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Trees and
Development

Wyre Borough
Council

Supplementary
Planning
Guidance

Adopted for
Development Control
Purposes
- September, 1998

TREES AND DEVELOPMENT

1. BACKGROUND

- 1.1 The aims of the guidelines are:
- (i) To retain and protect those trees which are generally healthy and have amenity value.
 - (ii) To encourage the planting of new trees and areas of new woodland where the Council considers this desirable.
 - (iii) To ensure that the setting and character of trees is taken into account when considering the development of sites, especially in Conservation Areas.

2. IMPLEMENTATION

- 2.1 The guidelines are implemented by means of:
- (i) Survey.
 - (ii) Applying the Policy. (See Wyre Borough Local Plan Policy ENV7).
 - (iii) Agreeing Working Arrangements with developers.
 - (iv) Post-Application Matters.

3. SURVEY

- 3.1 An accurate tree survey must be provided by the applicant at a minimum scale of 1:200. This survey must show the location, crown spread, species of trees and (where requested by the Council) heights of trees. These details should include trees on adjacent land where these may affect, or be affected by, the development.
- 3.2 The plans must indicate accurately those trees which it is proposed to retain or fell (including dead or dying trees). Proposed new tree planting should also be indicated.

- 3.3 A further plan at the same scale should be included as part of the survey. This should indicate:

- (i) areas of proposed development close to trees;
- (ii) changes in levels;
- (iii) proposed services, fences, paths and roads, and
- (iv) any other engineering operations.

- 3.4 In the case of outline applications, the Council may consider that trees on site are an issue of importance. In such cases, adequate information will be requested to enable the matter to be properly considered, prior to a decision being made.

- 3.5 An indication of intended management plans for retained trees, new trees and landscaped areas is highly desirable at this stage.

- 3.6 The Council's Tree Officer will assess trees on site to determine:

- (i) Trees whose retention is highly desirable;
- (ii) Trees where retention is desirable;
- (iii) Trees of no particular merit;
- (iv) Trees which are dead, dying or dangerous; and
- (v) On woodland sites, the general value of the trees as a whole should be assessed.

Where appropriate, assessment of trees should be carried out hand-in-hand with an assessment of landscape and landscaping proposals.

- 3.7 Following the Tree Officer's assessment of trees on site it may be appropriate to include trees within a Tree Preservation Order. However, where other trees on site contribute to the character of the area, encouragement will also be given to their

retention, although they would not merit inclusion in a Tree Preservation Order.

4. APPLYING THE POLICY

- 4.1 Development will be encouraged to be sited further away from those trees to be retained than the distances recommended in Table 1 of the British Standard 5837 : 1991 - Guide for Trees in Relation to Construction (Note 1, Table 1 - See Appendix 1). In certain cases development may be accepted nearer than the above guidance.
- 4.2 Where windows in habitable rooms of dwellings would lie between the north west and north east of a tree, the minimum distance between such windows and the tree should be equivalent to the mature height of the tree. This is subject to allowance being made for site features.
- 4.3 New tree planting is welcomed but proposals must allow for the future growth as the tree reaches maturity. The growth of trees towards maturity should be considered especially where development is intended to be in close proximity.
- 4.4 The Secretary and Solicitor has discretion to vary the above guidance where it is felt appropriate.

5. WORKING ARRANGEMENTS

- 5.1 It is expected that protective fences will be erected around trees to be retained and should be maintained at the minimum distances recommended in British Standard 5837 : 1991 (Appendix 1, Table 1 or Figure 2) or as stipulated by the Council.
- 5.2 Protective fences should be erected before any work or demolition is commenced. This includes the erection of site huts. These fences should remain in position until the development is complete. They will create 'total exclusion zones' between the development and the retained trees.
- 5.3 Within the 'exclusion zones':

- (i) no development of any nature should take place either in, on, over or under the land;
- (ii) no vehicles should enter within these areas;
- (iii) no materials should be stored in these areas;
- (iv) no soil should be removed.

5.4 It is important that the Council is informed of the position of:

- (i) protective fences;
- (ii) site huts;
- (iii) material storage areas;
- (iv) modification of or addition to services;
- (v) proposed changes in levels, and
- (vi) ancillary building and engineering works.

5.5 The applicant (or applicant's agent) shall ensure that developers, contractors, statutory undertakers or others involved in the development are made aware of the Council's guidance in respect of trees on the site.

6. POSTAL APPROVAL MATTERS

6.1 Amendments or alternative plans to those originally approved, which would result in the loss of, or threat to, additional trees could expect a refusal.

7. OTHER MATTERS

7.1 Trees and wooded areas on development sites may also have considerable value as wildlife habitats. Where such areas are to be retained as part of the development, their treatment and management needs to be borne in mind. An indication of such treatment and management is highly

desirable at the survey stage (see Section 3 of this guidance).

8. ADVICE

8.1 If you wish to discuss your proposal in more detail prior to submitting a planning application, or undertaking any development that may affect trees please contact the Council's Tree Officer in the Planning and Traffic Services Section at the Civic Centre, Poulton-le-Fylde, telephone number 01253 891000.

Table 1. Protection of trees: minimum distances for protective fencing around trees			
Tree Age	Tree Vigour	Trunk Diameter mm	Minimum Distance
Young trees (age less than 1/3 life expectancy)	Normal vigour	<200	2.0
		200 to 400	3.0
		>400	4.0
Young trees	Low vigour	<200	3.0
		200 to 400	4.5
		>400	6.0
Middle aged tree (1/3 to 2/3 life expectancy)	Normal vigour	<250	3.0
		250 to 500	4.5
		>500	6.0
Middle aged trees	Low vigour	<250	5.0
		250 to 500	7.5
		>500	10.0
Mature trees	Normal vigour	<350	4.0
		350 to 750	6.0
		>750	8.0
Mature trees and overmature trees	Low vigour	<350	6.0
		350 to 750	9.0
		>750	12.0

NOTE 1. It should be emphasised that this table relates to distances from centre of tree to protective

fencing. Other considerations particularly the need to provide adequate space around the tree including allowances for future growth (see 6.3) and also working space (see 6.7), will usually indicate that structures should be further away.

NOTE 2. With appropriate precautions, temporary site works can occur within the protected areas e.g. for scaffolding (see 8.3).

Figure 13 from BS 5837 : 1991 is reproduced with the permission of BSI. Complete editions of the standards can be obtained by post from BSI Customer Services, 389, Chiswick High Road, London W4 4AL.

Contractors should obtain the full British Standard before attempting to carry work out in accordance with BS 5837.

Figure 2: Alternative location for protective fencing

