

Trees and Landscaping on Development Sites

Supplementary Planning Document (SPD)

March 2007



For a summary of this report in Gujurati, Bengali or Urdu please contact 0161 342 8355.

এই পুস্তিকাটির একটি সংক্ষিপ্তসার গুজরাটি, বাংলা এবং উর্দুতে পাবার ব্যবস্থা করা অনুগ্রহ করে 0161 342 8355 নম্বরে যোগাযোগ করুন।

આ દસ્તાવેજનું દુકમાં વાહાન ગુજરાતી, અંગાળી અને ઉર્દૂ ભાષાઓમાં ઉપલબ્ધ છે. કચીને 0161 342 8355 ઉપર ટેલીફોન કરો.

اس کتابچے کا خلاصہ گجراتی، بنگالی اور اردو میں فراہم کیا جاسکتا ہے۔
براہ مہربانی 0161 342 8355 پر ٹیلیفون کیجئے۔

It can also be provided in large print or audio formats.



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N.B Pictures and photographs sourced from TMBC or CABE Website www.cabe.org.uk and with thanks to Crosby Homes, Richard Eaves (Landscape Architect) & Richard Drinkwater Architects.

1.0 Introduction-Scope of this Guidance

The guidance will assist developers to prepare and submit high quality and attractive landscape schemes and will help to ensure that all matters to do with trees and landscaping are fully integrated into the planning and design process. The guidance does not provide detailed instructions for developers and is not meant as a substitute for professional advice. This document replaces existing Guidance Note for Developers 1- Landscaping of development sites, Guidance Note 2-Trees in development and Guidance Note 3-Protection of existing Trees. The Council recommends that in addition to using the guidance published in this document, developers should use a fully qualified landscape architect to prepare an acceptable landscaping scheme. In certain instances, the developer/architect may also need to seek the advice of a qualified arborist, ecologist or other professional.

1.1 Not all new developments will require a landscaping scheme. If you are in any doubt, please contact your local planning officer to discuss the requirements.

2.0 Objectives

- Enabling the speed up of the planning process by providing detailed advice and guidance at pre-application stage and to encourage the developer to provide appropriate, well-considered and clear information at the detailed submission stage and to avoid delays and additional costs to the developer during the application process.
- To give more weight in the decision making process on matters relating to Landscaping and Trees on development sites.
- To ensure that landscaping, tree planting and ecological requirements are considered as an integral part of the design process on new development sites and not as an afterthought.
- To conserve and enhance the character and quality of the landscapes in the Borough.

- To improve the Street scene and to promote green corridors and conserve and enhance existing habitats and areas of ecological and wildlife value.

2.1 The Trees and Landscaping on Development Sites SPD aims to complement other Council documents such as the adopted Developer Contributions SPD, the Sustainable Design and Construction Guide and Residential Guidelines SPD as well as Corporate documents such as the Community Strategy and Green Space Strategy and the relevant National, Regional and Local policy guidance.

3.0 National, Regional and Local Policy Context

The following national, regional and local policies should be considered when submitting a landscape scheme or a scheme, which may affect the safeguarding of existing trees on development sites.

National Policy Guidance

3.1 PPS1: Sustainable Development - Protection and enhancement of the environment

"The condition of our surroundings has a direct impact on the quality of life and the conservation and improvement of the natural and built environment brings social and economic benefit for local communities. Planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design, conservation and the provision of public space."

3.2 PPG3:Housing Development - Greening the Residential Environment

"The Government attach particular importance to the 'greening' of residential environments. Well designed layouts can also contribute to the energy efficiency of new housing. Landscaping should be an integral part of new development and opportunities should be taken for the retention of existing trees and shrubs, and for new plantings".

3.3 By Design Urban Design in the Planning System: Companion Guide to PPG1 Guidance Note. *“The guide is relevant to all aspects of the built environment, including the design of buildings and spaces, landscapes and transport systems”.*

3.4 PPS9: Biodiversity and Geological Conservation Planning Policy Statement 9 (PPS9) - *“sets out planning policies on protection of biodiversity and geological conservation through the planning system. This replaces Planning Policy Guidance Note 9 on nature conservation (PPG9) published in October 1994.”*

3.5 Planning for Biodiversity and Geological Conservation: A Guide to Good Practice-Companion Guide to PPS9 - *“The key principles in PPS9 require that planning policies and decisions not only avoid, mitigate or compensate for harm but seek ways to enhance and restore biodiversity and geology. This guidance suggests ways in which these principles might be achieved.”*

3.6 Government Circular 01/2006-DCLG - Guidance on Changes to the Development Control System. Section 3 - Design and Access Statements. *“A design and access statement should explain the design principles and concepts that have been applied to particular aspects of the proposal – these are the amount, layout, scale, landscaping and appearance of the development.”*

Regional and Sub-regional Policy Guidance

3.7 The following policies are set out in the existing Regional Planning Guidance for the North West-RPG13 (March 2003) and the Submitted Draft Regional Spatial Strategy for the North West (Jan 06)

Policy DP3 Quality in New Development

3.8 New development must demonstrate good design quality and respect for its setting.

Policy UR10 Greenery, Urban Green Space and the Public Realm

3.9 Local authorities and other agencies should identify the urban areas in need of more green space, and in response develop appropriate strategies for the design, management, maintenance and enhancement of the public realm and urban green space.

3.10 Development plan policies should create and enhance urban green space networks by:

- Ensuring adequate protection is given to key features such as parks, linear walkways, river valleys, canals and public open spaces, and
- Identifying the areas where new physical linkages between these areas need to be forged.

Policy ER2 Landscape Character

3.11 Planning Authorities and other agencies in their plans, policies and proposals will provide the strongest levels of protection for the North West’s finest landscapes and areas of international and national importance and their settings.

Policy ER5 Biodiversity and Nature Conservation

3.12 Planning authorities and other agencies in their plans, policies and proposals must take into account the Regional Biodiversity Audit, English Nature’s Regional Biodiversity Targets, the local Biodiversity Action Plans and initiatives related to the implementation of National Biodiversity Action Plans.

3.13 Policies EM1-Integrated Land Management, EM3-Green Infrastructure and DP1-Regional Development Principles from the Submitted Draft RSS offer further support to the SPD.

Policy ER6 Woodlands

3.14 Local authorities will work with other regional partners to take every opportunity to increase the level of tree cover by at least 10% (or approximately 1000ha per annum) by 2010 and at least 15% by 2020, supporting native species in both urban and rural areas and also to promote the improvement and sustainable management of existing woodland.

The Greater Manchester Biodiversity Action Plan

3.15 The Greater Manchester Biodiversity Action Plan (GMBAP) is being produced for the county by a partnership of organisations and individuals. The plan is a document that sets out how we are going to conserve habitats and species in Greater Manchester.

3.16 For more information on the Greater Manchester Biodiversity Action Plan please contact the Biodiversity Officer at Greater Manchester Ecological Unit or visit <http://www.gmbiodiversity.org.uk>

Local Policy - Tameside UDP and Tameside Local Development Framework

3.17 The Council is eager to promote high quality design in Landscaping to enhance the appearance of the Borough. The Council also recognises that Landscape Character should be preserved and trees and other landscape features protected where necessary. The following policies taken from the Tameside UDP Nov 2004 relate to Trees and Landscaping on Development Sites.

- Policy C1 Townscape and Urban Form
- Policy H10: Detailed Design of Housing Developments
- E6: Detailed Design of Employment Developments
- S9: Detailed design of retail and leisure developments
- OL10 Landscape Quality and Character-
- N4 Trees and Woodland
- N5 Trees within Development
- N6 Protection and enhancement of waterside areas
- N7 Protected Species

3.18 These policies can be viewed in detail in Appendix 6 or on the Council website at www.tameside.gov.uk/udp

Tameside Community Strategy

3.19 The Trees and Landscaping SPD focuses on the integrated delivery of the following key themes outlines in the community strategy: -

- *An Attractive Borough*
- *A Safe environment*
- *A Healthy Population*

- *Supportive Communities*

Tree and Woodland Strategy for Tameside (1993)

3.20 *“A strategy for the long-term management of the Borough’s Trees and woodlands to ensure their healthy continuity for the benefit of future generations”*

3.21 The purpose of the Tree and Woodland Strategy is to provide an overall long-term framework, which will help to enhance the environment of Tameside by ensuring a substantial increase in the amount and areas of tree cover, and the healthy continuity of the Borough’s trees and woodlands for the benefit of future generations well into the next century.

Nature Conservation Strategy (November 1996)

3.22 *“This strategy provides the local framework for helping to sustain and create a rich and diverse natural resource in Tameside, for preventing loss and damage to existing habitats and sites of value, for enhancing existing and creating new natural habitats, for continuing to raise awareness of the value of wildlife and natural sites, and for providing opportunities for people to appreciate and enjoy these.”*



4.0 Part I- Landscaping in Development Schemes

[Supplements UDP policies H10, E6, S9, and OL10]

Principles of Landscape Design

4.1 The Council will expect applicants who are seeking planning permission to suitably demonstrate how they have taken account of the need to provide a high quality landscape design in their proposals:-

- To ensure that the proposals are **sympathetic** to their surroundings,
- To create places that are **adaptable**, responding to changing circumstances, long-term maturity and private management.
- To create places which cater for **diversity**, and offer variety and choice for different users,
- To ensure that the **scale, form, layout** and **materials** are appropriate to the setting,
- To create **attractive, safe** and **vibrant** open spaces,
- To implement the principles of **sustainability** by promoting the use of sustainable materials and processes,
- To ensure that public and private spaces are **well defined**.
- To create new, **attractive** and **innovative** features to the ...area to enhance character and prominence with hard and soft landscaping elements.
- To integrate existing trees and landscaping on development sites into new development schemes.

4.2 As a Council we are committed to working in partnership with developers and landowners to create a greener and more sustainable Borough. This means encouraging:-

- The use of natural materials from managed sustainable environments
- The conservation of scarce resources
- The reuse of brownfield, neglected and derelict land and materials
- The minimisation of waste and
- The reduction in environmental damage

Do I need to submit a Landscape Scheme?

4.3 You will be expected to submit a high quality landscape scheme with all 'Full and Reserved Matters' planning applications, where it is considered that the development will have a significant impact on the surrounding environment.

4.4 In general, landscape schemes will be required for most developments, including individual dwellings, large-scale residential developments, retail, commercial and mixed-use sites. Landscaping schemes will be required especially on sites in prominent locations whether it is along a main road frontage, a significant transport corridor, a redevelopment site, a key development or an area of high townscape or landscape quality such as abutting green belt or in a conservation area.

4.5 The level of detail required for a landscape scheme will be dependent on the type and location of the new development. You should seek advice from your local planning officer of the amount of detail required.

4.6 All landscape proposals should be considered in the context of existing landscape and townscape quality.

4.7 Things to consider:- **Soft Landscaping-**

4.8 Thought should be given to the suitability of living materials to the environment in which they will be placed. The developer should provide a suitable planting scheme which demonstrates that the chosen trees and/or soft landscaping will be able to grow in that environment and that any new trees shall not cause problems in future in relation to surrounding buildings, traffic sight lines, services and/or members of the public. The scheme should also be carefully selected to ensure that it is low maintenance wherever possible; this will prevent it becoming unkempt and unsightly in the future.

Hard Landscaping-

4.9 It is important to consider the aesthetic value, site context, practicability and longevity of materials, long term maintenance and management and repair and replacement when deciding on appropriate hard landscaping. Where development takes place in an area of high townscape or landscape quality i.e. a conservation area or town centres, special attention should be given to ensure a landscape design, which is sympathetic to and takes account of the elements of existing heritage value and that vernacular materials are considered. Tameside has two distinct vernacular materials redbrick to the west and Millstone grit to the east. The Council aims to respect these local vernacular features and carry them through into hard landscaping schemes.

4.10 You should also consider boundary treatments and that any landscaping schemes are compatible with neighbouring land and/or properties and that the maintenance of any hard surfacing has been considered so that any potential disruption or damage to the surface(s) by utility companies will be easy to repair afterwards. The local authority may request an arboricultural survey to deal with such issues where trees are abutting or along the site boundary.

Ecology-

[Supplements UDP policies N7 and OL10]

4.11 Where it is considered by the local authority that the development site may be of existing or potential ecological value, the local authority may request that a detailed ecological survey of the site be carried out and all species recorded before any works commence on site.



4.12 Following a specialist ecological survey, the developer must then consider the necessary protection methods required to protect any evident protected species or habitats such as Great crested Newts, bats, water voles found on the site and likewise if the site is within or adjacent to an area of special importance including Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI), Sites of Biological Importance (SBI's) or Local Nature Reserves (LNR's). Where relevant or where disruption to habitats is inevitable, the developer should outline the proposed mitigation measures to alleviate the disruption to wildlife and their habitats. A treatment report may also be necessary if there are invasive weed species such as Himalayan Balsam or Japanese Knotweed on the site. You should discuss this requirement with your development control officer or the principal ecologist at the Greater Manchester Ecology Unit prior to submitting an application.

4.13 What is an **Ecological Survey** - The Greater Manchester Ecological Unit can offer further advice on the necessary format and content of this survey and on protected species. For further information on Ecological surveys please contact the Principal Ecologist at Greater Manchester Ecological Unit. Where possible you should always plan to create or protect habitats for wildlife. Simple measures such as choosing a secluded area and making log piles can be of significant wildlife value.

Hedgerows-

4.14 Hedgerows provide excellent wildlife habitats and have significant ecological value. They also form attractive and useful barriers to screen existing and new development. It is important for continuity of boundaries that where possible hedgerows are retained. Where possible, on new developments native hedgerow mixes should be incorporated to soften boundaries and to integrate new development with a rural/semi-rural interface.

4.15 Hedgerows that are to be retained must be shown on submitted drawings and surveys. Where a hedge has been neglected for several years submitted plans should also include proposed works to bring the hedge back into an easily manageable condition. Any works should consist of proper hedgerow management techniques and not just lopping. Consider phasing works for the benefit of wildlife management.

Water Areas-

[Supplements UDP Policy N6]

4.16 The Council recommends that water areas, balancing ponds and/or forms of wetland habitat be provided or retained on sites that permit it. Water areas are extremely important and beneficial for wildlife and these areas do not necessarily have to be large in scale. Developers should seek to accommodate a water area wherever possible in the landscaping scheme.



Designing out Crime-

[Supplements UDP Policies 1.12, S9, E6, H10]

4.17 Well-thought out Landscape Design is important when trying to create a safe yet attractive environment. Care must be taken to

ensure that the plant species chosen are functional in terms of safety and protection i.e. low; thorny plants are considered to be appropriate below ground floor windows. However, unkempt or unsuitably located species can ultimately contribute to fear of crime, such as overgrown, dark alleyways can instil a sense of uneasiness and vulnerability and furthermore attract and encourage anti-social behaviour. Therefore, it is essential that these aspects are taken into consideration from the outset and are integral to the landscape scheme.

4.18 Landscaping schemes should take account of Secured By Design Principles where appropriate, particularly in relation to boundary treatment and screening. For further information on Secured By Design Principles please contact your local Police Architectural Liaison Officer or visit the Secured By Design website at <http://www.securedbydesign.com>

Recycling-

[Supplements UDP Policy MW7]

4.19 Why does the choice of materials matter?

Reusing and recycling building materials is the most sustainable choice of construction materials. In some instances new building materials (such as bricks, blocks and metalwork) can be manufactured from recycled wastes.



Where new materials are used, consideration should be given to local sourcing, the energy used in their manufacture and their toxicity. Generally, the use of locally sourced materials that need minimal processing and have a long life will be the most sustainable choice. The choice is not always simple but help is available from the Building Research Establishment publication - the Green Guide to Specification - which scores building elements

made from different materials against a range of environmental criteria and cost. The choice of local materials, such as local stone will also help to maintain local character.

<http://www.tameside.gov.uk/planning/ldf/spd/sustainable>

4.20 Timber is potentially one of the most sustainable materials available – but sustainability will depend on its source. Currently the construction industry consumes 60% of all softwood and 44% of hard wood used in the UK – most of this is from unmanaged sources worldwide. The Forest Stewardship Council operates an international timber-labelling scheme that accredits suppliers and importers of timber from sustainably managed sources.

Waste Disposal-

[Supplements UDP Policy MW7]

4.21 With respect to the design of Bin Storage areas the Council operates refuse collection and recycling services by means of 'Wheelie Bins' and you must ensure that there is space for these bins to be stored within the curtilage of the dwellings. Enclosures should allow sufficient space for the location of 3 wheeled bins within properties without gardens and 4 wheeled bins where properties have gardens. These should be to the side or rear of the dwelling, or failing that, in a purpose built store at the front. Bin stores should, if located outside, be suitably screened from public view, living room windows and sitting out areas. They should not disadvantage adjacent properties by being located at the extremities of the site.

4.22 You must ensure it is possible for bins to be wheeled to the waste collection point (a maximum distance of 25m), and steep gradients (more than 1:12) and steps must be avoided on access routes.

4.23 In the case of flat developments of over 7 units, the design should incorporate recycling facilities. Further information can be found in the Residential Guidelines SPD on the website at - <http://www.tameside.gov.uk/planning/ldf/spd/residential>

Adapting to Climate Change/minimising flood risk

[Supplements UDP Policies U4, U5, U6]

4.24 Landscaping schemes should take into consideration flood risk and water quality issues. Good design of buildings, roads and hard surfacing can greatly reduce the impact on ground and surface water run-off.

4.25 Sustainable Urban Drainage Systems (SUDS) are also a sustainable way to deal with drainage issues. Further details on sustainability and SUDS can be found in the Tameside Sustainable Design and Construction Guide on the Council website at: - <http://www.tameside.gov.uk/planning/ldf/spd/residential>

Street scene-

4.26 For further information on this topic the Council has produced a Street Scene Good Practice Guide, which gives information on street scene issues in particular the design of street furniture and hard landscaping. The guide includes examples of what is considered to be right and wrong. The Street Scene good guidance document (Section 6.11) also includes reference to colours to be used on street furniture in the various towns in the Borough. The guide does not have Supplementary Planning Document status. <http://www.tameside.gov.uk/streetscene>

4.27 When Submitting a Planning Application:

The developer should **always check** with the Local Planning Authority whether there are any of the following designations, which may affect the nature of development on site.

- Relevant Unitary Development Plan Proposals i.e. Development Opportunity Areas
- Conservation Areas
- Tree Preservation Order (s)
- Listed Buildings
- Sites of Biological Importance
- Woodland Strategy Zoning-For more details or to see a hard copy of the Woodland Strategy please contact the local tree officer

- Flood Plain plans

4.28 A clearly marked **Site Location Plan** at an appropriate scale (1:1250/2500) should be submitted which shows:-

- The development site boundary (marked in red)
- Abutting Land Holdings of the applicant (marked in blue)
- A North Point and Scale
- Surrounding properties and physical features

4.29 Produce an **Existing Situation Plan** following a site survey and analysis. The plan should be at an appropriate scale (1:500/1000/1250) and should show:-

- Vegetation and natural features
- Measured survey of existing trees (species and English names, height, spread and condition)
- Where there are trees on site an arboricultural survey to determine their condition, irrespective of development impact, should be provided
- Wildlife Habitats and features of ecological interest
- Visual considerations, views into and out of the site.
- Contours and levels
- Drainage (natural and man made)
- Buildings, other physical structures and land use
- Existing services both above and below ground
- Boundaries-Location, type, height etc
- Rights of Way
- Access

4.30 On large developments it is advisable to produce a Development Proposals Plan – that shows hard and soft landscaping superimposed over the layout and access details inclusive of retained elements differentiated from those proposed. The use of elevational drawings can provide a vision of the impact of landscaping. With smaller development schemes this type of Plan can be replaced with a

4.31 Produce a **Landscape Proposals Plan** that is a specific detailing of all the hard and soft landscaping elements in context with the proposed development. It should show with respect to :-

4.32a **'Soft' Landscaping:**

- Proposed Contours or sections, levels and areas of Topsoiling (with depth)
- Any grassed areas including seed mix/type, etc
- Areas of Public Space- where the developer proposes to provide 'Privately owned/maintained open space or open space for adoption by the Local Authority. This should also address the requirements set out in the Developer Contributions SPD tariff on green space provision. Guidance on this can be obtained from the Planning Department.
- Existing trees and shrubs to be retained with details of protective measures such as the fence line and details of trees to be removed
- New planting plan-trees and shrubs, species, planting location and density, size of plants and graphic differentiation of early protection.
- Hedgerows, new and existing, including measures to negate early year 'trampling'
- Water Features-adapted or incorporated natural features.
- Retention, replacement and provision of new areas of ecological importance, creation of new habitats and bio-diversity

4.32b **'Hard' Landscaping**

- Roads, Drives, Car Parks, Paths, steps, ramps-alignment, showing all materials and specifications. Manufacturers specifications are also useful as are cross-sections.
- Where feasible, proposals should comply with the requirements of the Disability Discrimination Act 1995 & 2005
- Services (particularly above & below ground and control infrastructure).
- Buildings (other than main elements of development) - materials
- Water features/Land Drainage - man-made

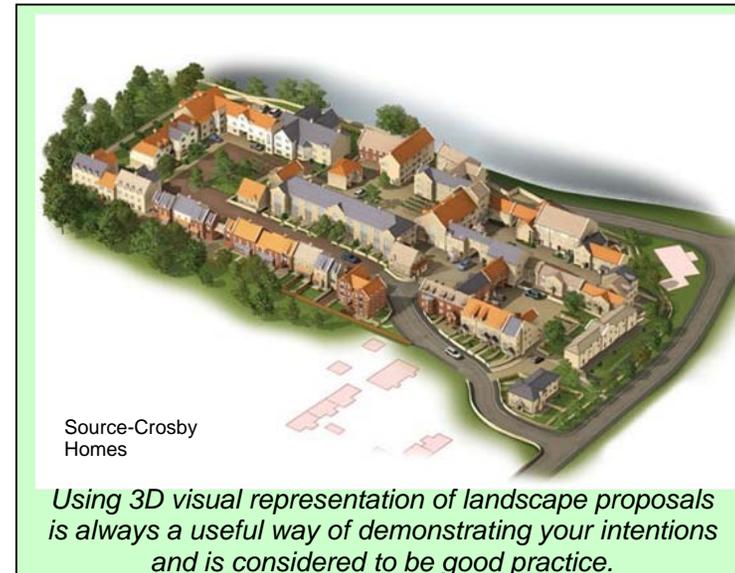
- Boundaries-walls fences, gates-alignment, materials, height. It is likely that separate elevations and details will be required for these features. Nb. Particular care must be taken in the siting and design of these features. The Council do not wish to see residual land, which no one takes responsibility for, such as on the edge of development sites or house plots i.e. along fence lines and back of pavement.
- Street Furniture - seating, lighting columns, signage, waste disposal receptacles, play equipment etc. Nb Manufacturers specification/leaflets are acceptable and are very useful to show each of these elements.

N.B Where it is intended for the Council to maintain any hard landscaping as part of the adopted highway, then discussions must be held and agreement reached with the relevant Planning Officers and Highway and Lighting Engineers at an early stage regarding the design and future maintenance of the area.

4.33 Examples of a Site Location Plan, an Existing Situation Plan, a Development Proposals Plan and a Landscape Proposals Plan are included in Appendix 1

4.34 Where proposals may affect/disrupt wildlife species and/or their habitats you may need to submit a **Specialist survey**-refer to *paragraph 4.11 on Ecology*.

4.35 It is also worthwhile considering the production of a **3D site plan** and/or **Elevation Drawings** – this gives a good visual representation of your proposals and what you envisage them to look like once completed. It should be noted on the plan or drawing what the landscaping will look like following construction. This is most accurately done using a phased approach i.e. immediately post construction, 5 years after construction or 10 years after construction. High quality visual representation of your proposals will aid the planning decision making process and will ensure that all landscape impacts are determined and addressed from the outset.



4.36 Produce a **Design and Access Statement** - Section 3 of Circular 01/2006 Guidance on changes to the Development Control system refers to the need to submit a design and access statement with all full and outline planning applications. Landscaping is the treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated through hard and soft landscaping measures. Statements should also explain how landscaping will be maintained.

4.37 If landscaping is reserved at the outline stage, the outline application does not need to provide any specific landscaping information. However, the design and access statement should still explain and justify the principles that will inform any future landscaping scheme for the site.

4.38 For detailed applications, and outline applications that do not reserve landscaping, the design and access statement should explain and justify the proposed landscaping scheme, explaining

the purpose of landscaping private and public spaces and its relationship to the surrounding area. Where possible, a schedule of planting and proposed hard landscaping materials to be used is recommended.

4.39 Landscape Maintenance and Management Plans

[Supplements UDP policy N3]

Management Plan -Privately owned sites

4.40 Where future maintenance of the landscaping scheme remains the responsibility of the developer or is to be transferred to a private management company or trust, the developer will be required to submit for approval a management plan for the long-term maintenance of the landscaped areas and open space as part of the planning process. A comprehensive Management Plan will be sought for all privately owned residential, commercial, industrial and leisure proposals. Management Plans for privately owned sites should demonstrate to the Council that maintenance and management of the landscaping on the site would exist in perpetuity. The Council may seek to ensure this by attaching a condition to the planning application or by entering into a Section 106 agreement with the developer/landowner. A management plan should include preparation, establishment and future maintenance of a new landscaping scheme.

4.41 Management plans are written to guide the efficient and effective long-term management and maintenance of a green space or landscaped areas and on any non-adopted hard surface areas. Planting near watercourses or sites of ecological interest should contain native species. These species should be appropriate species to provide an acceptable landscaping scheme whilst ensuring minimum maintenance. The use of chemicals for maintenance purposes should be kept to a minimum.

4.42 A private management plan is a useful marketing tool in attracting prospective buyers/lessees as well as assuring the Council that high standards will be maintained long into the future.

4.43 A Good Management Plan should include:

- Introduction
 - Detailed Site description e.g. size, landscape features, heritage features, purpose, main users, access
- Vision
 - Assessment & Analysis
 - Aims and Objectives
- Work/Action Plan-describing works for each year of management plan and to ensure regularity
 - Finance and resources available
- Monitor and review
 - Set out timescale for review.
- Alternative reserve proposal in case of company dissolution

Management Plan -Council owned/adopted sites

4.44 Management Plans for sites expected to be adopted by the Council may need to be more detailed than the above and set out targets etc. The type of management plan required can be determined on a case-by-case basis.

4.45 However, if the developer considers that parts of their proposal may ultimately be adopted by the Council then discussions need to be initiated very early in the process so that negotiations with District Assemblies and the Highways Authority are an integral part of the decision-making process and the correct specifications can be agreed and incorporated in the submitted plan and can assist in the overall design of the landscaping scheme. These should be fully costed.

4.46 Maintenance and Adoption Procedure

To meet the requirements of planning approval, the following steps must be taken:

- A developer should complete landscaping schemes in accordance with the approved plan(s) and the section 106 agreement if there is one
- It is good practice that developers should liaise with the local Council Grounds Maintenance Manager or his representative from the outset and on a regular basis to ensure proposals are agreed.
- Notify the Council in writing once the landscaping works are satisfactorily complete.
- Upon receipt of the completion notice, representatives from the Council's Planning and District Assemblies services will inspect the site.
- The developer must maintain the site for the first year (during the establishment/replacement period); this usually begins from the date of agreement to the completion notice.
- On approval of the scheme, the Council will formally write to the developer to outline its intent to formally adopt the land, and will not agree to adopt the scheme until all defects have been rectified and the year management period is complete.
- On refusal the Council will issue in writing what problems are to be rectified prior to an agreement with the Council to formally adopt the land.
- When both sides are agreed that all appropriate works are complete to satisfaction there is an exchange of land holdings for a nominal sum, which is recognised as the formal 'handover'.

4.47 The Council will only seek to maintain landscaping schemes, which are cost-effective so this simplicity should be carefully factored into the design of such areas from the outset. However, this does not mean that bland and uninteresting proposals will be considered acceptable.

4.48 The benefits of seeking professional advice

There are many reasons to seek professional advice on landscape planning and design matters, particularly for non-domestic

development proposals. Advice can be sought on a number of issues such as wildlife and conservation issues, existing trees and vegetation, planting details, play areas, site layout, use of materials and future maintenance and management issues.

4.49 Using a professional from the outset should:

- Produce a cost-effective scheme to suit your budget and timescale, saving you time and money.
- Undertake liaison with the appropriate bodies having regard to protected species and protected sites under the Countryside and Wildlife Act and the EU Habitats Directive.
- Reduce delay at the planning application stage, by submitting the required survey(s) and drawings as referred to throughout Section 4.
- Help to oversee the implementation of protective/mitigation strategies prior to or during construction.
- Generally help with good site management and ensure compliance with conditions on the planning approval.

5.0 What makes a Good and Bad Landscaping Scheme?

5.1 Good landscaping scheme?

- A good mix of hard and soft landscaping elements
- Clear definition between communal and private space respecting the concept of defensible private space.
- Utilising existing features to provide continuity and generational diversity
- Ameliorating the stark 'newness' of development into surrounding established landscaped environment and street scene.
- Functional and aesthetically pleasing communal spaces

5.2 Poor landscaping scheme?

- Inappropriate species and materials
- Un-imaginative landscaping
- High maintenance requirements, litter traps and vandal magnets
- Ill-thought out boundary treatment
- Long term physical problems
- Not using existing features and taking no account of surroundings and setting.
- Tokenism-landscaping merely provided as an afterthought

Case Study: Hurst Hill Crescent Ashton



- Good mix of trees and soft landscaping to soften and integrate the development into its surroundings
- Retaining existing trees where possible gives a new development a 'mature' appearance.

Case Study: Housing Estate Dukinfield



- Blank and unattractive boundaries dominate the street scene
- No soft landscaping to soften and screen the development

Other good examples –
Church Meadow Hyde and Slate Lane Audenshaw



Small estate with front gardens and Street trees.



Water side development with retained mature trees and new planting

Other poor examples –
Denton / Hyde



Lack of thought to entrance and boundary treatment



Development too close to road, no room for landscaping.

6.0 Part II- Existing Trees in Development

[Supplements UDP Policy N5]

The Importance of Trees on Development Sites-

6.1 The Council expects the following to be undertaken when trees are to be retained on development sites: -

6.2 The retention of trees, and other natural features, within new and existing developments provide immediate enhancement and an element of instant impact and visual maturity to a site and its surroundings, raising the overall quality of a new development scheme and is likely to improve property prices and marketability.

Tree Survey

6.3 Where planning applications propose development on a site containing one or more semi-mature or mature trees or hedgerows, then a full tree survey with a minimum scale of 1:500 is required. A detailed arboricultural survey will be required in addition to all other plans at Outline Stage. The tree survey should be carried out at a very early stage of the development planning process and certainly prior to consideration being given to layout, siting and numbers of buildings or properties. The tree survey should plot accurate locations of all existing trees, individual tree spread, shrubs and hedges; including those on adjacent land, outside of the site boundary which may be affected by or have an effect on the development.

6.4 A Tree Survey should be independent of the development and should include:

- a) Reference number (to be recorded on the tree survey plan);
- b) Species (common and scientific names, where possible);
- c) Height in metres;
- d) Stem diameter in millimetres at 1.5 m above adjacent ground level (on sloping ground to be taken on the upslope side of the tree base) or immediately above the root flare for multi-stemmed trees;
- e) Branch spread in metres taken at the four cardinal points to derive an accurate representation of the crown (to be recorded on the tree survey plan);

- f) Height in metres of crown clearance above adjacent ground level (to inform on ground clearance, crown stem ratio and shading);
- g) Age class (young, middle aged, mature, over-mature, veteran);
- h) Physiological condition (e.g. good, fair, poor, dead);
- i) Structural condition, e.g. collapsing, the presence of any decay and physical defect;
- j) Preliminary management recommendations, including further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat;
- k) Estimated remaining contribution in years (e.g. less than 10, 10–20, 20–40, more than 40);
- l) 'R' or 'A' to 'C' category grading (see Appendix 3) to be recorded in plan on the tree survey plan.

How do I determine which trees should be retained?

6.5 Trees to be retained on a development site will be determined in the tree condition survey, which will be carried out by a suitable professional in accordance with British Standard categorisation BS5837.

6.6 Any Tree graded 'A', 'B' or 'C' in a tree condition survey should automatically be classed as having merit and should therefore be considered for retention. Only arboricultural reasons would lead to acceptance for removal of trees classed 'A' or 'B'. The removal of 'C's for development reasons would need to be fully justified and not just stated on a plan. The Council expects a Tree replacement policy of a minimum of 1:1. Trees, which are, graded 'R' in the condition survey are classed to be of no significant merit and are therefore to be considered for removal. Refer to Table- Appendix 3.

Layout Design Criteria/Minimum Distances

6.7 The industry standard for distances between trees and construction is British Standard BS 5837 (2005)

6.8 The guidance makes recommendations on how to avoid undue damage to trees during construction work, as well as how to minimize damage to structures and buildings by trees thereafter.

Information is also given on legislation that protects trees and how this might affect the construction process.

6.9 The minimum distances or British Standard-Root Protection Area (RPA) Calculation has a dual purpose

1. RPA ensures that the location and layout of new buildings are at a safe distance from existing trees and provides future growth zones.
2. RPA also ensures that the positioning of protective fencing during construction is accurately determined.

Cumulatively RPA then allows the site to be divided up into a potentially developable area and protected, non-developable area.

6.10 Root Protection Area (RPA) Calculation

In order to avoid damage or disturbance to tree root systems and the rooting environment of existing trees, a tree constraints plan (TCP) should indicate a safe distance around the base of the tree taking account of below ground constraints and above ground constraints i.e. size and position on the rooting system. The Council's tree officer will require this information to ensure trees are suitably protected from not only proposed buildings but also new infrastructure and hard surfacing.

6.11 The RPA may change shape but not reduce its size for the following reasons: -

- To take account of existing topographical features
- To take account of the distribution of roots around existing site features

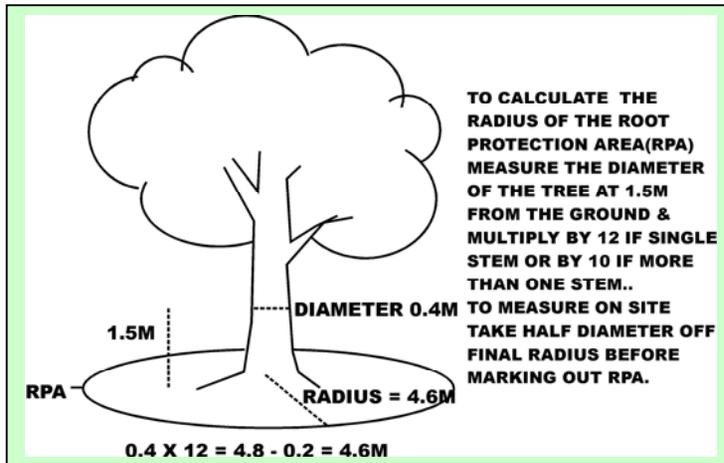
6.12 To calculate RPA, the following formula taken from British Standards 5837 should be applied.

6.13 RPA Calculation Table

Number of Stems	Calculation
Single Stem Tree	To find the radius of RPA (Diameter x 12) $RPA (m^2) = \left[\frac{\text{Stem Diameter (mm) @ 1.5m x 12}}{1\ 000} \right]^2 \times 3.142$
Tree with more than one stem arising below 1.5m above ground level	$RPA (m^2) = \left[\frac{\text{Basal Diameter (measured immediately above root flare (mm) x 10}}{1\ 000} \right]^2 \times 3.142$
Note: The 12 x multiplier is based on National Joint Utilities Group Publication 10-April1995 and published work by Matheny and Clark and is based on the RPA calculation shown in BS 5837.	

Source: RPA Calculation: BS 5837

6.14 The following diagram helps us to explain how to calculate the Root Protection Area (RPA)



How to calculate RPA

6.15 Where trees are to be removed as part of the development site proposals, these trees should be clearly marked on a plan. Trees that are to remain on site should be shown on accurate drawings identifying approximate size, canopy spread and species (if known).

6.16 These include:

- The ultimate mature height of a tree, including branch spread and crown form, basically allowing space for future growth.
- Scale-site layouts must ensure that trees at maturity will not dominate the buildings, leading to further concerns about safety and/or future requests to prune or fell.
- Overt obstruction of daylight into properties, building orientation and position of windows

6.17 Site layouts, which merely invoke the bare minimum distances across the scheme, may not necessarily be sufficient to ensure the

long-term retention/protection of the trees and to gain support from the local authority.

Arboricultural Method Statement

6.18 On sites where it is decided that there are trees of importance and amenity value that are to be retained, additional safeguards are considered to be necessary, especially where trees are subject to a Tree Preservation Order. It is preferable that a method statement and arboricultural survey is submitted with an outline application because the 'principle' of development maybe considerably constrained by the presence of trees of merit worthy of long term protection and retention. Alternatively, a planning condition requiring the submission and approval of a detailed Method Statement for arboriculture works may be attached to an outline Planning approval. In such circumstances, the developer will be legally obliged to submit the Statement and obtain the approval of the Council before submission of reserved matters or full application.

The statement should include:

- Timing and Phasing of all arboriculture works in relation to development,
- Implementation, monitoring, supervision and maintenance of the Tree Protection Scheme e.g. location and type of fencing; as defined by the 'fence line',
- Implementation,
- Monitoring and supervision of the approved Tree Work specification,
- Monitoring and supervision of any activities within the defined exclusion zone if unavoidable,
- The setting up of an agreed framework for maintaining appropriate levels of communication between all involved parties,
- Provision for qualified supervision and monitoring of the Method Statement for the duration of the development.
- Details of existing and proposed utility service lines and hence the need for any trenching and/or excavations and any overhead pruning.

7.0 Part III-Tree Protection

[Supplements UDP Policy N4]

Why protect a tree?

7.1 The most important part of a tree is hidden: its roots. Most tree roots occur within the surface 600mm of soil, extending radially for distances frequently in excess of tree height and spread. Trees need roots for anchorage; they also require space for water uptake and storing energy.

7.2 Damaging tree roots may kill or weaken the tree, and in some instances may cause the tree to fall. Please refer to Appendix 2 for good and bad practice for Tree Protection.

7.3 Trees can occupy a substantial part of a development site and can have a major influence on the planning and use of the site. Trees on development sites are vulnerable. Changes in ground levels can also have major impact on tree retention and health and as such details of any proposed contour changes are vital.

7.4 There are a number of ways in which trees become damaged on development sites.

- Deliberate removal because the tree is in the way of the proposed development
- Accidental collisions with site traffic
- Amendments to soil levels, which may be reduced, affecting stability or surcharge, leading to root suffocation
- Root severance caused by trenches, kerb lines etc
- Trunk and branch damage from fires (frequently from unauthorised burning of ill-advised storage of material intended to be removed to the tip).
- Compaction of ground above the root area by vehicles and materials stores
- Use of chemicals, paint etc close to root area
- Protective fencing wrongly sited closer to trunk than the RPA or removed (even temporarily) to improve construction access

Methods of Tree Protection

7.5 To avoid damaging or killing trees, it is essential that trees be protected on site in the following manner:

- Before works commence on site and using the RPA calculation to calculate the Root Protection Area (RPA) of a tree and the minimum area that will need to be fenced off and the Table in Appendix 3 to identify which trees should be protected.
- Any trees, which are to be retained, are to be protected by a 1.8-2.1 metres high fence as follows: -

a.) Around trees above 0.5m diameter, measured 1m above ground level, to form an enclosed area of not less than 40 sq metres at a distance in radius of the RPA.

b.) Around an area incorporating a group of trees or shrubs by a fence along a line of the RPA distance or approximately under the outer perimeter of the branch spread, but not less than 2m from the stem in the case of shrubs-whichever is the furthest. Fencing to be stout and solid, of a standard to withstand general knocks and storage piles.

- The fencing should be robust, to comply with British Standards BS 5837: 1995, and be based on a scaffolding framework. The Council always recommends the use of a scaffold framework as a minimum with additional fencing also acceptable where required. The protective fencing should be retained intact for the full duration of the development, and should not be re-positioned or removed without the prior written approval of the Local Planning Authority.

Protective Fencing Types: -

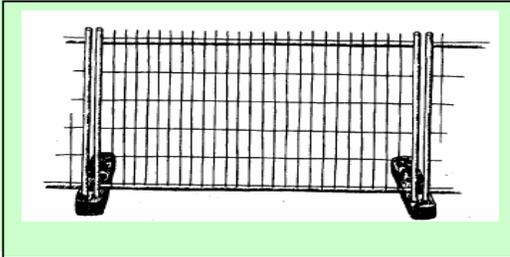
7.6 The type of protective fencing should be appropriate for the degree of construction activity. A number of protective fencing methods and specifications are illustrated below.

N.B It is a Council requirement that Protective Fencing is erected prior to the commencement of any construction works on the site, (including demolition and preparatory site clearance)

7.6a Preferred Method:

Heras: 1.8-2.1m High

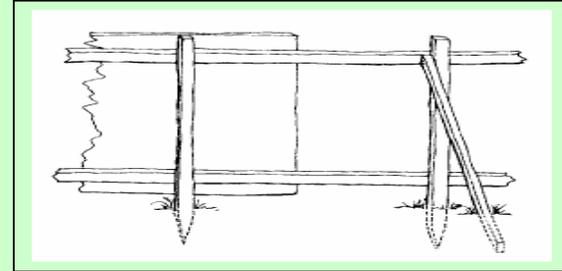
- Individual panels butted together with 3 joints
- Each panel supported by a 45° scaffold tube strut, from the top rail of the panel back into the exclusion zone
- The base of the fence panels should be supported in a concrete or rubber based .The base should be embedded firmly into the ground. A 0.2m length of scaffold tube fixed to form a 'T' to the top of the vertical tube will prevent movement of the base.



7.6c Or:

Close Board

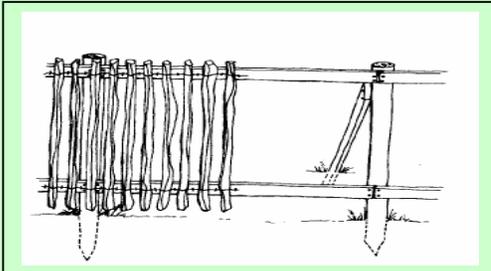
- Posts-100mmx100mmx3.5m driven in to a depth of 1m depth with minimum 1.5m above ground and at 2.5m spacings
- Top and Bottom Rails-50x75mm softwood, nailed twice to uprights.
- Support Struts-75x50mm softwood securely nailed to upright at every third post and at each corner or change of direction



7.6b Alternative Fencing:

Chestnut Paling

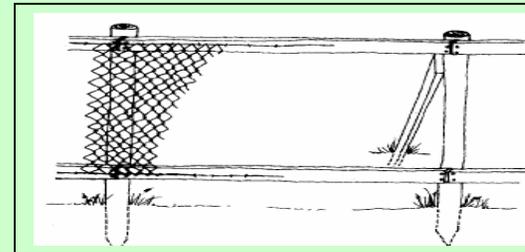
- 75-100mm round top fence posts, 1.5m high, at 2m spacings.
- The fencing should be securely embedded into the ground.
- Top and Bottom Rails should be 50x75mm softwood, nailed to uprights
- Support Struts should be 50x75mm softwood, securely nailed to uprights at every third post, and at each corner or change of direction



7.6d Or:

High Chain Link

- As per Chestnut Paling but with a chain link securely fixed to timber framework.



Before works begin

7.7 Before any ground works commence on site it is essential that contractors and sub contractors are fully briefed on tree protection and the methods required to ensure that existing and newly planted trees remain safe during and following periods of construction works. It is also necessary to display a 'Protection Notice' on site.

7.8 Notices can be provided by the Council on request and should be displayed on the erected fencing and site cabins.

7.9 Fencing should be erected when the formal 'Commencement Notice' is sent (see Developer Contributions SPD) so that it is in situ for inspection prior to any earthworks or demolition occurs.

Weed killers

7.10 Total weed killers such as sodium chlorate, which are very mobile in the soil, must be avoided as these may kill large trees as well as invasive weeds.

7.11 Developers should ensure that all invasive species e.g. Japanese Knotweed, Giant Hogweed and Himalayan Balsam are eradicated prior to development commencing and should be professionally carried out by experienced authorised operatives. Where such species are identified on sites, the Council will require a method statement to ensure its safe removal and disposal.

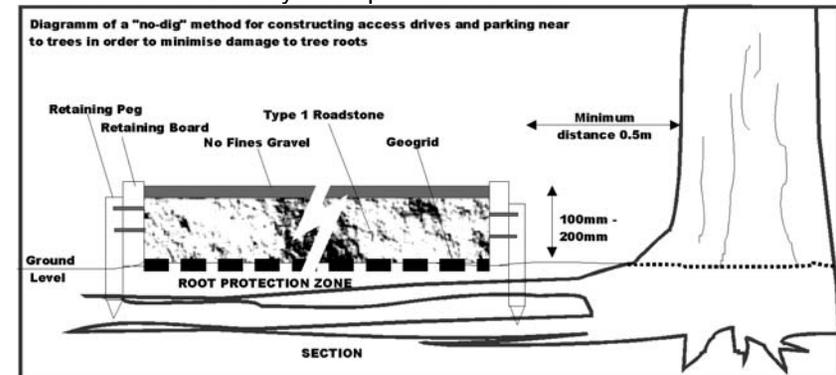
Underground Services

7.12 Wherever possible new underground services should be located outside the normal root areas of any retained trees and placed in a common trench. Deep trenches and the loss of large roots over 50mm diameter on one or both sides of a tree will affect its stability. To avoid root damage, excavations should not be within 6m of tree trunks or 3m of upright trees. If there is no alternative then hand excavation is required and the LPA should be notified so that supervision may be carried out.

Trees in Paved Areas

7.13 Where trees are to be retained or planted in paved areas, adequate provision must be made for water to reach the feeder roots i.e. by ensuring an appropriate size surround of open soil or mulch. Tree Root grilles may be used provided they are open to allow water infiltration.

7.14 For driveways under trees use a 'no dig' method of construction and always use porous materials.



Treatment of Stumps

7.15 Where trees are to be removed from site, the developer must clarify, following discussions with the tree officer, how they propose to treat the tree stump to prevent re-growth.

7.16 The alternative methods include treatment of the stump on site by grinding out or removal. When considering either of these, the Council would like to draw attention to Appendix 2 and the need to carefully plan the use of machinery on site in proximity to existing adjacent trees.

Removal of a Tree(s) protected by a Tree Preservation Order

7.17 Where Trees that are protected by a tree preservation order are wilfully damaged or harmed, and are removed or in need of removal as a consequence of the damage caused to the tree, the Council will expect replacement planting. Further guidance of what the Council will expect can be found in Appendix 7.

Appendix 1- Examples of Types of Plans for Submission

Site Location Plan - recommended 1:1250 Ordinance Survey Map

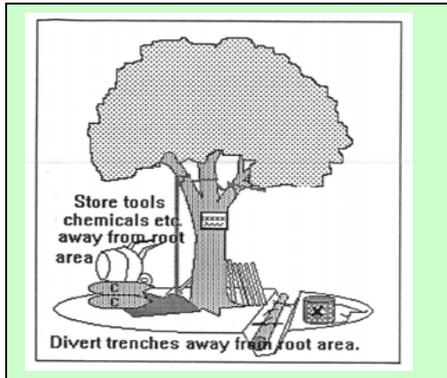
These can be obtained from : Stanford Digital
82 King Street
Manchester M2 4WQ
0161 831 0251



Existing Situation Plan



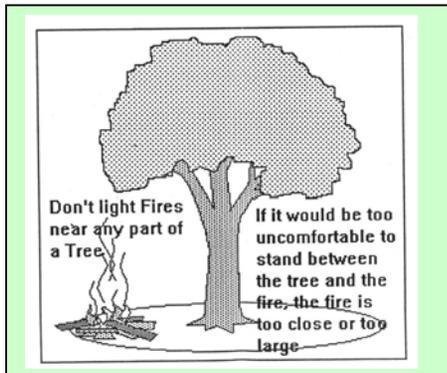
Appendix 2- Good and Bad Practice-Tree Protection



No material likely to cause harm to trees such as oil, tar or concrete should be stored within 10 metres of the protective fence.

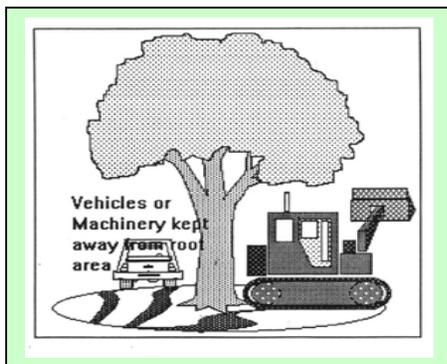
No fires should be lit beneath or close to the canopy of a tree and should always be sited at least 3m from the branch tips of any tree

Do not carry out building activities such as cement mixing within 10 meters of the protective fence.

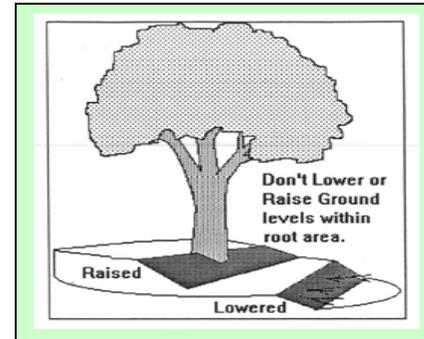


Care should be taken when using cranes or similar equipment near to the canopy of a tree.

Site huts should always be located away from trees or raised on blocks, to allow air and water discharged from the roots to percolate the covered soil and sustain the underlying tree roots.



No notice boards, cables or other services should be attached to a tree.



Don't lower or raise ground levels within root area.

No building materials, which could cause damage to the tree, should be propped up against the tree(s) or within the protection zone including soil or spoil.

Do not change the soil level, trench through the main root system or compact the soil within the protected area of the tree.

N.B. Where this is inevitable, specialist design advice should be sought, before work is undertaken and hand excavation is always recommended in these circumstances.

APPENDIX 3 - Table 1 British Standards 5837 (2005) Trees in relation to Construction

Category and Definition TREES FOR PROBABLE REMOVAL	Criteria			Identification on Plan
<p>CATEGORY R Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management</p>	<ul style="list-style-type: none"> ▪ Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other R category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) ▪ Trees that are dead or showing signs of significant, immediate or irreversible overall decline ▪ Trees infected with pathogens of significance to the health and/or safety of other trees nearby (e.g. Dutch Elm Disease), or very low quality trees suppressing adjacent trees of better quality. <p>NOTE: Habitat reinstatement may be appropriate (e.g. R category trees used as Bat Roosts: installation of bat box in nearby tree)</p>			<p>DARK RED</p>
TREES FOR PROBABLE RETENTION				
Category and Definition	Criteria-Subcategories			Identification on Plan
	1. Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	
<p>CATEGORY A Those of High quality and value: in such a condition as to be able to make substantial contribution (a minimum of 40years is suggested)</p>	<p>Trees that are potentially good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).</p>	<p>Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)</p>	<p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</p>	<p>LIGHT GREEN</p>
<p>CATEGORY B Those of a moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)</p>	<p>Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)</p>	<p>Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact, on the wider locality.</p>	<p>Trees with clearly identifiable conservation or other cultural benefits</p>	<p>MID BLUE</p>
<p>CATEGORY C Those of low quality and values: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.</p>	<p>Trees not qualifying in higher categories</p>	<p>Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and /or trees offering low or only temporary screening benefit</p>	<p>Trees with very limited conservation or other cultural benefits</p>	<p>GREY</p>
<p>NOTE: Whilst C category trees may not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation.</p>				

Appendix 4: - Suggested List of some Native and Ornamental species that we recommend for planting in domestic, commercial, and informal schemes in Tameside

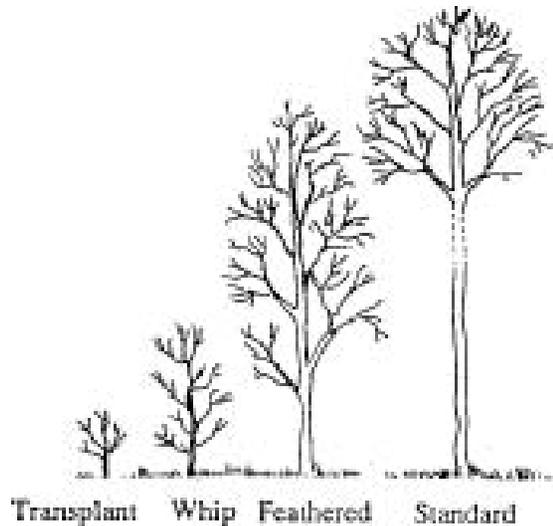
SPECIES	LATIN NAMES & VARIETIES
Field Maple	Acer campestre
Norway Maple	Acer platanoides 'Crimson King'
	" " 'Columnare'
	" " Emerald Queen
	" "
Canadian Maple	Acer rubrum 'October Glory'
Native Alder	Alnus incana 'Lacineata'
	" " 'spaethi'
Italian Alder	Alnus Cordata
Silver Birch	Betula Pendula
	" " ermanii
	" " 'Fastigiata'
	" " 'Tristis'
	" nigra
	" Jacquemontii
	" papyrifera
Hornbeam	Carpinus betulus
	" " 'fastigiata'
	" " 'Frans Fontaine'
	" " 'Streetwise'
Hawthorn	Crataegus monogyna
	" " 'Stricta'
	" " prunifolia
	" "
Ash	Fraxinus excelsior

	" " 'jespidea'
	" " 'pendula'
Holly	Ilex aquifolium
	" " 'pyramidalis'
	" " 'golden queen'
Crab Apple	Malus 'Red Sentinel'
	" 'floribunda'
	" 'John Downie'
	" tschonoskii
Scots Pine	Pinus Sylvestris
Wild Cherry	Prunus avium
	" " 'Plena'
	" cerasifera 'nigra'
	" Hillieri Spire
Ornamental Cherry	Prunus cerasifera 'nigra'
	" kanzan
	" Hillieri Spire
Blackthorn	Prunus Spinosa
Oak	Quercus robur
	" " ilex
	" cerris
	" rubra
	" petraea (sessile)
Mountain Ash (Rowan)	Sorbus aucuparia 'Fastigiata'
	" " 'Sheerwater Seedling'
	" " 'Cardinal Royal'
Yew	Taxus Bacata

Whitebeam	Sorbus Aria “ “ `Lutescens`
Lime	Tilia cordata 'Greenspire'
Beech	Fagus Sylvatica “ “ `cuprea` “ “ `Purpurea pendula`
Robinia	Robinia Pseudoacacia “ “ `frisia`
Hazel	Corylus avellana

Appendix. 5 Types of Tree

The following terms are used to describe different sizes of trees:



Transplant

This is a young tree of the smallest size available and is between 0 and 40cm tall.

Whip

This is a single stemmed tree between 40 and 120cm tall and is one of the most common sizes used.

Feathered

This has a single main stem with many side twigs. Many sizes are available but are most commonly between 120 and 270cm tall. Some trees at the lower end of this size range may be described as whips or feathered trees.

Standard

These have branchless stems and well-defined crowns, achieved through pruning by the nursery. Many sizes are available with size generally being defined by stem girth rather than height. The main types of standard tree are generally defined as follows:

Name-Girth -Height

Light standard- 6-8cm -2.5-2.75m

Standard -8-10cm- 2.75-3m

Select standard -10-12cm- 3-3.6m

Heavy standard-12-14cm -3.6-4.25m

Extra heavy standard- 14-16cm- 4.25-6m

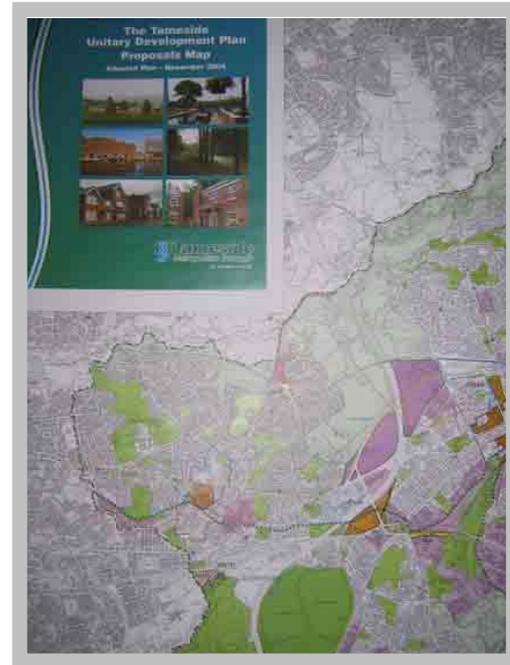
Appendix 6- Related approved UDP policies

- Policy C1: Townscape and Urban Form- In considering proposals for built development, the Council will expect the distinct settlement pattern, open space features, topography, townscape and landscape character of specific areas of the Borough to be understood, and the nature of the surrounding fabric to be respected. The relationship between buildings and their setting should be given particular attention in the design of any proposal for development.
- Policy H10: Detailed Design of Housing Developments-The layout, design and external appearance of proposed housing developments, which are acceptable in relation to other relevant policies in the plan, will be required to be of high quality and to meet the following more detailed criteria: In particular c) suitable landscaping and fencing, including retention of existing features such as trees and hedges where practical, which enhance the appearance of the development, ensure privacy and security where necessary, enable discrete storage of wheelie bins and minimise the visual impact on surrounding areas
- E6: Detailed Design of Employment Developments- The layout, design and external appearance and operation of proposed employment developments, which are acceptable in relation to other relevant policies in the plan will be required to be of high quality and to meet the following more detailed criteria: In particular c.) Suitable landscaping and screening, including the retention of existing features such as trees and hedges where practical, which enhance the appearance of the development and minimise the visual impact of plant machinery, storage and service areas.
- S9: Detailed Design of Retail and Leisure Developments-The layout, design, external appearance and operation of proposed retail and leisure developments, which are acceptable in relation to other relevant policies in this plan will be required to be of a high quality and to meet the following more detailed criteria: In particular c.) Suitable landscaping and screening, including retention of existing features such as trees and hedges where practical, which enhance the appearance of the development and minimise the visual impact of plant, storage and service areas and e.) Minimise the opportunities for crime and anti-social behaviour.
- OL10 Landscape Quality and Character-Within the countryside, river valley and urban fringe areas, any development will be required to be sympathetic to its surroundings and high standards of siting, design, materials and landscaping will be expected, particularly where residential or agricultural buildings contribute positively to the character and appearance of the landscape involved.
- N4 Trees and Woodland-The Council will not permit the felling of protected trees and woodlands or other trees of amenity value unless: a.) The removal of a tree has been considered appropriate in connection with a new development, or b.) good arboriculture practice requires that the tree should be felled or c.) the condition or safety of structures is conclusively proven to be adversely affected by the presence or growth of a tree or d.) a serious risk to public safety is presented by the tree.
- N5 Trees within Development Sites-Where the quality and location of existing trees, whether individually, in groups or in woodlands, are of significant value to the appearance and amenity if a site, the Council will not permit development proposals which would a.) result in unnecessary loss of, or damage to such existing trees, or b.) not allow for successful retention of existing trees, or, c.) not make adequate provision for replacement planting. Where a development proposal affects a site containing trees or woodlands, the Council will require a full arboriculture impact assessment, tree survey and method

statement to be undertaken and submitted with the planning application, to enable the value of the trees and the effect of the proposal on the trees to be properly assessed and proposals made for the best of the trees to be accommodated within the scheme.

- N6 Protection and enhancement of waterside areas-The Council will permit developments alongside watercourses as long as they: a.) allow for the retention or creation of a 'green' corridor following the watercourse, wherever possible and at least along one side, and b.) include improvements where appropriate to existing waterside features, and c.) enable the waterside environment and its ecology to be enhanced generally, avoiding the creation of a backyard character, and d.) do not involve watercourses being culverted and, where appropriate and in accordance with the environment agency policy, include the removal of existing culverts and d.) do not involve watercourses being culverted and e.) avoid erosion or destruction of established habitats and associate species, and f.) encourage the provision of new habitats in appropriate locations and g.) protect valuable floodplain habitats from development and h.) open up waterside land and frontages to public access where appropriate.

N7 Protected Species-The Council will not permit development which would have an adverse impact on badgers or species protected by Schedules 1,5 and 8 of the Wildlife and Countryside Act as amended, unless it can be demonstrated by the applicant that any such impact can be successfully mitigated and the population status of the species be maintained at current levels.



Appendix 7- Tree Replacement requirements for Tree removal within a Tree Preservation Order.

Where a request to remove a tree included within a Tree Preservation Order is granted the Council will in line with the Town And Country Planning Act 1990 require the following on the removal of any protected tree or trees: -

It shall be the policy of the Local Planning Authority (LPA) in certain circumstances to require more than a one for one replacement in the urban forest situation, where a land owner has removed trees or had trees removed for whatever reason.

The landowner is under a duty to replace a tree, which is removed in contravention of the T.P.O. Outside woodlands, the duty also applies if the tree is removed because it is dead, dying or has become dangerous.

The duty transfers to the new owner if the land changes hands. When planted, the replacement tree is automatically protected by the original T.P.O even if it is a different species, although, in these circumstances the LPA may wish to vary the T.P.O to bring it formally up to date.

“It shall be the duty of the owner of the land to plant another tree of an appropriate size and species at the same place or position agreed with the LPA as soon as he/she reasonably can i.e. within the earliest planting season or as agreed by the LPA.”

Species

The species replacements will be as close as possible to those removed or in the case of land use change a species thought suitable by the local planning authority will be selected.

Planting

The local planning authority will require the replacement planting to satisfy the following minimum criteria: -

- Semi-mature specimens or
- Extra Heavy Standard

The subjects will be root-balled or containerised and planted to specifications laid down by the local planning authority and as explained in ‘Tree Planting Practice Note’ _And BS 3936:1992 & BS 4043:1989

Aftercare

Maintenance of planted material will commence immediately after planting and continue for a five year period or until the specimen(s) is deemed to be established by the landowner/developer which will be at the discretion of the local planning authority.

During this time work necessary to establish and maintain plants in a live and healthy condition will take the following into account: -

- a) If less than 1 inch of precipitation is recorded by the national weather service in the Metropolitan area for any 14 day period is recorded each tree should be watered with 5 gallons of water
- b) Prune away any dead material and remove any basal sucker growth.
- c) Tighten and repair any defective guying and stakes
- d) Replace any dead, diseased or weak plants with the same in the current planting season.

These standards of replacement can and will be applied by the Council in instances of loss of trees protected by planning conditions and where permission has been given for the felling of a protected tree but the Council considers a replacement is appropriate.

List of Useful Contacts

To contact the TMBC officers listed or to receive further information about anything published in this document please telephone the switchboard on 0161 342 8355 and ask to be put through to the relevant department or section or alternatively visit the Council website listed opposite.

- Greater Manchester Ecology Unit -Principal Ecologist:
- Greater Manchester Ecology Unit- Biodiversity Officer:
- TMBC Tree Officers-
- TMBC Highway Engineers Department-
- TMBC LA 21 Officer-
- TMBC Planning Admin Desk-
- Greater Manchester Police-Architectural Liaison Officer:
0161 856 5916
- District Assemblies Ground maintenance Managers
- TMBC Town Managers

List of Useful Documents

- NHBC Section 4.2
- BS 5837
- Tree Planting Practice Note

List of Useful Websites

- Tameside Metropolitan Borough Council
- <http://www.tameside.gov.uk>

Landscape Institute

- <http://landscape.org.uk>

Disability Discrimination Act 1995

- <http://www.direct.gov.uk/DisabledPeople/fs/en>

The Disability Discrimination Act 2005 (DDA 2005) builds on and extends earlier disability discrimination legislation, principally the Disability Discrimination Act 1995.

ACPO Secured By Design Standards-

- <http://www.securedbydesign.com/>

Department for Communities and Local Government

- <http://www.communities.gov.uk>

Commission for Architecture and the Built Environment- (CABE) CABE Space)

- <http://www.cabe.org.uk>

British Standards Online

- [BS 5837:2005](http://www.bsi.com/BS/5837/2005)

Woodland Trust

- <http://www.woodland-trust.org.uk/>

Forestry Commission

- <http://www.forestry.gov.uk/>

International Society for Arboriculture (ISA)

- <http://www.isa-uki.org/>

Circular 01/2006-Development Control-Design and Access Statements

- http://www.communities.gov.uk/pub/715/Circular0106CommunitiesandLocalGovernmentGuidanceonChangestotheDevelopmentContrm_id1500715.pdf