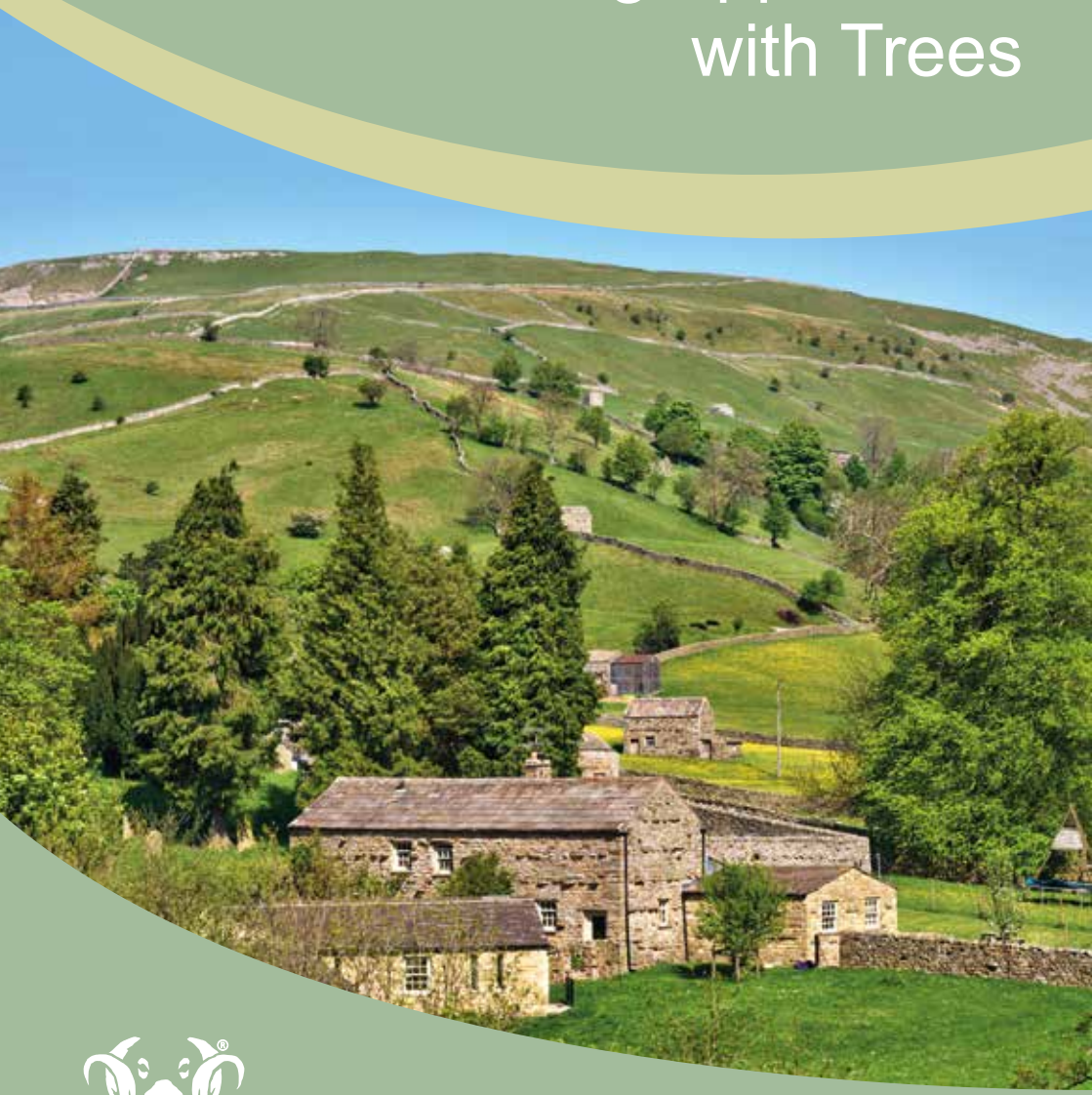
Making a Planning Application with Trees



YORKSHIRE DALES
National Park

one of Britain's breathing spaces



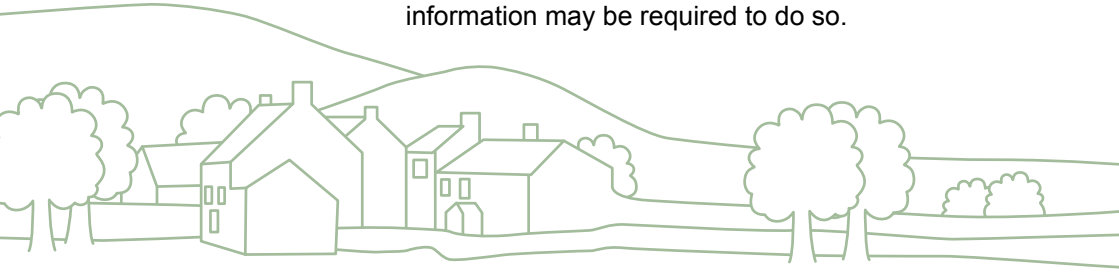
Trees and hedgerows are an important feature of the Yorkshire Dales National Park and our aim, as the National Park Authority, is to maintain and increase existing tree cover.

We also have a statutory duty to consider the protecting and planting of trees when granting planning permission.

Where a planning application is submitted for a development which has trees nearby, it is important for applicants to show that the trees have been considered.

It is also worth noting that having trees and hedgerows on a site does not necessarily prevent development.

The following guidance has been written to help you show us that the presence of trees and hedgerows has been properly considered in your planning application. It offers advice on how your development can accommodate and protect them, and what information may be required to do so.





Tree Protection Plan

Generally, if any development activity is taking place within 15 metres of an existing tree or hedgerow, you will need to provide a **Tree Protection Plan (TPP)**.

A Tree Protection Plan shows the relationship between a proposed development and any trees or hedgerows that may be affected. It should cover trees on site and adjacent to the site, regardless of who owns them.

1. The plan should:

- be predominantly map-based.
- include existing and proposed buildings and roads
- show the direction of north and be to scale (with the scale stated).

2. Show the location of all trees and hedgerows that you intend to keep and those to be removed or pruned. We would expect you to tell us the reasons why trees are proposed for removal. The tree information should include:

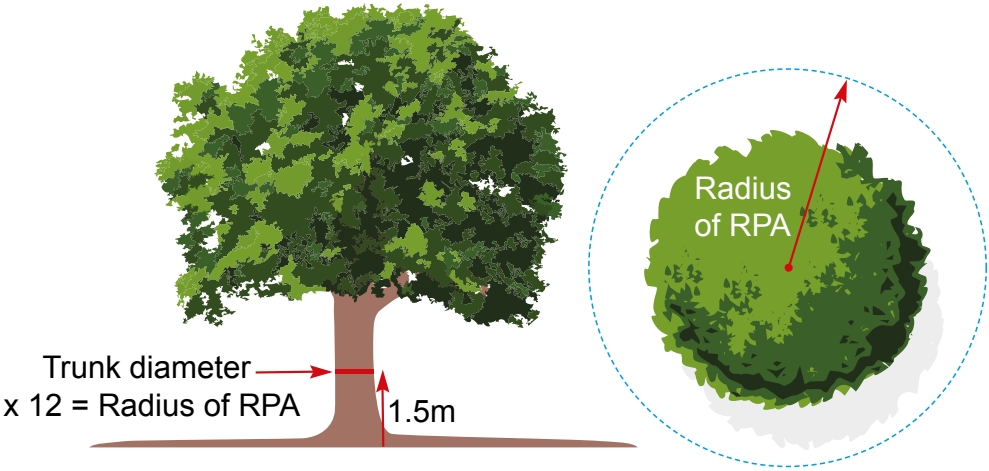
- species
- trunk diameter (cm) at 1.5m above ground level
- approximate height (m) of the tree
- canopy spread (m) to the four cardinal points - north, south, east and west
- root protection area (m) for any trees in close proximity to your development.





3. For any tree in close proximity to your development, the root protection area (RPA) would normally need to be mapped and shown on development plans.

- To calculate the RPA of a tree, measure the circumference of the trunk at 1.5m above ground level and divide this by 3.142 to give you its diameter. Multiply the diameter by 12 to give you the radius of the RPA, as demonstrated in the illustration opposite.
- For multi-stemmed trees, the calculation is different, but you can contact us for help with this.
- When the RPA is mapped, often this will show that there is no impact on the tree.
- If the RPA of a valuable tree is affected, we may ask for an Arboricultural Impact Assessment and/or an Arboricultural Method Statement (see page 4).



Why is the root protection area so important?

Significant loss or damage to structural roots from building development can affect a tree's stability. It can create anchorage issues and increase a tree's likelihood of failure.

Substantial loss of the 'feeder' roots can affect a tree's uptake of water and nutrients, causing growth stress and making it more susceptible to disease and deteriorating health.

There is also a misconception that a tree's root system below ground mirrors the spread of its canopy above ground. In reality, the majority of roots are found within the top metre of soil and can extend well beyond the canopy or 'drip' line.

On development sites, damage or destruction to roots can occur through:

- excavating for foundations, re-grading land, or trenching through the root plate for the installation of services and waste treatment.
- changes to the surface type over the RPA, such as paving or tarmac – common when landscaping or creating parking. This creates an impenetrable surface which reduces water percolation into the ground, in turn affecting moisture uptake by the tree. Higher seasonal temperatures can then cause drought stress.
- raising land levels, repeated heavy plant movement, or storing materials over the RPA. This can cause ground compression which destroys the pore spaces within the soil. Compression again reduces a tree's ability to take up water and nutrients, and can lead to declining health.

The RPA is the minimum area that should be protected from damage during development.

Arboricultural Impact Assessment

An Arboricultural Impact Assessment is a survey which assesses all trees on site, including their condition and life expectancy. It gives a professional opinion of their value and outlines what impact the proposed development may have upon them.

In some respects, the Tree Protection Plan can be considered as the starting point of an Arboricultural Impact Assessment.

Arboricultural Method Statement

An Arboricultural Method Statement is useful as it outlines how work on site can be carried out without damaging trees. It might include:

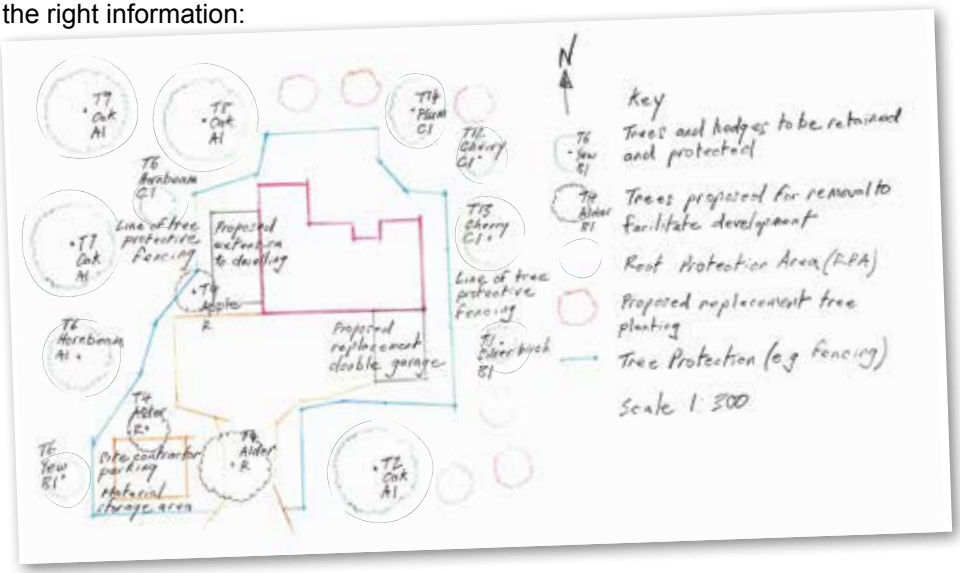
- location of the 'construction exclusion zone', tree protective fencing, and specification – including timing and duration of installation
- use and specification of ground protection or other specialist surface which may be temporary or permanent
- an engineering solution over part of a root area to enable construction
- methods for services installation
- location of site huts, materials storage, and vehicular access during the development phases
- site supervision and monitoring, if appropriate.

Both the Arboricultural Impact Assessment and Arboricultural Method Statement would usually be undertaken by a qualified arboriculturist and prepared in line with ***British Standard BS5837: Trees in relation to Design, Demolition and Construction (2012)***. Copies of this document can be purchased from **shop.bsigroup.com**

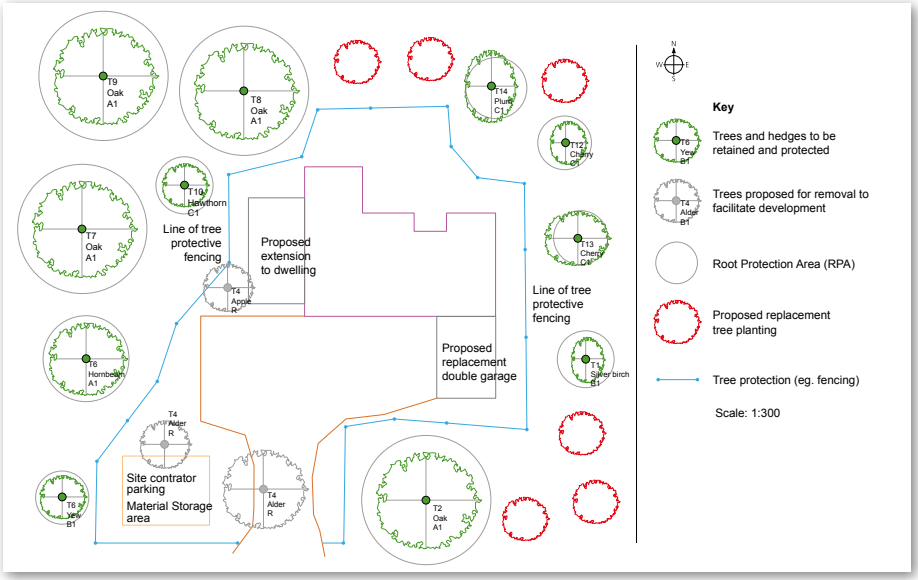


Examples of Tree Protection Plans

If trees are unlikely to be a significant issue or are considered of lower value (for example, due to their size or condition) you may wish to provide a diagram like this one – simple, hand drawn designs are acceptable providing they show the right information:



If trees are likely to be a significant factor in the development, are of high value or are already covered by a Tree Preservation Order, you may find it useful to have a professional Tree Protection Plan created like this one:



Frequently asked questions

Under the Town & Country Planning Act (1990), local planning authorities have an obligation to protect trees with amenity value. However, the Act does not outline how that value should be determined.

At the Yorkshire Dales National Park Authority our position is that a tree, group of trees, woodland or hedgerow has value if it forms part of the local landscape character, provides amenity for neighbourhoods, or has identifiable historical, commemorative or habitat importance. Some of the factors we look at include condition, retention span, form, age, size, species, visibility, and the level of surrounding tree cover.

Veteran and ancient trees – and ancient hedgerows – have special status for wildlife, heritage and cultural reasons.

Can I remove a tree to facilitate development?

There are situations where a small or poorly formed tree, or a tree with negligible amenity value, is considered by the National Park Authority to be replaceable. It might be that a tree is not worthy of retention based on its physiological or structural condition – it might be deemed to be dead, dangerous, or even to have outgrown its context.

Therefore, it might be possible to remove a tree or a group of trees and, in such circumstances, we would normally ask for some compensatory planting of native species.

In considering whether trees are worthy of retention applicants may wish to commission an Arboricultural Impact Assessment or get in touch and talk to us.



Encroachment into the RPA of a tree is unavoidable. What should I do?

With the information provided, we would assess the likely damage to the RPA in the event of a successful planning application. We would look at the location of works in relation to the tree, the current health and condition of the tree, and other relevant specific site characteristics.

There are situations where hand digging within the outer periphery of an RPA will create a lot less damage and is more acceptable, if we consider the tree will recover. There are cases where the use of ground protection can allow for an adequate work area, or where it may be feasible to use specialist construction techniques to facilitate a development, such as a 'pile and beam' or a raft type system.

In most instances where work is proposed within the RPA of valuable trees we would ask for an Arboricultural Method Statement in line with ***BS5837: Trees in Relation to Design, Demolition and Construction (2012)***.

What type of protective fencing should I use and where should it be positioned?

Protective fencing would ideally be positioned around the RPA that you have identified, to protect the health of the tree, but local site conditions would inform specific positioning.

The scale of the development would dictate the specification. Your options include steel mesh barrier perimeter fencing systems for potentially high impact developments, chestnut paling fencing, or simple temporary fencing where only demarcation of the root area is needed.



I cannot fence off the full RPA due to space or site limitations. What should I do?

Where we agree that it is not feasible to fully protect the RPA, ground protection would normally be used – the type of which would depend on site use and scale of development. This would typically involve protection such as the use of precast concrete slabs, scaffold and board system, or wood chip and board systems.

I am proposing compensatory planting/my landscaping plan includes additional tree planting. What should I plant?

Any planting or landscaping should seek to maximise conservation benefit and be in keeping with the local landscape character. It is important to plant the right tree in the right place, especially thinking about size at maturity, proximity to boundaries, sourcing of trees, and how species will perform in a changing climate.

You can find more guidance on landscaping in the Yorkshire Dales National Park Authority's *Design Guide*.

I just need to prune my tree back, rather than remove it. Is that ok?

The lifespan of a tree can easily be reduced from wounds caused by inappropriate or excessive pruning, or bark damage from construction machinery. Wounds provide a pathway for disease and can create the right conditions for the latent decay fungi to thrive. Excessive pruning can also 'shock' a tree through the sudden loss of a large proportion of the leaves.

Therefore, it is important that any pruning is done to good arboricultural standards to avoid creating future problems.

You should include any tree works, including facilitation pruning, within your planning application. We would expect any tree works to be undertaken in adherence to ***BS3998: Tree Work – recommendations (2010)***.



Native tree species by size

Large & medium trees	Smaller trees	Shrubs
Sessile oak *(Quercus petraea)*	Aspen *(Populus tremula)*	Blackthorn *(Prunus spinosa)*
Common alder *(Alnus glutinosa)*	Downy birch *(Betula pubescens)*	Hawthorn *(Crataegus monogyna)*
Wild cherry *(Prunus avium)*	Rowan *(Sorbus aucuparia)*	Broom *(Cytisus scoparius)*
Wych elm *(Ulmus glabra)*	Bird cherry *(Prunus padus)*	Elder *(Sambucus nigra)*
Small-leaved lime *(Tilia cordata)*	Crab apple *(Malus sylvestris)*	Gorse *(Ulex europaeus)*
White willow *(Salix alba)*	Field maple *(Acer campestre)*	Guelder rose *(Viburnum opulus)*
Crack willow *(Salix fragilis)*	Holly *(Ilex aquifolium)*	Hazel *(Corylus avellana)*
Sycamore *(Acer pseudoplatanus – honorary native)*	Goat willow *(Salix caprea)*	Honeysuckle *(Lonicera periclymenum)*
Beech *(Fagus sylvatica – advancing native)*	Whitebeam *(Sorbus aria)*	Purging buckthorn *(Rhamnus cathartica)*
	Grey willow *(Salix cinerea)*	Alder buckthorn *(Frangula alnus)*
		Dog rose *(Rosa canina)*
		Dogwood *(Cornus sanguinea)*
		Wild privet *(Ligustrum vulgare)*
		Osier willow *(Salix viminalis)*

Hedgerows

Please contact us for a native hedgerow specification.



Contact the Trees & Woodlands Team

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YORKSHIRE DALES
National Park Authority

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