

Appendix 4

Variations in Woodland Buffer Width Specified by LPAs

1. Coventry City Council: Supplementary Planning Document Tree and Developer Guidelines

2.40

“It is the Council’s view that there is no ‘one size fits all’ approach to buffer design, or in respect of Ancient Semi-natural Woodland, Ancient Trees & Veteran Trees which is backed up by recent research. Each proposal should be designed to fulfil the sensitivity of species and woodland specific requirements of its location and the type of scale of development proposed plus type and scale of likely direct and indirect damage”

2.41

“The preferred design approach for a buffer is to create an open corridor adjacent to the woodland edge in order to maintain accustomed light through the woodland edge for ground and aerial fauna and flora, and to maintain bat foraging routes, ideally of 5- 10m depth. The outer buffer would preferably be made up of native shrub layer and small species native trees which are appropriate for the area, to provide for new habitat including native woodland, around existing Ancient Woodland. This will help reverse the historic fragmentation of this unique habitat. The consequent increase in ecological connectivity between areas of Ancient woodland will create the resilient landscapes recommended in DEFRA’s ‘Making Space for Nature’. **To this extent, the Council are conscious of guidance from the Woodland Trust with recommendations for buffer zones in excess of 50m.**”

2. Basingstoke and Deane: Landscape, Biodiversity & Trees SPD

“A minimum buffer of 20 metres should be provided between the edge of the woodland/tree belt and the development. Where a minimum buffer is proposed, information will be required to demonstrate that this will be adequate to prevent any adverse impact upon the woodland or tree belt feature.

Where it is considered the woodland and/or tree belt form part of an important wildlife corridor, for example of particular importance to bats, or **where the woodland is ancient**

in origin, then the council will expect buffers exceeding the 20 meters minimum as a precautionary principle and especially for major development. When designing housing schemes close to woodland, housing must face onto the areas of existing woodland. For the purposes of measuring the buffer, the edge of the woodland should normally be considered as the outer edge of the tree canopy (unless other woodland edge habitat is also in place and is a functional component of the woodland, in which case this should also be considered as part of the existing woodland). The edge of the canopy will be the agreed measured point at the time layout plans are approved.”

Figure B5: Illustration of the biodiversity buffers



(pp. 55 – 56)

3. The Dorset Biodiversity Appraisal Protocol

They cite the Basingstoke & Deane SPD in requiring a minimum of 20 metre buffers. (p. 8)

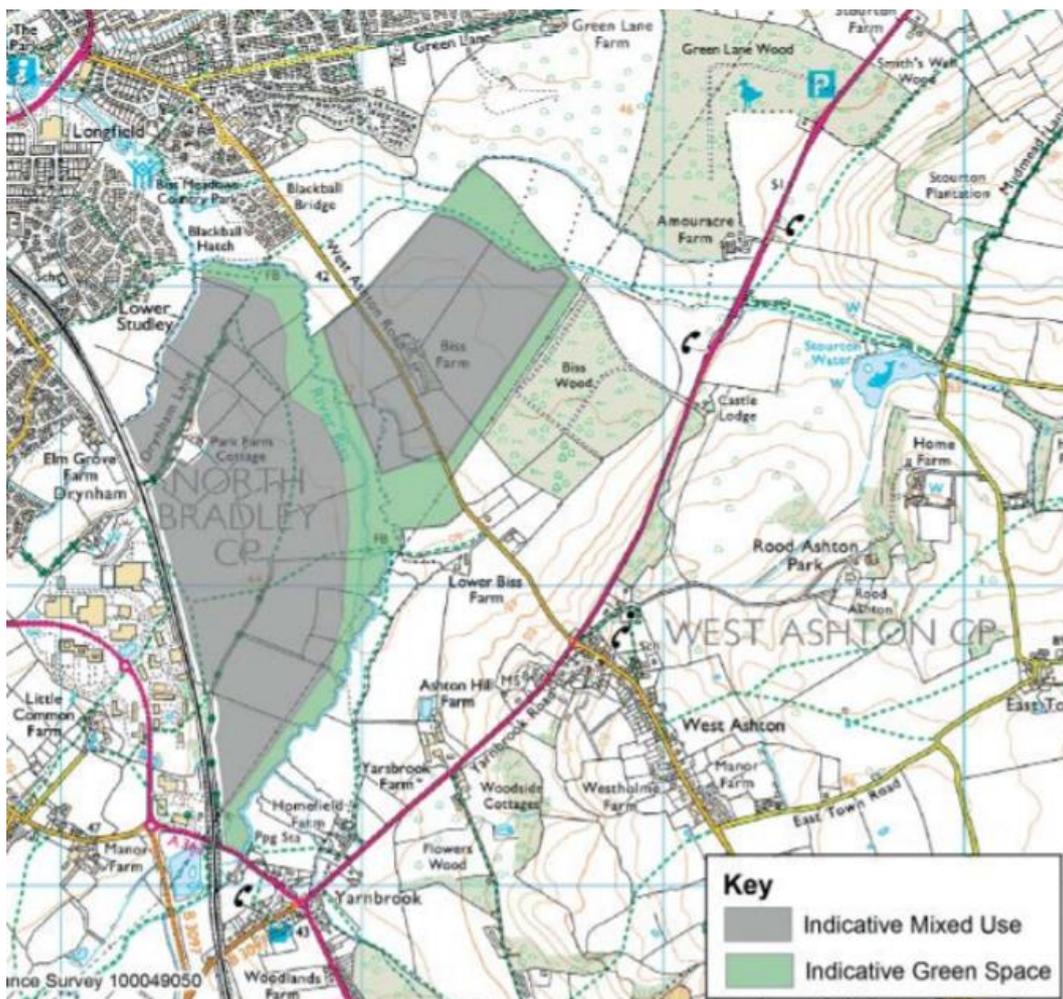
4. South Oxfordshire Local Plan 2035, Sustainability Appraisal

Development site at Harrington (for 1500 homes) **rejected** for inclusion in local plan because it was **'located directly adjacent to a SSSI and ancient woodland** and c. 6.5km from a European Special Area of Conservation' (B16).

Reding golf club, c 500 homes also rejected for a number of reasons including 'there is ancient woodland on site' (B24).

5. Wiltshire Core Strategy

"100m woodland/parkland buffer between all ancient woodland, including Biss Wood and Green Lane Wood, and built development" (p. 354). Specifies for the Ashton Park Urban Extension, Trowbridge. This site has considerably less wooded overall than Sandford Park.



(p. 351)