, Swamp and Adjacent Ponds, Poulton Le Fylde
- Garstang Road West Field Pond

D1.3 There are three Biological Heritage Sites located in Fylde Borough close to Blackpool Boundary. These are;

- Lytham Foreshore Dunes and Salt Marsh
- Smithy Farm Pond
- St Anne's Old Links Golf Course and Blackpool South Railway Line

D1.4 Four other sites are currently (January 2021) under consideration:

- Devonshire Road Rock Gardens - for butterfly populations
- Field Between Kipling Drive and Marton Mere LNR - for butterfly populations
- Land adjacent Cherry Tree Allotments - for water voles
- Lawsons Road Wetland - for great crested newts

APPENDIX E: Development that will require an Ecological Assessment or Species Survey

Proposals for Development that will require and Ecological Assessment or Species Survey	Extended Phase 1 Habitat	Bats	Barn Owl	Breeding Birds	Great Crested Newts	Otter	Dormouse	White Clawed Crayfish	Water Voles	Badger	Reptiles	Plants of Phase 2 Habitat
<p>Proposed development which includes the modification conversion, demolition or removal of buildings and structures (especially roof voids) involving the following:</p> <ul style="list-style-type: none"> • all agricultural buildings (e.g. farmhouses and barns) particularly of traditional brick or stone. • construction and/or with exposed wooden beams greater than 20cm thick. • all buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water. • pre-1960 detached buildings and structures within 200m of woodland and/or water. • pre-1914 buildings within 400m of woodland and/or water. • pre-1914 buildings with gable ends or slate roofs, regardless of location. • all tunnels, mines, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars 		<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p>	<p>✓</p>								

Proposals for Development that will require and Ecological Assessment or Species Survey	Extended Phase 1 Habitat	Bats	Barn Owl	Breeding Birds	Great Crested Newts	Otter	Dormouse	White Clawed Crayfish	Water Voles	Badger	Reptiles	Plants of Phase 2 Habitat
<p>and similar underground ducts, structures and caves.</p> <ul style="list-style-type: none"> all bridge structures, aqueducts and viaducts (especially over water and wet ground). 	✓	✓		✓		✓		✓	✓			
Proposals involving lighting of churches and listed buildings or flood lighting of green space within 50m of woodland, water, field hedgerows or lines of trees with obvious connectivity to woodland or water.		✓	✓	✓		✓						
Proposals affecting woodland, or field hedgerows and/or lines of trees with obvious connectivity to woodland or water bodies	✓	✓		✓			✓			✓		✓
Proposed tree work (felling or lopping) and/or development affecting old and veteran trees that are older than 100 years, trees with obvious holes, cracks or cavities or trees with a girth greater than 1m at chest height		✓		✓								
Proposals affecting gravel pits or quarries and natural cliff faces and rock outcrops with crevices, caves or swallets.		✓		✓							✓	✓

Proposals for Development that will require and Ecological Assessment or Species Survey	Extended Phase 1 Habitat	Bats	Barn Owl	Breeding Birds	Great Crested Newts	Otter	Dormouse	White Clawed Crayfish	Water Voles	Badger	Reptiles	Plants of Phase 2 Habitat
Major proposals within 500m of a pond or Minor proposals within 250m of pond (Note: A major proposal is one that is more than 10 dwellings or more than 0.5 hectare or for non-residential development is more than 1000m ² floor area or more than 1 hectare)	✓				✓							
Proposals affecting or within 30m of rivers, streams, canals, lakes, or other aquatic habitats.	✓			✓		✓		✓	✓			✓
Proposals affecting 'derelict' land (brownfield sites), allotments and railway land.	✓			✓						✓	✓	✓
Proposals affecting previously undeveloped (Greenfield) land with the exception of domestic gardens and in some cases intensively farmed arable land (see proposals affecting trees and hedges above)	✓			✓						✓	✓	✓
Proposed development affecting any buildings, structures, feature or locations where protected or priority species or habitats are known to be present (type of survey required decided on a case by case basis)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Proposals for Development that will require and Ecological Assessment or Species Survey	Extended Phase 1 Habitat	Bats	Barn Owl	Breeding Birds	Great Crested Newts	Otter	Dormouse	White Clawed Crayfish	Water Voles	Badger	Reptiles	Plants of Phase 2 Habitat
Proposed development on, adjacent to or otherwise affecting internationally, nationally or locally designated biodiversity or geodiversity sites (type of survey required decided on a case by case basis).	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Proposals affecting quarries, pits, cliffs, river sections, outcrops, mines, caves, tunnels, cuttings, and mine dumps.	Geological Survey and Assessment											
On the request of Blackpool Council or a Statutory Consultee.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

