Purpose of report

The purpose of this report is to highlight the responses received to the public consultation and to seek Members’ approval to adopt the Trees and Landscapes Supplementary Planning Document.

Attachment(s)

Appendix 1 – Trees and Landscapes Supplementary Planning Document – Public participation statement under Regulation 12(a).

Appendix 2 – Trees and Landscapes Supplementary Planning Document with post consultation amendments.

1.0 Introduction

1.1 Having highlighted similar issues surrounding trees and landscapes that arise as part of the planning process, this Supplementary Planning Document, (known as the “Trees and Landscapes SPD”) has been prepared jointly by East Northamptonshire Council and the Borough Council of Wellingborough, with the intention of having consistent advice on tree and landscape matters across the two districts.

1.2 The Trees and Landscapes SPD (Consultation Draft) was presented to East Northamptonshire Council’s Planning Policy Committee on 22 October 2012, and the Borough Council of Wellingborough’s Development Committee on 23 October 2012. Both Committees gave approval for the SPD to be published for statutory public consultation.

2.0 Statutory consultation (9 November 2012 – 21 December 2012)

2.1 The Trees and Landscapes SPD (Consultation Draft) was published for a 6 week consultation period between 9 November 2012 and 21 December 2012.

2.2 A total of 104 bodies were specifically consulted, including all of the Town and Parish Councils within the Borough of Wellingborough and East Northamptonshire. In addition, a further 35 government, national and local organisations were consulted.

2.3 Copies of the Consultation Draft were deposited for viewing at the Council offices at Wellingborough, Thrapston, Oundle and Rushden and all libraries within the two districts, including the mobile library service.

2.4 A statutory notice, giving details of the consultation, was also placed in the Nene Valley News on 24 November 2012. The document and relevant consultation documents have also been available to view on the Council’s website during the 6 week time frame.

3.0 Representations received

3.1 Of the 104 individual bodies consulted, 7 responses were received. The majority of the
comments supported, in principle, the preparation of the Trees and Landscapes SPD.

3.2 The comments received in relation to the SPD broadly related to:

- Landscape maintenance issues, e.g. maintenance periods, responsibilities, maintenance for habitat areas and contributions for maintenance.
- Planting issues, predominantly proposing the inclusion of information on the use of native species of local provenance, and / or those species which also have wildlife benefits.
- The inclusion of guidance on the protection of hedgerows.
- The inclusion of information on local (county wide) wildlife designations.
- Tree related issues, mainly highlighting possible limitations of BS5837:2012 and highlighting the benefits of trees in the built environment.

4.0 Public participation statement under Regulation 12(a)

4.1 The statutory public participation statement is set out in Appendix 1. This has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (Regulation 12(a)) and contains the following:

- Public participation statement under Regulation 12(a), including details of consultees;
- Summary of representations, including the Council’s response and actions arising (Annex 1);

4.4 Overall, Appendix 1 has been prepared in order to fulfil the Council’s statutory obligations under the new Town and Country Planning (Local Planning) (England) Regulations 2012. Representations and the issues raised have been considered in accordance with the requirements of Regulation 12(a). Annex 1 to Appendix 1 explains the Council’s response in respect of each representation and details the areas of the SPD which are to be amended.

5.0 The next stages

5.1 The majority of comments received through the statutory (Regulation 12(a)) consultation have been positively made. It is intended, through the Regulation 12(a) Statement (Appendix 1), to use these to clarify or improve upon the Tees and Landscapes SPD Consultation Draft.

5.2 It is proposed that the next stages in the preparation of this document is the adoption of this SPD by the agreement of the Planning Policy Committee.

5.3 This SPD will also be considered for adoption by the Borough Council of Wellingborough at their Development Committee in late February 2013. Following this, and subject to no adverse comments being made by either Council Committee, this SPD will be finalised and published.

6.0 Conclusion

6.1 This report is presented to Members in order to formally request that the Trees and Landscapes SPD be adopted by the Planning Policy Committee (on behalf of the Council). It is requested that the SPD be adopted, subject to the amendments proposed in Appendix 1 (Annex 1), and as per the process set out in paragraph 5.2 and 5.3 above.

7.0 Equality and Diversity Implications

7.1 There are no equality and diversity implications.
8.0 Legal Implications

8.1 There are no legal implications, provided that the statutory processes set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 have been appropriately complied with.

9.0 Risk Management

9.1 The Trees and Landscapes SPD is intended to enhance the adopted planning policy framework through providing more detailed design guidance in relation to tree and landscape matters. It expands upon existing working practices and does not present any significant risk.

10.0 Financial Implications

10.1 None.

11.0 Corporate Outcomes

11.1 The relevant Corporate Outcomes are:

- Improvements for the community: Sustainable
- Effective processes: effective partnership working, strong community leadership

12.0 Recommendations

12.1 It is recommended that the Committee adopt the Trees and Landscapes SPD, subject to all amendments being made.

(Reason – to assist in providing consistent advice in relation to tree and landscape matters that arise as part of the planning process, and to help create more attractive and sustainable developments, with associated benefits, throughout the district.)


Other considerations: None

Background Papers: Planning Policy Committee – 23 October 2012

Person Originating Report: Tamsin Dennis (Conservation Officer)
Tel: 01832 742148

Date: 29 January 2013

CFO MO CX

(Committee Report Normal Rev. 22)
Trees and Landscape Supplementary Planning Document.

Prepared Jointly by the Borough Council of Wellingborough and East Northamptonshire Council.

January 2013
If you would like to receive this publication in an alternative format (large print, tape format or other languages) please contact us on 01832 742000 or 01933 229777.
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**Appendices:**

- Appendix 1 - List of consultees
- Appendix 2 - Landscape maintenance plans
- Appendix 3 - Landscape Management Plans - Guidance
- Appendix 4 - Example Tree Survey
- Appendix 5 - Example Tree Retention Plan
- Appendix 6 - Example Tree Protection Plan
- Appendix 7 - Example Protective Fencing and Site Signage
- Appendix 8 - Glossary of Terms
1.0 Introduction

1.1 Trees, and the landscape they form part of are key to the character of an area and significantly contribute to the environment surrounding us. Issues relating to their protection, and the provision of new landscape features are a vital part of the planning process.

1.2 This Supplementary Planning Document (SPD) (Consultation Draft) has been prepared jointly by East Northamptonshire Council and the Borough Council of Wellingborough\(^1\) as a result of both authorities having similar tree and landscape issues arising through the planning process at both authorities.

Purpose and structure of this document

1.3 This document sets out the Councils’ approach to landscape design and tree matters which affect new developments, and promotes high quality, well maintained landscapes and open spaces. It should be used by those submitting planning applications for residential development, however the principles can be applied to all types of development. The document further sets out what is required during the planning process.

1.4 As this document is intended to have a dual purpose and is divided into two sections:

Section two
Sets out the Councils’ approach to landscape design and is intended to:

- promote high quality, well maintained landscapes and open spaces which contribute to the surrounding environment and are enjoyed by residents and visitors.

- ensure effective management of newly landscaped areas.

- set out the requirements of the Councils when submitting a planning application for sites where landscape matters are a material consideration.

Section three
Addresses issues relating to existing trees in and around new development, and is intended to:

- ensure that adequate provision for the protection of trees on and near development sites is made, and that the guidance contained within British Standard 5837:2012 (Trees and development) is followed appropriately.

- set out the requirements of the Councils when submitting a planning application for sites where trees are a material consideration.

\(^1\) For the purposes of this document “The Council” or “The Council's” will refer to East Northamptonshire Council and the Borough Council of Wellingborough.
Document Status and policy context

1.5 This SPD has been prepared under the **2004 Planning and Compulsory Purchase Act** (the “2004 Act”). The Trees and Landscape SPD is a statutory Local Development Document (LDD), covering the whole of the District of East Northamptonshire and Borough of Wellingborough.

1.6 The Trees and Landscapes SPD was prepared in accordance with the **Town and Country Planning (Local Planning) (England) Regulations 2012 (Statutory Instrument 2012 No. 767)** (the “2012 Regulations”), which set out the minimum requirements for the preparation of an SPD. It is essential for these requirements to be met in order for this document to be classified as a statutory LDD, thereby supplementing the statutory Local Plans for East Northamptonshire and the Borough of Wellingborough.

1.7 This SPD will supplement policies within the North Northamptonshire Core Spatial Strategy (CSS), adopted June 2008, the overall joint Development Plan Document (DPD) for both East Northamptonshire and the Borough of Wellingborough. The specific preparation process for the Trees and Landscapes SPD is directed by 2012 Regulations 12-14 and 35. The process also needs to have regard to the North Northamptonshire Statement of Community Involvement (SCI), adopted October 2006.

Consultation under Regulations 12(a) and 35

1.8 This Trees and Landscape SPD (Consultation Draft) has been prepared following informal preliminary discussions between the two local planning authorities (East Northamptonshire Council and the Borough Council of Wellingborough) and key stakeholders during autumn 2011 – summer 2012. The Consultation Draft was approved for a 6-week period of public consultation by the East Northamptonshire Council’s Planning Policy Committee on **22 October 2012** and the Borough Council of Wellingborough’s Development Committee on **23 October 2012**. A list of consultees (consultation bodies and individuals) is set out in Appendix I.

1.9 A summary of the representations received from the six weeks consultation and the Council’s responses to these; are set out in a separate document [Statement under Regulation 12(a)]. This document was considered and adopted by the Planning Policy Committee on **XXXXXXXXXXX**. It is now available to view on the Council’s website.
Policy and legal framework

1.10 The Trees and Landscapes SPD supports, and is directed by, a number of policies at national, regional, sub-regional (Northamptonshire/ North Northamptonshire) wide, and local (Borough/ District) level. The preparation process is also directed by the 2004 Act and the 2012 Regulations, although this regulatory framework only sets out the minimum requirements necessary for this document to be classified as a SPD.

National policies

1.11 National planning policy is set out in the National Planning Policy Framework (NPPF), adopted 27 March 2012. This replaces previous national policies, which were contained within Planning Policy Statements (PPSs) and Planning Policy Guidance Notes (PPGs).

1.12 The new NPPF contains a range of policies/ sub-sections towards achieving sustainable development, which the Trees and Landscapes SPD has taken into account:

- Requiring good design – paragraphs 56-68
- Promoting healthy communities – paragraphs 69-78
- Meeting the challenge of climate change – paragraphs 93-108
- Conserving and enhancing the natural environment – paragraphs 109-125

Regional policies

1.13 Under the 2004 Act, the East Midlands Regional Plan (adopted March 2009) forms part of the statutory planning policy framework. Nevertheless, the Government (Secretary of State for Communities and Local Government) has signalled its intention to abolish Regional Plans (Regional Spatial Strategies) and it is anticipated that this will take place during 2012/13, following the recent implementation of the 2011 Localism Act (April 2012).

North Northamptonshire Core Spatial Strategy (adopted June 2008)

1.14 The North Northamptonshire Core Spatial Strategy (CSS) is the principal DPD guiding development within East Northamptonshire and the Borough of Wellingborough, together with Kettering and Corby Boroughs. This sets out a vision for the delivery of high quality development and the protection and enhancement of valuable built and natural resources. The Trees and Landscapes SPD, once adopted, would supplement CSS Policy 5; Policy 13 (specifically parts (h), (i), (l), (n) and (o)), and Policy 16 (specifically parts (j) and (k)).

1.15 The 2008 CSS is now under review, with consultations now taking place on the "emerging plan" document, due to end on October 2012. The pre-submission draft Core Strategy review is likely to be published for formal statutory consultation during early 2013. This will be followed by an Independent Examination and it is anticipated that the Core Strategy review will be adopted by 2014.

Legal and regulatory framework (trees)

1.16 The Council is guided by legislation and policy guidance at a national, regional and local level relating to trees. Specifically, The Town and Country Planning Act 1990 (Section 197), which charges the Local Planning Authority with a duty to ensure,
whenever it is appropriate, when granting planning permission, that adequate provision is made for the preservation and planting of trees through planning conditions and the serving of Tree Preservation Orders (TPO’s).

1.17 Principally trees may be protected through the designation of a TPO (TPO), or through them being situated within a designated conservation area. However, other controls, such as planning conditions, restrictive covenants and Forestry Commission felling restrictions may apply.

Tree Preservation Orders

1.18 TPOs are formal, documented designations made by the Council under Part VIII of the Town and Country Planning Act 1990 and the Town and Country Planning (Trees) Regulations 2012. Their intention is to protect and highlight trees which are considered to have a high level of public visual amenity value, or those which have a historic or commemorative connection. With the backing of national law, it is a criminal offence to carry out works to a protected tree without the consent of the Local Planning Authority.

1.19 An application for consent to carry out works to a TPO protected tree must:

- be made in writing to the Local Planning Authority
- state the reasons for making the application
- identify the tree(s) to which the application relates on a plan
- specify the tree(s) work operations for which consent is sought.

Application forms and guidance notes are available from the Council.

2

1.20 On receipt of a valid application the Local Authority has 8 weeks to make a decision. In dealing with the application the Authority may:

- refuse consent
- grant consent unconditionally
- grant consent subject to conditions
- Grant partial consent and partial refusal.

If the Authority refuses consent, grant consent subject to conditions or fail to determine the application within the 8 week time frame the applicant can appeal to the Planning Inspectorate.

Conservation Areas

1.21 Conservation areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. They are designated by the Local Authority and their designation brings about a number of controls relating to trees.

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2 Applications within East Northamptonshire:

Applications within Wellingborough
http://www.wellingborough.gov.uk/info/200074/planning/583/application_forms_and_information Packs/6

3 http://www.planningportal.gov.uk/planning/appeals/otherappealscasework/treepreservation
1.22 Principally the designation of a conservation area prevents pruning or felling of any tree over 7.5cm diameter, at 1.5m above ground level, (or 10cm if thinning to help the growth of other trees) without giving the Council six weeks prior notification of any intended works.

1.23 The notification can take any form i.e. the submission of a national notification form, letter or email (known as a section 211 notice), however it must describe the work proposed and include sufficient particulars to identify the trees. The six weeks notification time allows time for the Council to create a TPO if considered appropriate, however if a tree is dead or dangerous, six weeks notification to the Council is not required but contractors or tree owners are advised to give five days notice of intended work.

1.24 The penalties for destruction of a tree subject to a TPO or a tree within a conservation area are currently a fine of up to £20,000 and £2,500 unlawful pruning. These are determined by the magistrates or crown courts.

The Councils’ Corporate Plans

1.25 Both East Northamptonshire Council and the Borough Council of Wellingborough have produced corporate plans, setting out their key priorities and proposed outcomes over a four year period.

East Northamptonshire Council

1.26 East Northamptonshire Council’s Corporate Plan 2011-15 was approved on 27 April 2011. The Council’s overarching corporate outcomes are summarised as:

- Improvements for the community: Sustainable
- Effective processes: effective partnership working, strong community leadership

Borough Council of Wellingborough

1.27 The Borough Council of Wellingborough approved its Corporate Business Plan in 2010. The Council’s stated mission is to “lead, engage and perform”. It has identified five priority objectives:

1. Promoting high quality growth
2. Reducing crime and anti-social behaviour
3. Improving life changes for young people
4. Delivering efficient and responsive services
5. Enhancing the environment

1.28 The Trees and Landscape SPD will deliver a range of specific policy objectives, which are closely related to the Councils’ corporate outcomes and objectives. The specific outcomes to be delivered by this SPD are:
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| • Promote high quality, well maintained landscapes and open spaces which contribute to the surrounding environment and are enjoyed by residents and visitors | • Good quality of life: Sustainable; Healthy | • Promoting high quality growth  
• Reducing crime and anti-social behaviour  
• Enhancing the environment |
| • Ensure effective management of newly landscaped areas | • Good quality of life: Sustainable; Clean; Healthy  
• Effective management | • Reducing crime and anti-social behaviour  
• Enhancing the environment |
| • Set out the requirements of the councils when submitting a planning application for sites where landscape matters are a material consideration | • Good quality of life: Sustainable  
• High quality service delivery  
• Effective management | • Promoting high quality growth  
• Delivering efficient and responsive services  
• Enhancing the environment |
| • Protect existing, and increase biodiversity / ecological value of development site. | • Good quality of life: Sustainable | • Enhancing the environment |
| • Ensure that adequate provision for the protection trees on and near developments sites is made, and that the guidance contained within British Standard 5837:2012 (Trees and development) is followed appropriately | • Good quality of life: Sustainable  
• Effective management | • Promoting high quality growth  
• Delivering efficient and responsive services  
• Enhancing the environment |
| • Set out the requirements of the Councils when submitting a planning applications for sites where trees are a material consideration | • Good quality of life: Sustainable  
• High quality service delivery  
• Effective management | • Promoting high quality growth  
• Delivering efficient and responsive services  
• Enhancing the environment |

1.29 The Corporate Plans have also been guided by the sustainable communities strategies (SCSs), prepared by the local strategic partnerships for East Northamptonshire and Wellingborough. Both emphasise the enhancement or improvement of the natural and built environment as important community aspirations.

1.30 Overall, it is emphasised that the Trees and Landscape SPD is closely tied to the delivery of priority SCS and corporate outcomes, as highlighted above.
2.0 Landscape design for new developments.

2.1 For the purposes of this SPD, "landscape" includes all visual features that make up the appearance and composition of the natural environment. From country parks and gardens, to woodlands and meadows, through to street planting and community orchards. All of these make up the landscape that surrounds us and contribute to the distinctive character of our towns and villages.

2.2 The maintenance and enhancement of existing green spaces within the landscape through development is key to the creation of high quality areas which are used and enjoyed by residents and visitors. Quality landscape provision within new developments relies on good design and planning.

2.3 For the purposes of this document, the term "green space" will refer to areas such as parks, gardens, street planting and play spaces etc. All of which make up the wider landscape that surrounds us.

Why is landscape design important?

2.4 Well designed, planned and maintained green spaces can be the making of a new development and can have a positive impact on the areas where we live and work. The benefits of well designed green spaces range from increased economic investment through to cultural, social and environmental benefits. Well designed green spaces can also:

- Reduce the predicted effects of a warming climate, particularly in urban areas.
- Improve the health and well being of residents and visitors.
- Reduce crime and provide a "sense of place".
- Significantly increase local biodiversity.
- Increase the value and attractiveness of an area.

2.5 Conversely, green spaces that are poorly planned, have no clear use, and are inappropriately planted and maintained can become underused and run down, often leading to anti social behaviour. Green space which results from the "left over's" of development can become a maintenance and financial burden, offering no real benefit to the surrounding area.
Landscape design and the planning process

2.6 Landscape provision and green space design is an integral part of the planning process. Where early consideration is given to landscape matters, new developments tend to have a stronger sense of place and character and a feeling of increased quality.

2.7 When submitting a planning application for development, the Council will expect to see evidence that landscape provision and green space design have been clearly considered as part of the site design.

2.8 The following questions should be used as a prompt when designing a site and also by the Local Authority as a guide to green space design:

1. **Does the site sit comfortably within the surrounding landscape?**

   - All sites form part of the wider landscape and have the potential to impact (positively and negatively) on their surroundings. For all developments, an assessment of the surrounding landscape character should be made and the site layout designed in such a way to ensure that it complements its surroundings. In addition, the potential for the site to "link" into the surrounding landscape should be explored.

   - For larger scale developments, the county wide landscape character assessments should be consulted to ensure that the intended use of the site does not detrimentally impact on the surrounding landscape. Further general information on landscape character assessments can be sourced from Natural England. County specific information can be sourced from the River Nene Regional Park.

   - Designated zones of wildlife importance should also be consulted, such as the Upper Nene Valley Gravel Pits Special Protection Areas (SPAs), Sites of Special Scientific Interest (SSSIs) and the Nene Valley Nature Improvement Area (NIA) as part of a wider landscape assessment.

2. **Does the site layout incorporate a clear green infrastructure?**

   - Green infrastructure (G.I) is a network of green spaces and environmental features that link together within the surrounding landscape.

   - While isolated landscape features (such as parks, woodlands and allotments etc) can provide a range of benefits, where they are strategically connected to other nearby features, these benefits to the environment and the local community are significantly increased.

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Not only should early consideration be given to linking useable green spaces within the development, but also to how these green spaces link to any wider G.I in the surrounding area. A G.I network should not simply stop at the site boundaries but create opportunities to link into the surrounding area.

Image 2 - Green infrastructure plan for Priors Hall (East Northamptonshire and Corby). Local scale areas of open space are linked by tree lined avenues to the central recreation area, which links provide access to the surrounding court side. (Source: David Lock Associates)
3. Are existing site features protected and enhanced within the proposed layout of the development?

- The value of retained natural features is significant, and existing features such as wooded areas, trees, hedgerows and watercourses can contribute to the character of a new development and create a sense of early maturity. Where practical, existing features should be retained and incorporated into the layout of the site. The following should be considered:
  
  - Does the existing topography of the site provide interesting viewpoints? Consider how these could be incorporated into the site layout.
  
  - Does the site contain wooded areas, mature trees and hedgerows? These can add significant value to the character of a development site and the design should seek to plant new trees where possible. Further details concerning trees and development can be found in section three.
  
  - Does the site have existing ecological value or certain habitats which need to be protected and enhanced as part of the development?
  
  - Can existing watercourses be utilised as part of the landscape design? Where appropriately incorporated, these can add significant interest to open space areas.
  
  - If a neighbouring site contains existing natural features, consider how these can be linked to new “green features” in the proposed development.

![Image 3 - Mature trees incorporated into a new open space area create a sense of early maturity. Higham Ferrers. (Source: East Northamptonshire Council)](image)
4. Is the open space well designed and usable?

- If there is a requirement for the provision of more formal green space within the site, such as play areas, parks and sports facilities, they should be of high quality design. Where these spaces are not appropriately designed, they can often be to the detriment of the surrounding area.

- The "Open Space SPD" should be consulted for sites within in East Northamptonshire\(^6\). When designing a formal open space, the following should be considered:
  
  - **Does the area have a clear purpose and use?**
    It is important to consider what type of open space is being designed and what its intended use will be. Areas that do not have a clear purpose or use are often underused. Areas marked as "open space" which do not have a clear purpose, use and design are not considered to be acceptable.

  - **Does the open space contribute to the character of the surrounding area?**
    Understanding the existing character of the surrounding area is the first step in designing a green space that contributes to the distinctiveness and identity of the area. Regardless of the end use of the space, it should reflect and enhance the character of its surroundings, or where this is not possible, create a new character for the development.

  - **Is the open space multi functional and sustainable?**
    All types of open space should have an element of multifunctionality and sustainability. Consider how a sports pitch might be used as part of a sustainable drainage system? Could the park be used for community events and celebrations? Are gardens designed to encourage wildlife and add to the biodiversity of the area?

  - **Does the area have a clear circulation?**
    How people move within and access an open space is key to creating a successful design. Consideration should be given to how users might want access the open space initially and also how they would walk or cycle around it. Areas should have clear routes that enable access for all.

  - **Is play equipment is required?**
    Areas of open space often are required to contain an element of play equipment for varying age groups. In these situations, the incorporation of "natural play" elements should be used where possible. Large play boulders, mounds and tunnels can add significant value to the appearance and enjoyment of play areas in open spaces.

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\(^6\) East Northamptonshire Council's Open Space SPD: [http://www.east-northamptonshire.gov.uk/openspacespd](http://www.east-northamptonshire.gov.uk/openspacespd)
5. Does the proposed street layout and design incorporate appropriate tree and shrub planting?

- Some of the most effective landscaping associated with new development is achieved through appropriate road layouts and street design. This is often where the character of the development can be clearly emphasised and key routes through the site can be highlighted.

- Street trees should be included as part of the landscape design for all developments. Not only can this type of planting help to enclose the roadway and give a feeling of quality, it can also help to create valuable shade areas in the summer months, improve air quality and increase the biodiversity value of the area.

- The appropriate use of tree planting to create avenues and planted parking areas can help to give a sense of direction and place within a development, especially when used on the key routes.
• The provision of individual front gardens (rather than just paving and hard surfacing) in the street not only contributes to the character and distinctiveness of an area, but also allows new residents to express their individuality and can significantly contribute to the habitat and wildlife potential of the site as a whole.

Image 5 - New street planting along a strategic routes provides a sense of natural direction and encloses otherwise vast road structures. Priors Hall, Corby. (Source: East Northamptonshire Council)

Image 6 - Planting in front gardens provides key habitat areas and significantly contributes to the character of the street. Higham Ferrers. (Source: East Northamptonshire Council)
6. Do the planting and street furniture details reflect the overall design?

- Even where the overall design of the green spaces and networks for a site is well considered and designed, its quality can be significantly reduced by not selecting appropriate planting, furniture and surfacing etc. To ensure that the overall design is not diminished, the following should be considered:
  - The planting choice through the site should clearly reinforce the overall design of the green spaces. Trees and plants should be selected that are appropriate for their intended surroundings, and, where appropriate, native species (of local provenance) should be chosen.
  - Interest can be added to a scheme by using surfacing and materials in an imaginative way. Consider how furniture choices could impact on the use of a space, is formal seating needed? Could shaped boulders be utilised? Could standard bollards and railings be replaced by more creative structures?

Image 7 - Paving design, planting choices and the use of unusual benches add to design quality. Corby Station. (Source: North Northamptonshire Joint Planning Unit)
Maintenance of landscape

2.9 The success of new landscape features and green spaces not only depends on high quality design, but also appropriate and continued management.

2.10 Regardless of quality a particular design for newly landscaped areas, if inadequate provision has been made for ongoing maintenance they can become unattractive and underused. The most common causes of failure in landscaping and planting schemes include:

- **Poor ground preparation**
  Trees and shrubs planted into compacted and nutrient poor soil are unlikely to thrive and may die.

- **Soil contamination and weed growth.**
  Contaminants within the soil and heavy weed growth can have a significant affect on newly planted areas, preventing establishment and inhibiting growth.

- **Competition for water and nutrients**
  New planting can become over dominated by existing grasses and shrubs, even well kept grasses around new trees will reduce the growth rate of new trees.

- **Animal damage**
  Unless new planting is protected, animal damage can result in huge planting losses. Methods of protection should be appropriate to the surrounding area, for example, where deer are known to be present the protection level will be significantly increased.

- **Mechanical damage**
  Trees which are unprotected by guards around the base of the trunk can be easily damaged by strimming and mowing.

- **Poor aftercare**
  All elements of newly planted landscapes can fail if appropriate aftercare is not received.

2.12 Where developments require the provision of new landscaping, a management plan should be submitted with the planting details. The period of time to which the management applies and the complexity of the management proposals will depend on the design. Some areas such as wild meadows and water courses will require very different maintenance to that of orchards or formal sports pitches. Maintenance details should be submitted with all landscaping schemes and should (as a minimum) include the information detailed in appendix 2.

2.13 To ensure that all new landscapes are appropriately managed from the outset, identification of who will manage each area should be established during the planning process.
3. Trees and development.

3.1 Trees and woodlands are considered to be some of the most visually significant landscape features that define the character of our towns and villages. From the ancient woodlands at Wakerley, to the Victorian street planting found in our towns, trees are a key part of our distinctive area.

3.2 Existing trees can significantly contribute to the setting of new developments, and can give the impression of early maturity and increased design quality. Because of their importance, local planning authorities in the UK have a duty to consider tree protection and planting when assessing planning applications for development.

3.3 Without appropriate consideration, existing trees and hedges can be easily damaged and lost through development. Damage can occur to trees through thoughtless construction practices such as vehicle collisions and root severance, as well as through more indirect factors, such as changes in the surrounding ground levels, compaction of the soil structure and contamination. One movement of a heavy vehicle over a tree's roots is enough to cause irreparable damage, while trenching and compaction causes excessive damage to trees all too frequently.

Image 8 - Severe root damage caused by trenching for services and ineffective protective fencing. The damage caused is likely to result in structural failure and crown dieback. (Source:AIE.org.uk)
3.4 British Standard 5837:2012 (BS 5837:2012 - Trees in relation to design, demolition and construction - Recommendations) provides clear guidance on how trees and hedges should be accounted for as part of developments to ensure appropriate retention, protection and management. It is the key document used by the Council when assessing planning applications where trees and hedges are a material consideration and its requirements should be closely followed by applicants.

3.5 Where trees and hedges are a consideration, a number of tree specific reports and surveys will be required at various stages of the planning process. These cover all stages of a development from the initial site and tree survey, through the construction of new buildings, to future planting and landscape maintenance.

3.6 Figure 1 (below), outlines the tree based information that may be required at each stage of the planning process, depending on the size of the site, tree cover and overall complexity. Further clarification can be sought from the Council regarding the level of detail required for a particular application prior to submission. Sections 3.7 to 3.18 of this document provide a brief description of each of the report and plans listed below.

<table>
<thead>
<tr>
<th>Planning stage</th>
<th>Minimum arboricultural detail required.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-application</td>
<td>Tree Survey</td>
</tr>
<tr>
<td></td>
<td>Draft tree retention / removal plan</td>
</tr>
<tr>
<td>Full Planning Application</td>
<td>Tree Survey</td>
</tr>
<tr>
<td></td>
<td>Finalised tree retention/removal plan</td>
</tr>
<tr>
<td></td>
<td>Tree Protection Plan</td>
</tr>
<tr>
<td></td>
<td>Retained trees and root protection areas shown on proposed layout plan</td>
</tr>
<tr>
<td></td>
<td>Strategic hard and soft landscape design, including species and location of new planting</td>
</tr>
<tr>
<td></td>
<td>Arboricultural impact assessment</td>
</tr>
<tr>
<td>Matters that may be dealt with by planning conditions.  (However this is dependant on the site complexity and these reports / plans may be required as part of the initial submission documents.)</td>
<td>Detailed Arboricultural Method Statement</td>
</tr>
<tr>
<td></td>
<td>Alignment of utilities and services (including drainage), including details of installation methods where required. method</td>
</tr>
<tr>
<td></td>
<td>Dimensioned Tree Protection Plan</td>
</tr>
<tr>
<td></td>
<td>Schedule of works to retained trees, e.g. access facilitation pruning</td>
</tr>
<tr>
<td></td>
<td>Detailed hard and soft landscape design</td>
</tr>
<tr>
<td></td>
<td>Arboricultural site monitoring schedule</td>
</tr>
</tbody>
</table>
**Tree survey**

3.7 The starting point in producing a successful design is the gathering of good baseline information. A tree survey should be undertaken as part of the initial site investigations, and should record all relevant information for trees on and adjacent to the site. This may include details of habitats and protected species contained within the trees where appropriate.

3.8 As a result of a Tree Survey, the existing trees will fall within one of four categories (A, B, C or U) depending on their quality. Those in category A are considered to be the most desirable to retain, with those which are clearly dead being recorded as U. BS5837:2012 provides clear guidance on the use of these retention categories.

3.9 The baseline data collected in the survey should be made available to all relevant parties in the planning process at an early stage as it forms an important part of the evidence base underpinning the Design and Access Statement. The classification of the trees should be based on the condition and value of the trees at the time of the study, and not a preconceived layout for the site, and may also include (where relevant) details of any nearby veteran and/or ancient trees. An example Tree Survey is provided in Appendix 4.

**Tree Retention plan**

3.10 A plan showing trees proposed for retention and removal should be submitted in draft during any pre application discussions with the Council, or as a finalised version when submitting a planning application. It should be to a recognisable scale and record all onsite trees. It should show the following:

- Trees to be retained: marked with their survey numbers and circled with a continuous line.

- Trees to be removed: marked with their survey numbers and circled with a dashed line or similar. An example of a Tree Retention Plan can be found in Appendix 5.

**Tree Protection Plan**

3.11 A Tree Protection Plan shows how the retained trees and hedges will be physically protected during site clearance and construction of the development. It should be superimposed over a final site layout drawing and clearly indicate the precise location of all protective barriers and proposed hard surfacing.

3.12 The location of protective barriers around retained trees should be based on the required Root Protection Areas (RPAs) rather than an area which fits comfortably around the construction. BS 5837:2012 sets out a specific method for the calculation of RPA’s, however this can be simply translated for single stemmed trees, by multiplying the diameter the trunk of each tree by 12. An example of a Tree Protection Plan can be found in Appendix 6.
3.13 Any required ground protection or commentary on alternative protection should also be noted on the Tree Protection Plan. Areas designated by the protective fencing as construction exclusion zones (CEZ's) should not be altered or disturbed without the prior agreement of the Local Planning Authority.

3.14 CEZs should be denoted on site by the use of securing "herras" style fencing which is clearly signed as a "Construction exclusion zone". The use of chestnut paling or plastic mesh is not appropriate. The protective fencing should be erected prior to any onsite works and remain in place until the completion of the development. Where full Root Protection Areas are not possible due to the constraints of the site, alternative methods of ground protection should be used. Examples of appropriate protective fencing and signage can be found in Appendix 7.

Arboricultural Impact Assessment

3.15 An Arboricultural Impact Assessment (AIA) should draw on all of the baseline tree information and the proposed site layout, and provide an evaluation of the direct and indirect impacts of the development on the nearby trees.

3.16 It should take account of any required tree loss to facilitate the layout, discuss the elements of the proposals that could have a damaging arboricultural impact and propose, where appropriate, mitigation measures. An AIA should include copies of the Tree Survey, the Tree Retention / Removal Plan and provide details of any required facilitation pruning.

Arboricultural Method Statement

3.17 The Council may also ask for the submission and approval of an Arboricultural Method Statement. These statements detail how the development will actually take place around any retained trees.

3.18 While the level of detail required in a Arboricultural Method Statement will vary from site to site, they generally cover the same basic topics such as how demolition will occur, where any materials will be stored and how the development will be phased. The Council can advise applicants on the content of the method statement, should this be required.

Designing with trees

3.19 While it is recognised that many factors will need to be taken into consideration when designing the layout of a new development, tree retention has the potential to significantly contribute to the sites character and needs to be accounted for at an early stage.

3.20 Following the completion of the surveys and analysis of the site described in paragraphs 3.6 to 3.10; consideration should be given to which trees are the most suitable for retention. Trees of the highest quality (those categorised as A and B trees in the Tree Survey) should be retained as part of the proposed layout, as they are likely to have the most positive contribution to their surroundings.
3.21 Trees of moderate and low value (category C and below) should not automatically be considered for removal, as they may play a useful role in site screening, or as an important habitat feature. As part of the design the following factors should be considered:

- **Physical dimensions of retained trees**
  The physical size and shape of the trees is likely to be the first factor to be considered. The crown shape and spread, along with the root area should be considered as part of the design.

- **Current and future relationships**
  A realistic assessment of the current and future relationships between the existing trees and new structures should be made. Retained trees that are inappropriately incorporated into site layout can become a nuisance, often leading to pressure for them to be removed.

  Larger trees might be better suited to areas of open space or more extensive private gardens where conflict is less likely to occur. The potential impact of the shading caused by tree canopies should be considered, and situations where dense shading could be problematic should be avoided. Seasonal problems such as Honeydew and leaf drop might also need to be considered.

- **Roadways and surfacing**
  Access into a site is often one of the first issues to be considered when a development is planned, and can have a significant impact on existing trees.

  Traditional road construction and surfacing does not allow water and nutrients to percolate through to the soil (and roots) beneath. Also the excavation and compaction required to construct an access can easily damage the soil structure and the root areas of retained trees.

  To avoid this type of damage, main access driveways and other hard surfaces should fully avoid the RPA’s of retained trees. Where this is not possible, the use of alternative, porous road, "no dig" construction techniques should be used.

- **Alternative construction techniques**
  On particularly constrained sites, the use of alternative foundations may be required. These should be discussed with the Council during the planning process.

- **Services**
  Requirements for above and below ground services should be considered. Underground services should not cut through the required root protection areas for retained trees. Where there is no alternative route, specialist installation methods should be considered.
Construction and aftercare

3.22 In addition to the design and layout of a development, the physical practicalities of developing the site should be considered as part of the Arboricultural Method Statement. Significant time may have been taken to formulate an appropriate site layout, taking full account of any onsite trees, and yet they can be easily and significantly damaged at all stages of the construction.

3.23 While the Arboricultural Method Statement may include details of construction phasing, protection and pruning that may be required to allow the development to take place, this information is often not passed on to site clearance and construction contractors.

3.24 To ensure that all parties are aware of the arboricultural factors of the development and understand the importance of the construction exclusion zones, full details of protected areas and works likely to affect the trees should be made available. All protected areas should be appropriately signed, and regular meetings held at key stages of the development with the appointed Arboricultural Consultant. In some cases, the Council may wish to monitor the progress of the site, especially where trees may be particularly sensitive or the site is very constrained.
### Appendix 1 – List of Consultees

#### Organisation

**Town Councils**
- Higham Ferrers Town Council
- Oundle Town Council
- Rushden Town Council
- Ithlingborough Town Council
- Raunds Town Council
- Thrapston Town Council

**Parish Councils**
- Great Addington
- Aldwincle
- Ashton
- Benefield
- Brigstock
- Chelveston-cum-caldecott
- Collyweston
- Deene and Deenethorpe
- Duddington with Fineshade
- Fotheringhay
- Hargrave
- Hemmington, Luddington, Thurning
- Kings Cliffe
- Lilford-cum-wigsthorpe & Thorpe Achurch
- Lutton
- Newton Bromswold
- Polebrook
- Southwick
- Sudborough
- Titchmarsh
- Wakerly
- Woodford
- Yarwell
- Little Addington
- Apethorpe
- Barnwell
- Blatherwycke
- Bulwick
- Clopton
- Cotterstock
- Denford
- Easton on the Hill
- Glapthorn
- Harringworth
- Islip
- Laxton
- Lowick and Slipton
- Nassington
- Pilton, Stoke Doyle and Wadenhoe
- Ringstead
- Stanwick
- Tansor
- Twywell
- Warmington
- Woodnewton
- Earls Barton
- Ecton
- Great Doddington
- Grendon
- Irchester
- Little Harrowden
- Orlingbury
- Sywell
- Wollaston
Other Statutory consultees
Northamptonshire County Council –
Planning
Pocket Parks Officer
Head of Countryside
Highways

Northamptonshire Police
North Northamptonshire Joint Planning Unit
Sport England
Anglian Water
Northamptonshire Wildlife Trust
Forestry Commision
Environment Agency
Natural England
English Heritage
National Planning Casework Unit

Local/interest organisations
Northamptonshire ACRE
Disability Rights Commission
CPRE
RSPB
Groundwork Northamptonshire
Rockingham Forest Trust
River Nene Regional Park
Burghley House Trust
National Trust
Woodland Trust
BTCV
Living Landscape Trust
Wellingborough and District Horticultural Society
North Northants Badgers Assoc
Farming and Wildlife Advisory Trust
Northampton Association for the blind
Ramblers Association
Nene Valley Association
National Trust of Allotments Gardeners
Country Land and Business Association
Composting Association
Appendix 2 – Landscape Management Plans

It is in everyone’s interest to create and sustain an attractive landscape setting to developments, for the benefit of both occupiers and the public. The submission of a management plan and its implementation is often made a condition of planning permission or the subject of a planning agreement.

To achieve this, planned management and maintenance operations are needed for both “soft” planted and “hard” landscaped spaces. These operations may well need to change over time as planting matures, and as the changing character and needs of the occupied development evolve.

The content of the management plan will depend on the site and the design and should be specifically tailored to the area. Specific management of habitat and wildlife areas may also be required and this should also be included within maintenance plans where necessary. As an outline, the following information may be required:

### Planting and establishment
- Watering in drought periods, including volume, frequency and method of application.
- Weed controls, such as residual and spray herbicide applications and mulch reinstatement.
- Inspections and making good losses with replacement planting stock.
- Firming-in and possible pruning of wind-rocked plants. Tying-in of climbing plants.
- Hedge clipping and ultimate design heights.
- Formative shrub pruning - note that the routine clipping of shrubs should be avoided.
- Maintenance of 1m diam. mulched surrounds to trees planted in grass areas.
- Slow release fertiliser or residual herbicide applications where appropriate.
- Extension or strengthening of fencing or other barriers where planting is becoming eroded, trampled or damaged.

### Hard Landscaped Areas
- Maintenance of boundary walls, fencing, bollards, and any temporary protective fencing e.g. post and wire/chestnut palings and trip rails and timing of removal.
- Maintenance of hard paved and loose surfaces such as gravel. Making good damaged units or subsidence to match original materials.
- Re-leveling of tree grilles in hard paved areas and making-up levels of infilled gravel mulches. Removal of tree guards, tree grille sections.
- Frequency of removal of litter and rubbish and response time to fly-tipping and abandoned vehicles.
- Cleaning of stained paving surfaces by pressure washer / removal of chewing gum.
- Repairs to walls and copings. Removal of graffiti.
- Extension / strengthening of fencing or other barriers, consistent with existing designs.
- Reconsideration of failed access / circulation arrangements and appropriate new paving and / or protective railings.
- Maintenance and cleaning of degraded paint finishes, gates, railings etc

### Special Design Features
- Retention, operation and maintenance of water features.
- Operation and repairs / replacement lamping of amenity and special lighting.
• Provision of Public Art and its periodic cleaning / specialist repair.
• Maintenance of safety apparatus and signage.
• Adjustment checks of tree ties, stakes and guards, protective fencing and their timed removal.
• Inspection for pests, vermin and plant diseases and remedial actions.

Ornamental shrub areas
• Replanting of failed stock or redesign /re-specification of failed areas.
• Mulch replenishment until close cover achieved.
• Formative and seasonal pruning for stem, foliage and flowering budwood.
• Re-balancing of growth, removal of over-vigorous species.

Hedges and Mass Planting
• Hedge cutting – designed heights and frequency of cut. Removal of clippings.
• Thinning of mass planted vegetation where climax trees are emerging.
• Management of understory and herb edges at 5 and 10 + years onward. Periodic coppicing where appropriate. Formation of new paths.
• Use rabbit guards / tree shelters/ fencing if rodent damage becomes apparent.
• Removal of litter.

Grass and Herb layer
• Re-sowing of failed areas of grass.
• Selective herbicide treatment / feeding during establishment.
• Aeration/thatch removal of high quality amenity lawns.
• Frequency, timing and heights of cut for grass / wild flower meadow edge / bulb areas.
• Appropriate cutting regimes and machinery types and design quality (e.g. cylinder / rotary / flail) boxing off of clippings and removal from site or site dispersal.
• Removal of litter prior to cutting.
• Cleaning of paths after grass cutting.

Trees
• Regular safety inspections and report on condition of trees by arboricultural adviser.
• Implementation programmes of recommended tree work to comply with British Standard B.S. 3998: 2010 'Recommendations for tree work.'
• Procedures for emergency tree work.
• Formative pruning of new trees and progressive crown lifting and leader selection, and minimum / maximum heights of crown lifting.
• Planned pruning of pleached trees, mop headed pollards or coppiced trees.
• Investigation of failed growth of trees, remedial actions and replanting.
• Aeration of compacted soils and use of soil inoculants where trees become moribund.
• Watering and feeding programme for trees in containers.
• Advice on consent procedures for protected tree work.
# Appendix 3 – Example Tree Survey

<table>
<thead>
<tr>
<th>Tree Number</th>
<th>Species</th>
<th>Height (m)</th>
<th>Stem Diameter (mm)</th>
<th>Branch Spread (m)</th>
<th>Canopy Height (m)</th>
<th>Life Stage</th>
<th>General Observations</th>
<th>Remaining contribution (yrs)</th>
<th>Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>T1</td>
<td>Cherry <em>Prunus avium</em></td>
<td>4.5</td>
<td>310</td>
<td>N - 3.5 E - 9 S - 3.7 W - 3</td>
<td>1.8 - S 2.1</td>
<td>M</td>
<td>Good overall condition</td>
<td>20+</td>
<td>B</td>
</tr>
<tr>
<td>T2</td>
<td>Robinia <em>Robinia pseudoacacia</em></td>
<td>4</td>
<td>307</td>
<td>N - 2.5 E - 2 S - 2.5 W - 2</td>
<td>2.3 - E 2</td>
<td>Y</td>
<td>Storm damage to western side of canopy with loss of 1/3 of crown area.</td>
<td>&lt;10</td>
<td>U</td>
</tr>
<tr>
<td>T3</td>
<td>Cypress <em>Chamaecyparis lawsoniana</em></td>
<td>6</td>
<td>321</td>
<td>N - 2.5 E - 3 S - 1 W - 1</td>
<td>0.6 - S 0.5</td>
<td>SM</td>
<td>Over pruning to brown wood on western side of canopy. Poor re-growth.</td>
<td>&lt;10</td>
<td>C</td>
</tr>
<tr>
<td>T4</td>
<td>Cherry <em>Prunus padas</em></td>
<td>3.5</td>
<td>240</td>
<td>N 3 E 2.5 S 2.7 W 2.1</td>
<td>1 - E 1.2</td>
<td>M</td>
<td>Fungal pathogen noted with significant crown dieback and deadwood</td>
<td>&lt;10</td>
<td>U</td>
</tr>
<tr>
<td>T5</td>
<td>Chestnut <em>Aesculus hippocastanum</em></td>
<td>9</td>
<td>465</td>
<td>N - 5.6 E - 4.9 S - 4.8 W - 4.8</td>
<td>3.1 - N 2.9</td>
<td>EM</td>
<td>Good overall condition, remove minor deadwood over garage and patio</td>
<td>20+</td>
<td>B</td>
</tr>
<tr>
<td>T6</td>
<td>Lime <em>Tilia cordata</em></td>
<td>10</td>
<td>490</td>
<td>N - 4.5 E - 3 S - 4 W - 2.9</td>
<td>4.2 - S 2.9</td>
<td>M</td>
<td>Good overall condition</td>
<td>40+</td>
<td>A</td>
</tr>
<tr>
<td>T7</td>
<td>Lime <em>Tilia cordata</em></td>
<td>11</td>
<td>494</td>
<td>N - 4.6 E - 3 S - W - 2.7</td>
<td>3.8 - S 2.9</td>
<td>M</td>
<td>Good overall condition</td>
<td>40+</td>
<td>A</td>
</tr>
<tr>
<td>T8</td>
<td>Pine <em>Pinus nigra</em></td>
<td>13</td>
<td>460</td>
<td>N - 3.5 E - 3 S - W - 2.7</td>
<td>9 - N 8.2</td>
<td>M</td>
<td>Good overall condition, remove storm damaged, hanging branch.</td>
<td>20+</td>
<td>B</td>
</tr>
<tr>
<td>T9</td>
<td>Beech <em>Fagus sylvatica</em></td>
<td>10</td>
<td>520</td>
<td>N - 4.6 E - 3 S - W - 2.7</td>
<td>2.2 - N 2</td>
<td>M</td>
<td>Good overall condition</td>
<td>20+</td>
<td>B</td>
</tr>
<tr>
<td>T10</td>
<td>Beech <em>Fagus sylvatica</em></td>
<td>12</td>
<td>530</td>
<td>N - 6.3 E - 4.9 S - W - 6.1</td>
<td>1.9 - W 2.1</td>
<td>M</td>
<td>Good overall condition</td>
<td>40+</td>
<td>A</td>
</tr>
</tbody>
</table>

This example Tree Survey follows the guidance and recommendations and format set out in BS5837:2012 and relates to a fictional site. For further information on the content of such a survey, the British Standard should be consulted.
Appendix 5 – Example Tree Retention Plan

Tree Retention Plan
123 Oak Avenue, Cherry Dale, Northants
Scale: 1:500 at A4

- Category A Trees
- Category B Trees
- Category C Trees
- Category U Trees
- Tree to be removed
- Tree to be retained
Appendix 6 – Example Tree Protection Plan
Appendix 7 – Example Tree Protection Plan

Standard method for protective fencing around trees, as set out in BS5837:2012.

Alternative method for protective fencing around retained trees, where ground anchoring cannot be used.
Examples of signage which should be attached to protective fencing around retained trees. These signs can be copied and used on site.

PROTECTIVE FENCING. THIS FENCING MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.
TREE PROTECTION AREA
KEEP OUT!

(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION

ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY
### Appendix 8. – Glossary of terms

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Access facilitation pruning</strong></td>
<td>One-off tree pruning operation, the nature and effect of which are without significant adverse impact in the tree’s physiology or amenity value, which is directly necessary to provide access for the site operations.</td>
</tr>
<tr>
<td><strong>Arboricultural Impact Assessment (AIA)</strong></td>
<td>A document which evaluates the direct and indirect effects of the proposed design and includes the Tree Survey and Tree Retention Plan.</td>
</tr>
<tr>
<td><strong>Arboricultural Method Statement (AMS)</strong></td>
<td>A methodology for the implementation of all phases of a development that is either within the Root Protection Area of retained trees and landscape features, or has the potential to result in the loss of damage to retained trees.</td>
</tr>
<tr>
<td><strong>British Standards</strong></td>
<td>Overall statutory safety standards for the manufacture and/ or safe operation of goods and services</td>
</tr>
<tr>
<td><strong>Conservation Area (CA)</strong></td>
<td>An area of special architectural or historic value, the character and appearance of which it is desirable to preserve or enhance.</td>
</tr>
<tr>
<td><strong>Construction Exclusion Zone (CEZ)</strong></td>
<td>An area based on the RPA in which access during the development is strictly prohibited.</td>
</tr>
<tr>
<td><strong>Core Spatial Strategy (CSS)</strong></td>
<td>The North Northamptonshire Core Spatial Strategy, adopted June 2008, is the overarching strategic Development Plan Document (DPD) covering the whole of East Northamptonshire, Wellingborough, Corby and Kettering, and is now currently under review with a replacement CSS anticipated to be adopted in 2013. CSS Policy 13 provides the main policy “hook” for this document.</td>
</tr>
<tr>
<td><strong>Corporate Plan</strong></td>
<td>The Corporate Plan is a non-statutory plan which sets out the Council’s own policies and priorities, guiding the way that the Council will provide its services over the next 3-4 years (as set out in more detail within the Service Plan).</td>
</tr>
<tr>
<td><strong>Development Plan Documents (DPDs)</strong></td>
<td>Statutory plans and include the Core Spatial Strategy and site specific plans (e.g. Rural North, Oundle and Thrapston Plan) which, combined, form the development plan for the District</td>
</tr>
<tr>
<td><strong>Green Space</strong></td>
<td>Areas such as parks, gardens, street planting and play spaces, both private and public.</td>
</tr>
<tr>
<td><strong>Green Infrastructure (GI)</strong></td>
<td>Green infrastructure is strategically planned and managed networks of natural lands, working landscapes and other open spaces that conserve ecosystems and provide associated benefits to people.</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Landscape Character Assessment (LCA)</strong></td>
<td>A technique used to develop a consistent and comprehensive understanding of what gives England’s landscape its character. It uses statistical analysis and application of structured landscape assessment techniques. LCAs provide more detailed descriptions and analysis at a local level within the national framework of National Character Areas.</td>
</tr>
<tr>
<td><strong>Local Development Documents (LDDs)</strong></td>
<td>Overarching name for individual documents, which combined make up the development plan, or Local Development Framework (LDF) for the District.</td>
</tr>
<tr>
<td><strong>Local Development Framework (LDF)</strong></td>
<td>Overarching name for the collection of all documents which make up the Development Plan.</td>
</tr>
<tr>
<td><strong>Nature Improvement Areas (NIAs)</strong></td>
<td>Nature Improvement Areas are inter-connected networks of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to the challenges of climate change.</td>
</tr>
<tr>
<td><strong>National planning policy</strong></td>
<td>National planning policies used to be set out in Planning Policy Statement (PPSs) and Planning Policy Guidance Notes (PPGs). These have now been replaced by a single National Planning Policy Framework (NPPF).</td>
</tr>
<tr>
<td><strong>Planning and Compulsory Purchase Act 2004</strong></td>
<td>The primary legislation which brought in the current development planning system. Much of this will be amended during 2012 as the recently passed Localism Act (November 2011) will replace many aspects of the 2004 Act.</td>
</tr>
<tr>
<td><strong>Regional Plans</strong></td>
<td>The East Midlands Regional Plan, adopted in March 2009, currently forms part of the statutory development plan, providing a higher strategic policy level above Core Strategies. It is expected that this will be abolished during 2012 / 2013, as the various provisions of the Localism Act are implemented.</td>
</tr>
<tr>
<td><strong>Regulations</strong></td>
<td>Statutory requirements (secondary legislation) which support primary legislation.</td>
</tr>
<tr>
<td><strong>Root Protection Area (RPA)</strong></td>
<td>A design tool which indicates the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the root and soil structure is treated as a priority.</td>
</tr>
<tr>
<td><strong>Special Protection Areas (SPAs)</strong></td>
<td>SPAs are areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the ‘Birds Directive 1979’ which provides enhanced protection given by the Site of Special Scientific Interest (SSSI) status all SPAs also hold.</td>
</tr>
<tr>
<td><strong>Sites of Special Scientific Interest (SSSIs)</strong></td>
<td>Sites of Special Scientific Interest (SSSIs) give legal protection to the best sites for wildlife and geology in England.</td>
</tr>
<tr>
<td><strong>Statement of Community Involvement (SCI)</strong></td>
<td>The SCI forms a statutory element of the LDF, setting out public consultation requirements which should be followed during DPD preparation or submitting and determining planning applications.</td>
</tr>
<tr>
<td><strong>Supplementary Planning Document (SPD)</strong></td>
<td>SPDs cannot set policy, but provide greater detail on policies in DPDs and also form part of the statutory LDF, once adopted.</td>
</tr>
<tr>
<td><strong>Sustainable Communities Strategy (SCS)</strong></td>
<td>The most recent SCS for East Northamptonshire Council was led by the Local Strategic Partnership (known as “ENable”). This sets out a series of guiding principles for the preparation of LDDs and non-statutory plans such as the Corporate Plan.</td>
</tr>
</tbody>
</table>
|**Tree Preservation Order (TPO)** | A tree preservation order (referred to in this Guide as a 'TPO') is an order made by a local planning authority ('LPA') in respect of trees or woodlands. The principal effect of a TPO is to prohibit the:
- (1) cutting down,
- (2) uprooting,
- (3) topping,
- (4) lopping,
- (5) wilful damage, or
- (6) wilful destruction |
|**Tree Survey** | A systematic method for the assessment of trees that may be affected by a development. |
|**Tree Protection Plan (TPP)** | A scale drawing, informed by the Tree Survey, and based on the finalized layout, showing the trees for retention and illustrating the tree and landscape protection measures proposed. |
|**Tree Retention Plan** | A scale drawing showing trees proposed for retention and removal. |
### Appendix 9 – Contact Details

<table>
<thead>
<tr>
<th><strong>East Northamptonshire Council</strong></th>
<th><strong>Borough of Wellingborough</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Address:</strong></td>
<td></td>
</tr>
<tr>
<td>Planning Policy and Conservation</td>
<td>Planning Policy</td>
</tr>
<tr>
<td>Planning Services</td>
<td>Borough Council of Wellingborough</td>
</tr>
<tr>
<td>East Northamptonshire Council</td>
<td>Swanspool House</td>
</tr>
<tr>
<td>Cedar Drive</td>
<td>Doddington Road</td>
</tr>
<tr>
<td>Thrapston</td>
<td>Wellingborough</td>
</tr>
<tr>
<td>Northamptonshire</td>
<td>Northamptonshire</td>
</tr>
<tr>
<td>NN14 4LZ</td>
<td>NN8 1BP</td>
</tr>
<tr>
<td><strong>DX No:</strong></td>
<td></td>
</tr>
<tr>
<td>701611 Thrapston</td>
<td>12865 Wellingborough</td>
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<tr>
<td><strong>Tel:</strong></td>
<td></td>
</tr>
<tr>
<td>01832 742148</td>
<td>01933 229777</td>
</tr>
<tr>
<td><strong>Email:</strong></td>
<td></td>
</tr>
<tr>
<td><a href="mailto:planningpolicy@east-northamptonshire.gov.uk">planningpolicy@east-northamptonshire.gov.uk</a></td>
<td><a href="mailto:planning@wellingborough.gov.uk">planning@wellingborough.gov.uk</a></td>
</tr>
</tbody>
</table>
Trees and Landscape Supplementary Planning Document – Consultation Statement

The Trees and Landscape Supplementary Planning Document has been prepared jointly by East Northamptonshire Council and the Borough Council of Wellingborough in accordance with the *Town and Country Planning (Local Planning) (England) Regulations 2012 (SI 2012 No.767)*.

Regulation 12 (a) requires the preparation of a consultation statement before a local planning authority adopts a Supplementary Planning Document (SPD). The consultation statement must set out:

- The persons the local planning authority consulted when preparing the supplementary planning document;
- A summary of the main issues raised by those persons; and
- How those issues have been addressed in the supplementary planning document

Regulation 12 (b) and 35 set out further statutory requirements in respect of the consultation process. They require that:

- There is a consultation period of at least 4 weeks;
- Documents are available for inspection at the Council’s principal office and at such other places as the local planning authority consider appropriate; and
- Documents are published on the local planning authority’s website.

This document sets out how both Councils have complied with these requirements.

**Consultation Period**

The Consultation draft of the SPD was approved for consultation by the Planning Policy Committee of East Northamptonshire Council on 22 October 2012 and the Development Committee of the Borough Council of Wellingborough on 23 October 2012. There was a 6 week consultation period from the 9 November 2012 until 21 December 2012.

**Availability of Consultation Documents**

The documents were published on the websites of both Councils via the following addresses:

- [www.wellingborough.gov.uk](http://www.wellingborough.gov.uk)
- [www.east-northamptonshire.gov.uk/consultations](http://www.east-northamptonshire.gov.uk/consultations)

Alternatively, hard copies were available to view during normal opening hours at:

- Libraries at Earls Barton, Finedon, Irchester, Wellingborough and Wollaston (opening times and other details are available from Northamptonshire County Council)
- Libraries at Oundle, Thrapston, Rushden, Higham Ferrers, Irthlingborough, Raunds and the mobile libraries (opening times and other details are available from Northamptonshire County Council)
- Customer Service Centre, Cedar Drive, Thrapston, NN14 4LZ (8.45am-5pm, Monday to Friday)
- Customer Services, Council Offices, Swanspool House, Doddington Road, Wellingborough NN8 1BP (Monday, Tuesday, Wednesday: 8.30am - 5pm, Thursday: 9.30am - 5pm, Friday: 8.30am - 4.30pm)
• Customer Service Centre, Newton Road, Rushden, NN10 0PT (9am-4.30pm, Monday to Friday)
• Customer Service Centre, 4 New Street, Oundle, PE8 4ED (10am – 1pm, Monday to Saturday)

Consultees
In addition to making the draft plan available the following bodies were consulted.

Organisation

Town Councils
Higham Ferrers Town Council
Oundle Town Council
Rushden Town Council

Irthingborough Town Council
Raunds Town Council
Thrapston Town Council

Parish Councils
Great Addington
Aldwincle
Ashton
Benefield
Brigstock
Chelveston-cum-caldecott
Collyweston
Deene and Deenethorpe
Duddington with Fineshade
Fotheringhay
Hargrave
Hemmington, Luddington, Thurning
Kings Cliffe
Lilford-cum-wigsthorpe & Thorpe Achurch
Lutton
Newton Bromswold
Polebrook
Southwick
Sudborough
Titchmarsh
Wakerley
Woodford
Yarwell

Little Addington
Aphetorpe
Barnwell
Blatherwycke
Bulwick
Clopton
Cotterstock
Denford
Easton on the Hill
Glaphorn
Harringworth
Islip
Laxton
Lowick and Slipton
Nassington
Pilton, Stoke Doyle and Wadenhoe
Ringstead
Stanwick
Tansor
Twywell
Warmington
Woodnewton

Bozeat
Easton Maudit
Finedon
Great Harrowden
Hardwick
Isham
Mears Ashby
Strixton
Wilby

Earls Barton
Ecton
Great Doddington
Grendon
Irchester
Little Harrowden
Orlingbury
Sywell
Wollaston
Other Statutory consultees
Northamptonshire County Council – Planning
Pocket Parks Officer
Head of Countryside
Highways

Northamptonshire Police
North Northamptonshire Joint Planning Unit
Sport England
Anglian Water
Northamptonshire Wildlife Trust
Forestry Commision
Environment Agency
Natural England
English Heritage
National Planning Casework Unit

Local/interest organisations
Northamptonshire ACRE
Disability Rights Commission
CPRE
RSPB
Groundwork Northamptonshire
Rockingham Forest Trust
River Nene Regional Park
Burghley House Trust
National Trust
Woodland Trust
BTCV
Living Landscape Trust
Wellingborough and District Horticultural Society
North Northants Badgers Assoc
Farming and Wildlife Advisory Trust
Northampton Association for the blind
Ramblers Association
Nene Valley Association
National Trust of Allotments Gardeners
Country Land and Business Association
Composting Association

Responses
Responses to the consultation were received from:

- Collyweston Parish Council
- Easton on the Hill Parish Council
- Higham Town Council
- Nene Valley Nature Improvement Area – Natural Development Officer
- Oundle Town Council
- The Woodland Trust
Details of the responses received and how these are addressed in the SPD are included in Appendix 1.
**APPENDIX 1.**
Trees and Landscapes Supplementary Planning Document (SPD)
PUBLIC CONSULTATION REPORT
Statement under Regulation 12 (a)

<table>
<thead>
<tr>
<th>Number</th>
<th>Name</th>
<th>Comment</th>
<th>Response</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Nene Valley NIA, Natural Development Officer (Heather Webb)</td>
<td>While I am pleased to be able to offer my comments on the draft document I believe this consultation is a little premature and should not have been undertaken until the new North Northamptonshire Joint Core Spatial Strategy (CSS) is complete. The emerging CSS is much more detailed than the existing document and would provide a more robust policy context within which to evaluate the SPD.</td>
<td>Comments noted, however as the Trees and Landscapes SPD is intended to be a technical document, the status of the CSS is not considered to be relevant.</td>
<td>No action required.</td>
</tr>
<tr>
<td></td>
<td>Nene Valley NIA, Natural Development Officer (Heather Webb)</td>
<td>I encourage the councils to consider including hedgerows in the Trees and Landscape SPD. Hedgerows provide similar habitat to and are often intimately associated with trees, and like trees their management is governed by special legislation. Hedgerows are also a key landscape feature and it might therefore make sense to include them in the policy as they relate to both its tree and landscape themes.</td>
<td>Reference to hedgerows and their importance and protection are already made in section 3 (page 11) of the SPD.</td>
<td>No action required.</td>
</tr>
<tr>
<td></td>
<td>Higham Ferrers Town Council</td>
<td>The Town Council considered the consultation document at their recent meeting. The Town Council welcomes and supports this Supplementary Planning Guidance. It is clear and concise and meets the outcomes as detailed on page 9.</td>
<td>Comments noted.</td>
<td>No action required.</td>
</tr>
<tr>
<td></td>
<td>Oundle Town Council</td>
<td>Oundle Town Council welcomes the guidance for developers that encourages the retention of existing landscape features and the establishment of green corridors. It agrees that it is vital that the green space in new developments must not just be the areas that are difficult to develop.</td>
<td>Comments noted.</td>
<td>No action required.</td>
</tr>
<tr>
<td>The Wildlife Trust</td>
<td>We broadly welcome and support both the intention / purpose behind, and much of the content of, this particular proposed additional SPD information.</td>
<td>Comments noted.</td>
<td>No action required.</td>
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### 1.0 Introduction

#### 1.27 (pg 8-9)

The Wildlife Trust

For Paragraph 1.27, and specifically for the content of the Table therein shown at the top of Page 9, The Wildlife Trust recommends that you revise this Table of outcomes / objectives in such a way as to make specific references to priorities for biodiversity / ecological / wildlife matters.

Amend SPD

Expand table on page 9 to include a section on increased biodiversity and ecological value.

### 2.0 Landscape design for new developments

#### 2.8 Section 1 (pg 11)

The Wildlife Trust

The Biodiversity Opportunity Mapping dataset resource might also prove to be a useful reference source here as well. In addition, in respect of the need to not go planting new trees in inappropriate or unnecessary places, it might also be advisable to include a reference somewhere in this proposed SPD to the hierarchy of designated site areas, and other significant zones within the District areas of your two Local Authorities - things such as the international designation of the Upper Nene Valley Gravel Pits Special Protection Area (SPA), the national statutory Sites of Special Scientific Interest (SSSI), and the new Nene Valley Nature Improvement Area (NIA) on down to a more localised level.

Amend SPD

Add bullet point under section 3 (pg 11) to include advice concerning the wildlife designations found in the area.

#### 2.8. Section 3 (pg 14)

Oundle Town Council

Oundle Town Council welcomes the emphasis on the importance of good landscaping to benefit all residents. However, in addition to the formal play areas outlined, consideration should be given to informal play space that presents imaginative play opportunities.

Amend SPD

Expand text in section 3 (pg 14) to additional bullet point on the use of imaginative and natural play spaces.
The Wildlife Trust firmly believes that there may well typically be an opportunity for any soft landscaping associated with development schemes or other relevant projects to incorporate the planting of appropriate native species, of trees and shrubs.

Therefore, any soft landscaping elements that it is intended to include within development proposals and other works / schemes should be provided for by the use of native species (of plants, shrubs and trees) only.

Ideally, these species should be chosen as ones that are typical of that part of the county and they should all only be sourced from a local and a known provenance. These areas should be managed for the benefit of wildlife. This is becoming increasingly important in the emergence of such effects as the current spread of Ash Die-back Disease across the U.K.

To be realistic and pragmatic, if a scheme cannot exclusively use native species only, then every effort should be made to ensure that the non-native / cultivated / exotic species that are finally selected and used on-the-ground have some benefit to local biodiversity - so, that is, a source of nectar / pollen / nuts / berries / seeds / etc. that can be used by local native species of birds and animals.

Comments noted, while the use of native plants is supported, it is often not practical to use such species as they do not have the qualities (being upright, having all year around interest, for example) required for some difficult planting locations.

Using species of local provenance is always favoured; however this is not a realistic/viable option for many schemes.

Amend SPD

The Wildlife Trust

We would strongly recommend that you resist the temptation, both on your behalf and on the part of others too, to rush to plant new trees on an area of land that would in fact be better off being maintained / retained, created, and / or managed as a grassland or some other type of habitat area instead.

Northamptonshire's Local Biodiversity Action Plan gives details and targets on locally important species and habitats (www.northamptonshirebiodiversity.org).

Amends SPD

Add bullet point under section 6 (pg 17) to recommend the use of native species of local province where practical.

Expand section 3 (pg13) to include reference to the importance of existing habitats on development sites.
| 2.0 | Woodland Trust | We strongly support the inclusion of trees and woodland as a key element in good landscape design. We also support the point made on page 11 that it is important that landscape features are connected to each other to form a well integrated network of green infrastructure. As it says on page 13, it is important as well as creating new woodland as part of development to also incorporate existing trees, woods and other GI features. | Comments noted. | No action required. |
| 2.0 Section 3 (pg 13) | Woodland Trust | We would like to see the document go further and say that removal of existing mature trees should be resisted wherever possible. ‘Trees in Towns II’ (CLG, 2008) highlighted the threats and evidence of loss of mature trees in urban areas and they should be safeguarded at all costs. Furthermore, apart from loss of other important values, it is contrary to climate change mitigation efforts - as mature trees are far more effective than young trees and it is therefore vital to retain all the mature trees in the heart of towns and cities. | Amend SPD | Expand text in Section 3 (Trees and development) to strengthen desire to retain trees. |
| 2.8 Section 5 (pg 15) | Woodland Trust | We agree with the comment on page 15 (second and third bullet point) that trees can improve the feel of a street and even bring about an increase in house prices. You also rightly point out that trees can be important in creating shade, which can be of benefit to people in urban areas and to livestock in more rural locations. You could also add a reference to the benefits of trees in enhancing air quality: the Woodland Trust has recently produced a report on this subject which is available on our website at www.woodlandtrust.org.uk/publications

With reference to species choice for planting (second bullet point on page 17), we believe that Wherever possible the choice of species should be chosen to enhance biodiversity and cultural heritage as a priority. Opportunities should be actively sought to find and modify suitable locations and find design solutions for such trees e.g. when considering highway alterations (e.g. road closures, or traffic calming measures or pedestrianisation schemes). | Amend SPD. | Expand text on page 15 to include details of the importance of trees to air quality and climate change.
Amend SPD. | Add bullet point under section 6 (pg 17) to recommend the use of native species of local provenance where practical. |
| 2.10 (pg 18) | Collywest on Parish Council | The Council has considered this consultation and finds it to be reasonably robust. However, it is the Council's experience that developers who retain or plant new trees, shrubs and hedging as part of their development plan do not make adequate provision for maintenance afterwards. Therefore, the Council would like a new bullet point marked 2.10 on page 18 to be included as follows:- Lack of protected/assigned resources for ongoing care Unless financial and/or legal provision for the long term care of landscaping is agreed at planning consent stage, even the best planned schemes may die through lack of plant care. | Amend SPD | Expand text on page 18 to include reference to include lack of aftercare. |
| 2.10 (pg 18) | Oundle Town Council | Oundle Town Council welcomes the requirement for robust management plans for the maintenance of landscape features. We note the guidance in 2.10 that good ground preparation is essential. We have first hand knowledge of a development where this was a major problem with ongoing maintenance issues and would be interested to know how this preparation can be monitored during the construction phase of a new development? | Comments noted, details of the preparation of planting areas are often required as part of landscape maintenance plans. However, once planting has been put in place, it is often not possible or practical to replant areas if poor soil has not been ameliorated. | No action required. |
| 2.10 (pg 18) | The Wildlife Trust | With reference to Page 18, and the sub-heading of "Maintenance of landscape", and specifically the content of Paragraphs 2.12 and 2.13, whilst in agreement with much of these statements, we would strongly recommend two additional things: • In our view, landscaped areas (either retained / enhanced, or newly-created, and then managed into the future) in association with the delivery of a development scheme or other similar hard-infrastructure project, should be managed in perpetuity - or at least for as long as the development scheme remains in operation / in use. In addition to identifying just who is going to be responsible for delivering the actual management input of a given landscaped area into the future, we are of the opinion that the on-going annual sum of money needed to meet these 'running-costs' must also be identified and a mechanism of securing the committed provision of such funds is agreed in a binding | Comments noted, however it would not be possible to enforce the maintenance of landscaping for the life of a site due to the long time scales involved. Responsibilities for maintenance of landscaped areas are already highlighted in the management plans and contributions for such areas may be addressed by CIL or s.106 contributions where required | No action required. |
### 3.0 Trees and development

<table>
<thead>
<tr>
<th>3.0</th>
<th>Easton on the Hill Parish Council</th>
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<tbody>
<tr>
<td>The Councillors read the document with interest as it was felt that it was very desirable that trees and greenery should be retained on development sites as they improve the look of the area and also the quality of life of the future residents. However, they would require protection during the building process. It would also aid the environment. Developers should be encouraged to leave trees on the site already and this should be part of the planning process. A problem which concerned them was ensuring that the maintenance of these trees is carried out and the responsibility for this is made definite and enforced if necessary in the future. Whether it should be the Council or the builder is a difficult consideration. A further concern was that the the SPD will increase the cost of following the British Standard and putting in place appropriate tree protection, the applicant should already be following the guidance contained in previous versions of the BS, and it is envisaged that any associated build costs would have remained the same.</td>
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</table>

| Comments noted. With regards to the cost of following the British Standard and putting in place appropriate tree protection, the applicant should already be following the guidance contained in previous versions of the BS, and it is envisaged that any associated build costs would have remained the same. No action required. | No action required. |

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<thead>
<tr>
<th>3.0</th>
<th>Nene Valley NIA, Natural Development Officer (Heather Webb)</th>
</tr>
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</table>
| Overall I do not think that section 3 as currently written is sufficient to achieve the SPD objectives to:  
- **Ensure that adequate provision for the protection (of) trees on and near developments (sic) sites is made, and that the guidance contained within British Standard 5837:2012 (Trees and development) is followed appropriately, and**  
- **Set out the requirements of the Councils when submitting a planning application (sic) for sites where trees are a material consideration.**  
If the Councils require that applicants follow British Standard (BS) 5837:2012 this should be stated clearly at the beginning of section 3. The text instead describes how the Standard ‘provides clear guidance’ and ‘is used by the Council’. This kind of wording is not assertive enough to fulfil the first of the SPD objectives above. It gives the impression that following the Standard is optional rather than required. |

| Comments noted, however as the British Standard is not statutory legislation, only limited strengthening of its requirements can be added. However the Council local requirements when submitting a planning application requires the submission of the BS5837 documents. Amend SPD | Amend text under 3.4 (pg 20) to strengthen requirements of BS5837. |
requirements on builders and therefore the cost.

<p>| 3.1 | Woodland Trust | Para 3.1 makes reference to the importance of ancient woodland but we would like to see the SPD go further and specify that ancient woodland should not be lost to development or damaged in any circumstances. Ancient woodland is an irreplaceable habitat and thus is deserving of absolute protection. We would also like to be consulted about any planning application which could damage or destroy any ancient woodland. | Given their importance, a presumption against the loss of ancient woodland already exists within the British Standard. Amend SPD | Expand text in 3.9 to include reference to ancient and veteran trees. Include relevant terms in glossary section |
| 3.4 - 3.6 | The Wildlife Trust | With reference to the section of this SPD starting on Page 20 that deals with BS5387, please note that, in The Wildlife Trust's view, an assessment made against BS5837 only actually provides one part of the overall picture that is needed to be able to make a fully-informed decision about the fate of an individual tree. What about considering a tree's potential as a host for invertebrates, lichen, fungi and plants? What about a consideration of the value that both standing and fallen deadwood can add to the biodiversity resource of a local area? What about a consideration of the products of any tree removal that might ultimately prove to be necessary, being retained on-site to create habitat piles and hibernacula? As a tree's general health and condition deteriorates with age, its value to wildlife and conservation will increase. Amend SPD | BS 5837:2012 itself, does already make reference to the other benefits of trees and additional surveys that may need to be undertaken, however this can be further highlighted in the SPD. Amend SPD | Expand text under 3.21 (pg 23) to include benefits of tree based habitats. |
| 3.7 - 3.9 | The Wildlife Trust | On the general topic of &quot;Tree Survey&quot;, as included at the top of Page 21, we strongly recommend that you must include something here that highlights the requirement for any works at all that might have an impact upon a tree, or trees, to be informed in advance by an appropriate investigation - carried out at the correct time / season of the year by a suitably-qualified and experienced person - for the bat and / or bird presence or potential too. This requirement can be expanded to cover a need to make prior provision / checks in respect of the possible presence of all relevant Protected Species matters. | | Expand text in section 3.7 – 3.9 to include details of habitat surveys where appropriate. |</p>
<table>
<thead>
<tr>
<th>Page</th>
<th>Woodland Trust</th>
<th>Woodland Trust comments</th>
<th>Nene Valley NIA, Natural Development Officer (Heather Webb)</th>
<th>Nene Valley NIA, Natural Development Officer (Heather Webb) comments</th>
</tr>
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<tbody>
<tr>
<td>3.10</td>
<td>We agree strongly with the commitment to tree retention in para 3.10 and the proposal to require drawing up of a Tree Retention Plan. If a tree does show signs of disease, then it should be monitored carefully, action taken to remove affected parts. In all cases the council should aim for retrenchment pruning rather than felling.</td>
<td>While comments on the benefits of retrenchment pruning are noted, decisions on tree management need to be made on an individual basis, rather than adopting one pruning strategy for all sites / trees. Comments noted. The importance of root protection is already covered in sections 3.3 and 3.11 -3.14 covered noted. Comments surrounding the planting of new trees and woodlands are noted and new planting is required on the majority of sites, however the main thrust of the document is to cover the requirements of BS5837:2012. The Landscape section of the SPD does have the capacity to further highlight the importance of tree planting. Amend SPD.</td>
<td>No action required. No action required. Expand text under section 3, page 13, to include reference to increased tree planting. No action required. Add bullet point under section 6 (pg 17) to recommend the use of native species of local provenance where practical.</td>
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<td></td>
<td>Many of the trees in our towns and cities are stressed and the council should be ensuring that the roots of trees are cared for as well as possible in order that the tree is able to respond as effectively as possible to other pressures. We would like to see the SPD go further and specify that more trees should be planted than those removed with a view to bringing about a significant and sustainable increase in the tree population and in tree canopy cover. We believe that the council should commit to planting more trees than it removes as it will increase the chances that more trees will grow to maturity. These replacements might be planted in other locations so that they enhance the environment at a landscape scale. The Council has a duty to secure adequate planting of new trees as part of development. The Woodland Trust would wish to see LPAs maximise the opportunities for the establishment of trees because of the long term benefits that they will bring to the owners and to the wider community.</td>
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<td></td>
<td>Additional Council requirements are not well articulated and the document is more descriptive than prescriptive. As such I believe it fails to meet the second objective. Paragraphs 3.19 – 3.21 provide some guidance on tree retention. However the section is titled ‘Designing with trees’ and yet says nothing about tree planting. I would expect a ‘designing with trees’ section to outline council policy on topics like: • Number of trees which must be provided in new development, and</td>
<td>Comments noted, however paragraphs 3.19 – 3.21 are intended as a guide to appropriate site design around existing trees rather than actual planting design (which is covered under section 2 of the SPD)</td>
<td>Expand text under section 6 (pg 17) to recommend the use of native species of local provenance where practical.</td>
<td></td>
</tr>
</tbody>
</table>
whether this provision must be within the development envelope
- Quality standards for new tree provision
- When and what type of street trees are/are not required
Use of native tree species.

It is considered that to enforce a number based policy on tree planting reflects an extremely prescriptive approach, which would result in inappropriate planting in some areas.
Amend SPD to include native tree reference

### Appendices

| 2.0 | The Wildlife Trust | For Appendix 2 of this SPD, on the subject of "Landscape Management Plans", The Wildlife Trust strongly recommends that on certain occasions, and in certain circumstances, where appropriate and necessary, these Management Plans will require to be just not about landscape and a 'maintenance' type of approach, they will also need to incorporate elements of, and have a distinct emphasis towards, being a true Ecological Management Plan as well; with all of the management prescriptions and monitoring programme requirements that such an approach requires. | Amend SPD | Expand text in Appendix 2 to include reference to the possible requirements for habitat maintenance as part of some landscape maintenance plans. |