

Meeting: Cabinet Member - Leisure

Date Of Meetings: 12th June,

Title of Report: Supplementary Planning Guidance Note ‘Trees and Development’

Report of: R J Gibbons, Planning Director

Contact Officer: Steve Matthews Telephone 0151 934 3559

This report contains	Yes	No
Confidential information		√
Exempt information by virtue of paragraph(s) of Part 1 of Schedule 12A to the Local Government Act 1972		√
Is the decision on this report DELEGATED?	√	

Purpose of Report

To request approval of the draft Supplementary Planning Guidance Note

Recommendation(s)

The Cabinet Member for Leisure approve the attached Supplementary Planning Guidance Note ‘Trees and Development’ as a draft for public consultation.

Report - Agreed/Not Agreed/Comments (if any)
..... Leisure Cabinet Member

Corporate Objective Monitoring

Corporate Objective		Impact		
		Positive	Neutral	Negative
1	Regenerating the Borough through Partnership		√	
2	Raising the standard of Education & Lifelong Learning		√	
3	Promoting Safer and More Secure Communities	√		
4	Creating a Healthier, Cleaner & Greener Environment through policies for Sustainable Development	√		
5	Strengthening Local Democracy through Community Participation	√		
6	Promoting Social Inclusion, Equality of Access and	√		

	Opportunity			
7	Improving the Quality of Council Services		√	

Financial Implications

No direct financial implications.

Departments consulted in the preparation of this Report

Central Departments

Leisure Services February 2002

Technical Services February 2002

List of Background Papers relied upon in the preparation of this report

None

1. Background

1.1 The First Deposit Draft of the Unitary Development Plan ('the Plan') was approved by Council on 7 March 2002. Minor changes were subsequently agreed by Planning Committee on 8th May, and by the Planning (Urgent Referrals) Sub-Committee on 27th May. The Plan sets out the land use policies for Sefton for the next 5-10 years

1.2 The first 'Deposit' period is due to begin towards the end of June and lasts for 6 weeks. This is the opportunity for members of the public, Sefton's partnerships, government departments, voluntary organisations, statutory undertakers, statutory consultees (such as English Nature), and any other interested parties to comment on the Plan.

1.3 It is important that the public are consulted on other supporting documents during the period that the Plan is on deposit. This report seeks members' approval to this public consultation for the attached Supplementary Planning Guidance Note 'Trees and Development'.

2. Supplementary Planning Guidance Notes (SPGs)

2.1 Supplementary Planning Guidance Notes (SPGs) have a very important role in explaining in more detail how the policies, proposals and Plan as a whole should be interpreted. The Planning Green Paper says this role will become more important.

2.2 These SPGs need to be subject to public consultation so that they carry as much weight as possible when the Council is determining planning applications and at appeal.

3. Trees and Development

3.1 This SPG provides information on the standards that Sefton MBC will expect from new development proposals in relation to UDP policy DQ2 'Trees and Development'. It includes guidance sheets for developers and best practice including a sequential approach to providing trees off-site where there is insufficient space within the development site.

3.2 The SPG will provide a mechanism for funding the planting of new street trees within development sites and in "tree poor" areas in the locality, hence improving the overall tree cover within Sefton.

Draft Supplementary Planning Guidance:

Trees and Development

May 2002

Planning Department
Sefton MBC
Vermont House
375 Stanley Road
Bootle
Merseyside

Aim of the document

This guidance provides information on the standards that Sefton MBC will expect from new development proposals in relation to the UDP Policy DQ2 'Trees and Development'. Additional 'information sheets' (IS) on the background and best practice relevant to this policy are provided in Appendix 1. This SPG may be taken into account, as a material consideration in deciding planning applications.

Policy Background

The Local Planning Authority is obliged to include in its Development Plan policies and proposals for tree planting and protection and to work with partners to increase the level of tree cover. The policy framework is set out in PPG12, Circular 36/78 'Trees and Forestry' and Draft RPG Policy ER5 'Woodlands'.

The present Government policy is for a continuous increase in tree cover, rather than to set a target. Regional Planning Guidance advises that tree coverage in the North West is the lowest in England, with the plains of Lancashire having 4% and the conurbations between 2% and 3%. Both the England Forestry Strategy and the Regional Sustainability Framework share the objective of continuing the steady expansion of woodland area.

The Council is a partner in the Mersey Forest. Only the Mersey Forest has set itself a target. The Mersey Forest Plan objectives, includes priorities, for woodland creation and the planting of urban trees, in order to increase tree cover from 4% to 12%, which is the UK (2 Ha sites and above) average.

The Council is producing an Urban Tree Strategy which has 2 key objectives:

1. **effective management and protection of the existing tree stock.**
2. **securing new tree planting.**

Policy DQ2 is intended to help deliver both these objectives. Parts one and two of this policy concerns the loss of and damage to, existing trees, as well as requirements for tree protection and replacement. Part 3 requires new trees to be planted.

Explanation

The whole of Sefton within the defined urban area, is considered deficient in tree cover.

Over the past decades there has been insufficient new planting to replace trees reaching maturity and those lost due to development and other reasons. As the current tree stock ages, without replacement there will be fewer mature trees. Unless tree-planting rates are increased for the whole of Sefton's urban area, the tree stock will gradually decline over the next fifty years.

Trees have an important economic and environmental function in urban areas. They act as dust filters, they ameliorate the urban micro-climate, improve air-quality and visual amenity. Their positive impact on environmental quality is a benefit for economic regeneration. For these reasons the Council consider it is essential to retain the existing tree stock. Any trees lost through the development proposal should be replaced. In addition planting new trees in new development compensates to some extent for the additional environmental burden each unit of development places on the existing built up urban area.

Tree care and protection

For more detail on tree care and protection see Information Sheet IS4

Site Design Proposals

Site layouts should accommodate trees within a development through the retention of existing trees and new tree planting.

It is essential that an assessment of existing trees on a site is submitted with the planning application. Pre-application enquiries will determine the extent of information needed. Applications which do not contain sufficient detail to enable the Council to determine in advance the effects of any new development on trees and woodland may be refused.

In all cases where a proposal may affect existing trees a tree survey will be required. It is essential to have adequate information about the condition, location and type of trees and shrub vegetation affected or potentially affected. It is advisable for the survey to be carried out by a qualified arboriculturist. Design proposals must take account of the space requirement for retaining and planting trees. For more detail refer to the Design SPG Guidance note on tree surveys.

The growing conditions and rejuvenation of existing trees on site is necessary for those trees in compacted ground, or in or next to hardstanding areas. Suitable measures include soil aeration, amelioration, input of beneficial microrrhiza.

The Town and Country Planning Act 1990 (Section 197) charges local authorities with a specific duty to preserve trees which have a significant amenity value. Through Policy DQ2 the Council will use such powers to secure the protection of amenity trees and woodland. A Tree Preservation Order may be made at any time to protect trees including the period when the development application is being considered.

Where trees are retained as part of a site layout it is essential they are protected during construction. Information on how this is to be done must be prepared with the application.

Standards

The Council expects all Tree Work operations to be carried out in accordance with **BS3998 (1989)**. The Council may apply conditions to ensure such standards are met. Where method statements on tree work are required, this should be agreed at pre application discussion and may be treated as a planning condition.

New tree planting

Policy DQ2 requires new tree planting on development sites at a minimum of 3 trees per dwelling for new residential development and 1 tree per specified area of floorspace for non residential development.

The planting enables new development to make a direct contribution to local amenity. the standards set ensure that contributions are proportionate to the scale and type of development. The dwelling unit is the most straightforward measure for residential development. Car space and floor space measures are the simplest for non-residential development.

The requirement reflects the contribution that trees make to local environmental quality and to economic regeneration. The planting of trees ameliorates to some extent the pressure that each unit of new development puts on the urban fabric. Vehicle movements and energy used, as a result of development would be an example. This is particularly important when development is taking place within already densely developed urban areas.

The arrangement and type of new tree planting will need to be agreed as part of the site layout proposals and early discussion with the planning authority is strongly advised, prior to submitting an application.

It is accepted that in some cases the requirements for new trees may not be able to be accommodated within the development site. Policy DQ2 states that where this occurs “trees should be planted off site at a suitable location”. The selection of suitable off-site locations is subject to a sequential approach agreed by the Council, looking first at public areas adjacent to the development site such as streets, parks or other public land. The search will be widened where this is not possible to the wider area. The arrangements for off-site planting will be through planning agreements involving S106 of the Town and Country Planning Act. Further guidance on the sequential approach is provided in information sheet 4.

Information Sheets (IS 1-5)

- 1. Sequential Approach**
- 2. Cost calculation for new tree planting**
- 3. Existing tree coverage**
- 4. Tree Care**
- 5. UDP Policy DQ2**

Information Sheet IS1 - Sequential Approach

Where there is insufficient space within the development site for the required level of tree planting, off-site planting is required.

Planting will be secured through a planning obligation (a legal agreement entered under S106 of the Town and Country Planning Act 1990, as amended) between the developer, the Council and third parties if relevant.

Commuted sums

Off-site planting often involves the developer agreeing to provide a commuted sum to cover the cost of tree planting, establishment and maintenance. In such circumstances the Council carries out the work or ensures that the third party carries it out.

The cost calculation for planting trees is set out in IS5.

Sequential Approach Priority for Tree Poor Areas

A three level sequential approach will be taken in selecting suitable sites for off-site planting. The Council's first priority is for the trees to be planted in public areas adjacent to the development site such as streets, parks or other public land (level 1). Where this is not practicable, the search will be widened to sites close to the development, (level 2), and then within the community area (level 3).

When considering levels 2 and 3 in relation to any particular development, priority will be given to planting on sites or streets that are 'tree poor'. This reflects the importance the Council places on securing the benefits of trees for all urban areas of the Borough, and the need to focus tree planting on areas of greatest deficiency where practicable.

Tree poor areas are defined in the Council's adopted Urban Tree Strategy

The sequence of levels of approach are set out in more detail below, with a brief justification:

Level 1 Adjacent to the site

The following areas are clearly linked to the development site, and of direct benefit to that site.

- on *surrounding* streets adjacent to development site boundaries –including, verges, pavements and footpaths-
- on open land – public open spaces or incidental open space.
- On roads leading to the development site which are likely to be used to gain access to the development site.
- Sites with visual links to the development site – i.e. sites visible from the development site (streets, verges and footpaths, parks, public open spaces, incidental open spaces).
- mass planting on alternative sites which are the focal points of vistas when looking out from the site

Level 2 - Close to the development site – a 500m buffer zone measured outwards from the perimeter of the site.

i.e within average walking distance from a given site, and are therefore likely to be of direct benefit to the residents or users of the development in question

- Nearby public open spaces
- Other nearby open land visible from public streets owned by the developer or third party subject to their agreement – e.g. school sites, institutional grounds, or similar
- Street trees on roads giving access to the development site.

Level 3 - Within the same Community area

These are the urban areas in the UDP proposals maps. In this instance tree planting provides the general environmental framework for the development at the settlement scale. Within this broad scope, preference should be given to:

- sites used by occupiers of the development site – including recreation and leisure facilities, schools, local centres (including shopping centres).as nearby as possible
- For larger scale and major developments, including residential developments the important factor is securing new planting to fit the development into the local environment. This might take the form of mass planting, or planting which enhances the visual environment and attractiveness of pedestrian and other priority areas at some distance from the site. Suitable sites might include -
 - the primary route network of strategic routes and main roads or other corridors e.g. canal, river / stream or rail corridors
 - **local parks and open spaces, local centres and facilities**

- **by agreement with developers, sites on the urban fringe within the Green Belt or “gateway sites” into the Borough or parts of the Borough. The Urban Design framework for the Borough and the Gateways and Corridors study for Merseyside is likely to assist the selection and justification of sites of this nature.**

Planting at this broader level relates to individual development sites by providing a more general environmental framework for the development at the settlement scale. The sites selected for planting should still relate to the users or residents of the particular development in terms of access or recreation, for example.

Site availability

In practice, most alternative sites will be in Council ownership, for ease of negotiation and implementation. However other publicly accessible sites could be considered where the agreement of site owners can be obtained, if this allows planting to be related more directly to a particular development.

Site suitability

The suitability of each site for planting will be assessed in terms of:

- *the visual impact of tree planting* - from adjacent sites and in the wider context.
- *affect on the function of the site* – the addition of trees must have no detrimental effect on current use or function. For example, street trees planted in a pavement area should allow a reasonable width of open pavement to remain for pedestrians and should not unreasonably obstruct views of the road and entrances.
- *site capacity* – sites will be capable of supporting the required number of trees

- *physical constraints and site specific topographical factors* – for example soils, nutrient availability, drainage, services. However, it should be recognised that trees can be grown in less than ideal conditions, particularly where the alternative is for there to be no trees. The Council will make a positive rather than restrictive assessment of likely opportunities.
- *impact on wildlife habitats* – the introduction of trees must not threaten existing valued habitats, e.g. habitats for sand lizards. However on many sites new planting has potential for wildlife creation. UDP policies offer further guidance on this.
- *other factors* – for example the scope for enhancing the recreational experience in visual and sensory terms, scope for education / interpretation based on wildlife value, or scope for creation of landmark or art features.

The planning obligation would normally include provisions for:

- the planning obligation to be binding on successors-in-title
- specifying the amount of the commuted sum(s) (identifying planting/establishment, maintenance and any other components if necessary)
- specifying the purposes on which the sum is to be spent (tree planting/establishment, maintenance and community fund if relevant)
- specifying the location of off-site planting (including specific sites or areas)

Information Sheet IS2 – New tree planting, off site requirements

Calculation of costs

Calculation of commuted sums is based on the average cost of planting a tree, plus the average cost of 10 years' maintenance. The cost of tree planting is a weighted average of the costs of planting of new street trees (including tree pit construction), planting of replacement street trees (in existing pits) and new trees in public open spaces and other land. This takes into account that firstly it is more expensive to plant new street trees than other trees and secondly that more new street trees than other sorts of trees are likely to be planted.

The establishment and aftercare period reflects the high maintenance and management costs needed to look after trees during the establishment period, and the long life span of trees. Tree monies received as a result of commuted sums from S106 agreements, will be transferred from Planning to the Tree and Woodland section, to be spent in accordance with the agreement. Each S106 transfer will have its own code for audit purposes

The formula is weighted with regard to the proportion of off-site trees likely to be planted

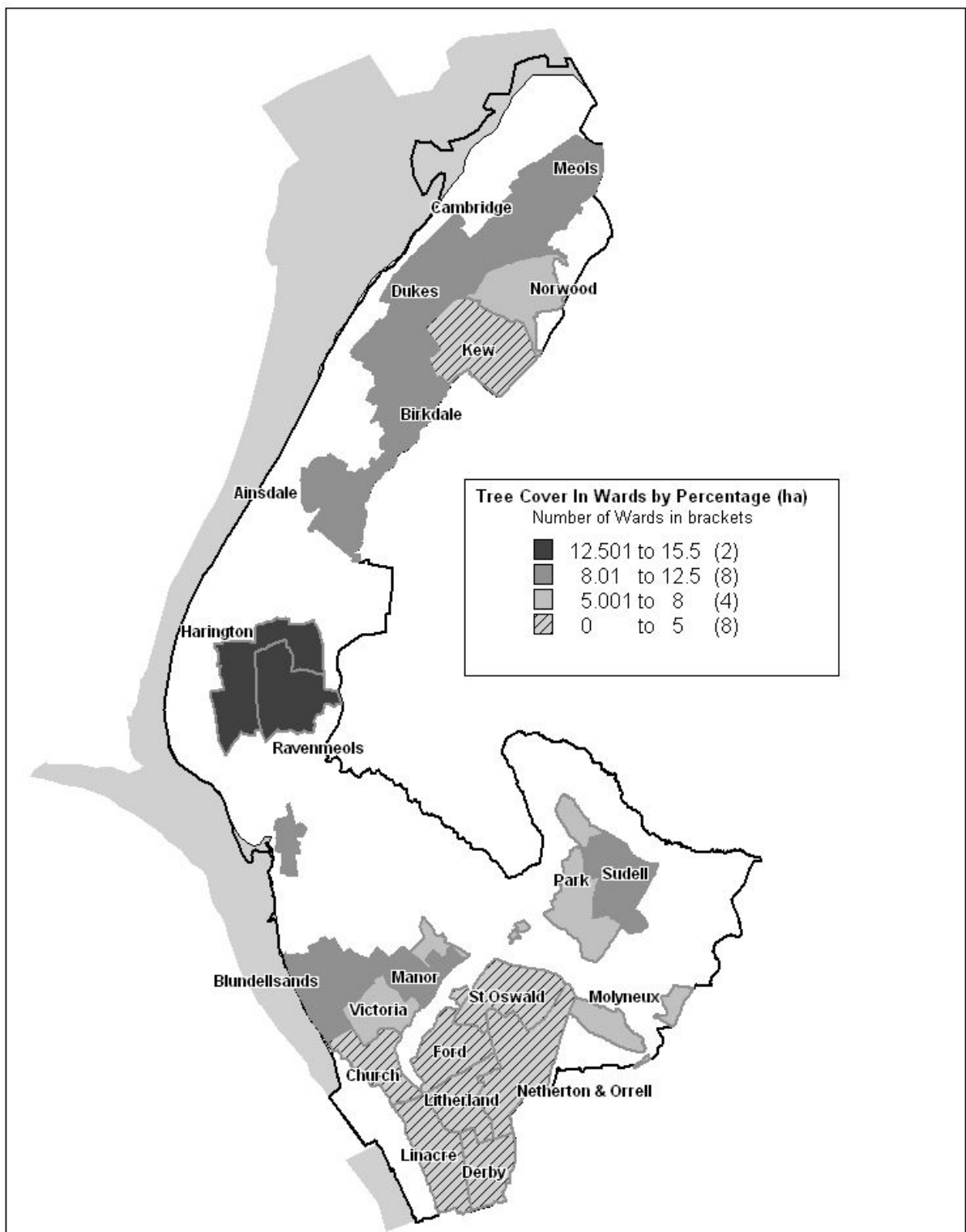
- in streets compared to parks or other areas,
- in earth, grass or other soft surfaces compared to hard surfaced areas
- (in hard-surfaced areas, within existing compared to new tree pits)

The Council has calculated a figure of £313 based on 2000 prices. This will be used as a base figure adjusted by the annual Retail Price Index to take account of inflation.

	Cost per tree	£
1.	Tree pit construction	68.00
2.	Cost of tree	35.00
3.	Contractors' cost	40.00
4.	Establishment and 10 years aftercare	100.00
5.	Supervision	44.00
6.	Vandalism	26.00
	Total	313.00

This figure should form the basis for developer contributions to off-site tree planting.

Information Sheet IS3 – Existing tree coverage



Sefton Council
Planning Department
Jeff Gibbons BA (Hons), Dip TP, MRTP, MRMgt
 Planning Director
 Planning is part of the Development & Environmental Services Directorate

Plan showing percentage ranges of tree cover in Sefton. (Urban areas only)
 OSGR: 335469, 408374 Sheets: Area: 579866571 sqm

Standard Site Plan
 Scale: Diagrammatic only
 Date: 6/2/2001
 Drawn By: FearV on PLAN_BPP_160
 Contact Officer: wp
 Plan Ref: 1.8.24.4
 Ward(s):
 Postcode Sector(s):
 Polling District(s):
 Parish(es):

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Information Sheet IS4 – Tree Care

This note should be read in conjunction with the Design SPG Guidance sheet on Trees Surveys

Introduction

Where developments are likely to affect existing trees, the Council will normally require the submission of a **Tree Survey**. Where impact is significant, the Council may ask for the more detailed **Arboricultural Impact Statement (AIS)** also known as an **Arboricultural Implication Study**. These recommendations may include the requirement for one or more **Arboricultural Method Statements**.

An **AIS** fully evaluates the relationship between trees and developments; it provides a clearer indication of the implications or impacts of the proposed development on trees, and of the trees on the development; and it makes recommendations to mitigate or minimise the impacts. The Tree Survey would be part of the AIS in this instance. An AIS should include;

1. A Description of the development proposals, the site and the planning context such as Conservation Area status or Tree Preservation Orders.
2. A Tree Survey on a plan with a schedule that includes the definition of terms and classifications relating to trees.
3. Details of tree protection during construction including total exclusion zones and protective fencing and the location of site compounds and access.

4. Construction methods to protect trees, where works to surfaces, foundations and services close to trees are intended.
5. Remedial works and PHC for retained trees and replacement planting
6. Conclusions and recommendations
7. An appendix which includes a schedule and Plans. The schedule should include a tabular list of trees, with species, sizes, and condition which cross reference with the plans. A specification should detail the protective fencing to be used and any service installations or special hard surfaces close to trees
 8. A suggested approach for construction of the foundations to protect trees such as raft and pile for walls and garages. Method statements could be included as part of the appendix for the LPA and developer to consider and agree.
 9. Plans should be in the form of a land survey, with trees numbered and shown whether they are to be removed or not. The preferred location of fencing, compound and access should be indicated.
 10. An overlay of the proposed layout on the land survey.

Arboricultural Method Statements

specify works in proximity to trees, mitigation measures and specifications for arboricultural works. It is likely that these specifications will be included in the contract documentation for the development, e.g. footings, "special" hard surfaces, service installation etc. Arboricultural Method Statements may be included as part of a detailed AIS; or, the recommendations and conclusions of the AIS may include a requirement for one or more Arboricultural Method Statements.

Arboricultural Method Statements;

1. show the sequence, timing and phasing of all arboricultural works in relation to the proposed development **and include** a tree work specification and tree protection specification and procedures.
2. Include a list of the personnel involved in the process and details of the implementation, monitoring and supervision requirements and responsibilities identifying clear channels of communication between all parties involved.
3. Include a plan identifying all development near trees to BS5837 (Trees in relation to construction), replacement planting to BS4428 and pruning of trees to BS3998.
4. Detail a monitoring system to assess the health of retained trees as unseen damage can take several years to manifest itself.

Note.

Failure to comply with the terms of an approved Tree Protection Scheme or Method Statement for Arboricultural Works, or other conditions or legal agreements imposed on a planning consent, which results in loss or damage to trees or hedgerows identified for retention, will result in enforcement proceedings and potential prosecution under the relevant sections of the legislation.

Principles

In respect of trees careful planning can go a long way to ensuring development is an environmental success. Trees on development sites should be given effective protection to ensure growth and survival. Trees must be protected both above and below ground and the following principles apply:

1. The foliage of a tree traps energy required for growth. Any reduction or alteration in leaf coverage due to excessive pruning for example, will affect the health of the tree.
2. The trunk transfers water and nutrients, and supports the crown, while the bark protects living tissue from disease. Damage to the trunk and bark will affect a tree's health.
3. Fibrous roots take up oxygen, water and nutrients from the soil while larger roots give the tree anchorage. The majority of roots are found within the top 600mm of the soil and often extend well beyond the crown spread of the tree.
4. Any pruning of the crown or roots will adversely affect a tree's ability to respire and has to be avoided. Similarly alterations to water or ground levels, or ground compaction will have a potentially adverse effect in relation to rooting functions.

Site Layouts

Site layouts should:

Retain existing trees, especially those of significant or potential future amenity value, ensuring continuity and sustainable tree cover.

Ensure the retention of 'Important Hedgerows' as identified under the Hedgerows Regulations 1997.

Allow appropriate space for new tree planting with suitable species in accordance with Policy DQ1 'Design'

Ensure that where proposals include the necessary felling of existing trees, replacement planting on at least a 2 to 1 basis either within the site or in a suitable area nearby is .

Ensure that trees are given adequate space for future growth without the need for excessive or unreasonable pruning.

Ensure that ground levels within the root spread of existing trees are not raised or lowered and that and are kept largely unpaved or with a surface which permits adequate drainage and permeability.

Make provision for site access and service provision without damage to retained trees and hedges and their root systems.

Note.

*Service layout planning and installation should be carried out in accordance with the requirements of **The National Joint Utilities Group (NJUG) Publication No. 10. Guidelines for the Planning, Installation and Maintenance of Utility Services in proximity to Trees.***

Tree Protection during construction

Existing trees on development sites are particularly vulnerable to damage during the construction process. To ensure sympathetic development and long term retention of trees in a successful design, careful planning and information gathering in the form of a thorough site survey is required. Both **Land Surveys** and **Tree Surveys** are expected to **BS 5837**.

To avoid damage and impact to trees it is essential to establish exclusion zones and erect protective fencing around trees to specified distances in accordance with guidance in **BS 5837 'Trees in relation to Construction'**

The following points must be avoided within the crown spread and rooting zones of trees during development.

1. Raising/lowering the ground level around trees when levelling a site. This removes essential roots, damages fines roots by disturbance or compacts the soil causing asphyxiation.
2. Digging trenches, for service provision or drainage runs can seriously damage a root system.
3. Storage of site materials such as bricks, pipes, concrete sand and soil under tree canopies will cause soil compaction, root damage and potential for soil contamination.
4. Driving or parking vehicles below tree canopies causes branch or trunk damage and soil compaction
5. Lighting fires under crowns of trees causes damage to foliage, branches or trunk and often leads to secondary infection of damaged areas.

6. Dumping or spillage of waste or toxic products close to trees (e.g. oil, bitumen, cement, lime, methane, paint) can lead to poisoning of the root system.

Protective fencing must be erected prior to the commencement of any construction works including site clearance, and retained for the duration of the development. Removal or repositioning will require the written approval of the Local planning Authority. Where tree protection is a condition of the planning approval the developer must contact the local planning authority to give appropriate notice before development begins so the position and standard of the fencing can be checked and approved.

Tree Protection Schemes

Subject to discussions at pre application inquiry a **Tree Protection Scheme** may be required in support of the planning application. It should detail the position, type and construction details for all protective fencing around trees, woodlands or hedgerows. Fencing must extend to at least the edge of identified exclusion zones as referred to in the site layout and accord with the tree survey information.

New Tree Planting

Tree planting schemes will be expected to comply with relevant British Standards including BS4428 Code of Practice for General Landscape Operations (excluding hard surfaces), BS 3936 Specification for Nursery Stock, and BS5236 Cultivation and planting of Trees in the Advanced Nursery Stock Category.

Tree Preservation Orders (TPOs) and Conservation Areas

Guidance on statutory tree preservation is contained in the DETR publication:- Tree Preservation Orders – a Guide to the Law and Good Practice (March 2000).

Developers, agents and architects are encouraged to fully inform house owners and landowners about trees which are protected by a TPO or conditioned for retention.

A full Tree Survey will be required for any planning application affecting trees or woodland which have either a TPO or are in a Conservation Area. Information relating to proposed removal or pruning must be clearly identified as required under a Section 211 notice.

Information Sheet IS5 – UDP Policy DQ2

POLICY DQ2

TREES AND DEVELOPMENT

1. Permission for development will be granted providing that:

- (i) there is no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development**
- (ii) adequate tree survey information is provided as part of planning applications**
- (iii) trees not to be retained as a result of the development are replaced at a ratio of at least 2:1**
- (iv) Additional, new, trees shall be planted at a minimum of :**
 - 3 trees per dwelling for new residential development; or**
 - For non-residential development whichever is the greater of**
 - a. 1 tree per parking space;**
 - b. (i) 1 tree per 80 sq.m of gross floorspace for industry and warehousing;**
 - (ii) 1 tree per 50 sq.m of gross floorspace for retail and/or leisure development**
 - (iii) 1 tree per 30 sq.m of gross floorspace for offices.**

2. Where it is not possible to secure this new or replacement tree planting within the site, the trees should be planted off-site at a suitable location outside the site.

3. Planning conditions or obligations will be used to secure the above.

Explanation

The aim of the policy is to protect existing trees and to increase the number of trees in Sefton. Some parts of urban Sefton are 'tree poor areas', where it is particularly important to retain existing trees and plant new trees. Tree planting and retention throughout Sefton also contributes to the Mersey Forest Plan and its objectives.

Trees have a visual appeal, and contribute to design and environmental quality and a sense of well-being for all. They have wildlife value and their role as the 'green lungs' of the urban areas improves air quality. New trees in development schemes link proposals into the urban fabric. Trees are important to Sefton's environment especially in urban areas.

The policy sets out the principles against which development will be assessed with respect to new and existing trees¹.

Tree surveys must be able to show that there is no unacceptable loss of, or damage to, existing woodlands or trees during or as a result of development. Surveys must be provided for all proposals where there are trees in the development site, or where trees on adjacent sites are likely to be affected.

The requirement for additional new tree planting is in addition to any planting required as compensation for loss of existing trees or greenspace. In the case of flat developments and conversions, the number of new trees required should be based on the overall gain of units within the site.

¹ The policy does not apply to buildings which have no outdoor areas around them, e.g. shopfronts and many changes of use, or to some proposals for house extensions.

Usually trees should be planted within development sites. Where sites have insufficient space for all trees, or where the resulting development would be inappropriate in terms of the character or density of surrounding areas, tree planting should take place at suitable locations, outside the site. This is explained in the Supplementary Planning Guidance Note 'Trees'.

Tree Preservation Orders may be made where this is the best way of protecting trees, including those on development sites.

The Supplementary Planning Guidance Note 'Trees' provides detailed guidance on the implementation of this policy.

Sustainability Appraisal

Policy not changed, as nature conservation and Mersey Forest issues are matters of detail dealt with in other Plan policies and Supplementary Planning Guidance Notes.

Policy Links: DQ1 'Design'.

Background documents: PPG 12 'Development Plans', 1999; Circular 36/78 'Trees and Forestry', 1978; Urban Tree Strategy, SMBC, 1999; Survey of tree poor areas SMBC, unpublished, 1999; Mersey Forest Plan, Mersey Forest Partnership, 2001.

