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Foreword

The Macclesfield Borough Council Planning Department's booklet *Trees and Development Guidelines* is intended to provide a comprehensive guide to the planning system as it relates to trees.

Recent advances in arboriculture have stressed the need for a more organised, systematic and coordinated approach to ensure the effective integration of trees within the design of a new development.

Trees are a significant and highly visual component within the landscape and as public awareness of environmental issues becomes more influential there is an increasing need to focus attention on trees and their role in providing a more pleasant environment.

Some progress has been made within the industry in developing greater understanding between the different professions involved in the planning and development process. It is still evident however, that in many instances communication could be greatly improved. It is hoped that this document will lead to an improved systematic approach to the retention and planting of trees and make a significant contribution to sustainable development, in line with the Borough Council's Local Agenda 21 Strategy.

This Supplementary Planning Guidance has been prepared to explain the Borough Council's approach to tree and development issues covered by Development Control Policy DC9, in the *Macclesfield Borough Local Plan, 2nd Alterations, Revised Deposit Stage (January 2002)* Appendix 1.
Introduction

Purpose of the Guide

The purpose of this guide is to provide information to developers, landowners, agents, architects, planning consultants, landscape architects, arboriculturists and contractors on the standards that Macclesfield Borough Council will expect from new development proposals. The guide seeks to ensure that trees are afforded due consideration in the planning process so that they can be effectively integrated into new developments.

The Importance of Trees

Trees are of vital importance to the landscape and are widely appreciated for enhancing the rural and urban environment. They make a positive contribution to the scenic character and diversity of the landscape, and provide vital habitat for dependant wildlife populations.

The retention of trees within new developments provides an immediate sense of maturity, to the benefit of a site and its surroundings, raising the overall quality of schemes and enhancing property values.

Where trees are damaged and subsequently decline and die, or where inappropriate design leads to conflict, trees become a constant source of complaint and ultimately, any positive benefits are lost.

Current Status of Trees in Macclesfield

Once, much of the eastern part of the Borough was characterised by the Royal Historic Forest of Macclesfield which, together with more recently introduced tracts of wooded parkland, stood in rich contrast with the largely treeless moorland areas which are still typical of the adjacent upland fringe.

The spread of urban and industrial development and the continued intensification of agricultural practices has led to a gradual decline in the Borough’s tree population. This is reflected in Cheshire’s current tree cover of approximately 3% of the total land area, (less than a third of the national average of 10%), and contrasts markedly with the European average of 20%. 
The **Town and Country Planning Act 1990 (section 197)** recognises the importance of trees and charges Local Planning Authorities with a specific 'duty'.

'To ensure, whenever it is appropriate that, in granting planning permission for any development, adequate provision is made by the imposition of conditions for the preservation and planting of trees and 'to make such (Tree Preservation) Orders......... as appear to the Authority to be necessary in connection with the grant of such planning permission whether for giving effect to such conditions or otherwise'.

The **Town and Country Planning Act 1990** recognises the importance of Development Plan Policies. **Section 70(2)** of the Act states:

'In dealing with such a (planning) application, the Authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations'.

**Section 54A** adds:

'Where in making any determination under the Planning Acts regard is to be had to the Development Plan, the determination shall be made in accordance with the Plan, unless material considerations indicate otherwise.'

**Government guidance** in the form of **Tree Preservation Orders, A Guide to the Law and Good Practice (March 2000)** requires that:

'Local Planning Authorities must include in their Plans land use and development policies designed to secure the conservation of the natural beauty and amenity of the land.'

... (Development Plans) should include policies on the measures that the LPA will take when dealing with applications to develop land, to protect trees and other natural features, and provide for new planting and landscaping.'
The Macclesfield Borough Local Plan and the Cheshire Replacement Structure Plan both contain a range of tree and landscape related policies (refer to Appendix 1 for further detail of Borough Local Plan Policies).

- **The Hedgerow Regulations 1997 (SI 1997/1160)**, implemented under Section 97 of The Environment Act 1995, require Local Planning Authorities, in determining planning applications, to consider the effects of proposed developments on hedgerows.

- **Planning Policy Guidance Notes (PPGs)** are released by the Government from time to time to guide the planning process at Local Authority level.

**PPG1, General Policy and Principles (February 1997)**, emphasises the contribution of the planning system to achieving sustainable development by 'protecting and enhancing the environment,' and adds:

>'As the appearance and treatment of the space around buildings is often of comparable importance to the design of the buildings themselves, landscape design should be considered as an integral part of urban design.'

**PPG3, Housing (March 2000)** states that:

>'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.'

**PPG15, 'Planning and the Historic Environment'** advises Planning Authorities to:

>"pay special attention to the desirability of preserving or enhancing the character or appearance of any Conservation Area, in exercising their Development Control functions'.

**PPG7 (1997) The Countryside - Environmental Quality and Economic and Social Development**, advises that ......

>'New development should respect, and where possible enhance, the environment in its location, scale and design.'
The Council’s general aims are to continue to promote the benefits of trees throughout the Borough, to encourage sustainable management of the Borough’s trees and to enhance the levels and quality of tree cover by the use of its planning powers, and through negotiations. The Council is devoting increased efforts into ensuring that development proposals provide positive environmental benefits.

The Council will take account of current Structure Plan and Development Plan Policies, of relevant Supplementary Planning Guidance and of all current legislation, Government advice and recommendations. Planning permission will not normally be granted for:

- Developments which directly or indirectly threaten trees or woodlands of significant amenity value.
- Developments which have inadequate or inappropriate landscape proposals that fail to provide measures to conserve, or where appropriate, enhance the character of the landscape.
- Developments which directly or indirectly threaten ‘important’ hedgerows (Hedgerow Regulations 1997).

NOTES:
Tree Preservation Orders will be used to protect trees and woodlands where it is considered to be ‘expedient in the interests of amenity’.

The amenity values of trees and woodlands will be assessed with reference to the Council’s Policy Document, ‘Amenity Evaluation Checklist’ (April 2001).
The following guidelines set out the procedures and design criteria necessary to ensure the successful integration of existing trees and the planting of new trees into developments. Compliance with its contents will ensure that sufficient information is submitted to enable the Council to determine in advance, the full long term effects of any new development.

The format has been set out to follow the logical sequence by which development matters are generally processed; i.e. site surveys, development planning and organisation, obtaining planning permission and implementation.

Where the procedures set out in this document are followed, the speed of the decision making process will usually be improved. The Council will seek to determine all planning applications within the statutory 8 week period.

Current Government guidance specifically encourages pre-application discussion with the Local Planning Authority. The Council’s Forestry Officers are available to provide advice on a wide range of arboricultural and landscape issues. Cooperation between the Council and the Developer will help resolve any potential conflicts.

Contacts for Advice:  
Chris Hudson  Tel: 01625 504664  
email: c.hudson@macclesfield.gov.uk

Glyn Thomas  Tel: 01625 504665  
email: g.thomas@macclesfield.gov.uk

Fax: 01625 504675  
Website: www.macclesfield.gov.uk
Surveying the Site

Existing trees on development sites are particularly vulnerable to damage during the construction process.

Careful planning is essential to achieve a functionally effective, sympathetic development, whilst at the same time ensuring the long term retention of trees. The basic starting point in producing a successful design is the gathering of information, particularly data obtained from carrying out a thorough and comprehensive site survey.

**General Site Survey Information (Land Surveys)**

**Land surveys** should show all existing features in and around the site, detailing the accurate locations of all vegetation, structures, old buildings, watercourses, ponds, ditches, services, service runs, roads, driveways, walls and any areas of nature conservation interest.

A detailed levels survey would normally be incorporated showing existing contours or spot heights throughout the site.

**Land surveys** will be expected to meet the requirements of Section 5 of the British Standard BS5837 (1991) Guide for Trees in Relation to Construction, and should follow the standard drawing convention within British Standard BS1192 Part 4 (1984), Recommendations for Landscape Drawings.

It is suggested that plans be drawn at a minimum scale of 1:200 and be accurate to within 0.5 metres. Where appropriate, large complex areas should be broken down into manageable sections.

**Tree Surveys**

Many planning applications involve development proposals on sites which contain, or are in close proximity to trees.

Where developments are likely to affect existing trees, the Council will normally require the submission of a detailed **Tree Survey**, drawn up in conjunction with the **Land Survey**.

**Tree Surveys** should plot the accurate locations of all existing trees, shrubs and hedges, including those on adjacent land which may be affected by the development, and should detail the following information in plan or tabular form:-
- The species, height, trunk diameter (measured at 1.5m above ground level) and the accurate canopy spread of each tree. (Plans must define actual crown spreads rather than using illustrative circles).

- The condition and vigour of each tree including details of any relevant defects and any necessary, or proposed remedial works.

- The age of each tree, together with an assessment of future life expectancy and potential for future growth.

- The current and potential future amenity value of the trees.

- The "desirability for retention" of each tree, or group of trees, designated as per the detailed requirements of British Standard BS5837 (1991) Section 5.2.2.

- The suitability of each tree within the context of the proposed land-use for the site (residential, industrial, etc.).

- A clear indication of which trees are to be retained, and those which are proposed for removal.

**NOTES:**

Surveys should be prepared with professionally qualified Arboricultural input and should be available before any detailed design decisions are made in relation to the development proposals.

Where hedgerows or lengths of hedge are to be removed to facilitate developments, sufficient information should be submitted to allow the Local Planning Authority to:

- assess whether the proposed removals fall within the scope of the **Hedgerow Regulations 1997**.

- assess whether the hedgerows to be removed are 'important' by virtue of the **Hedgerow Regulations 1997**.

Where development proposals abut woodland, normally only the woodland edge trees will need surveying. Where development is proposed within a woodland, all the trees will need to be surveyed.

Trees on some sites may form the basis of locally important wildlife habitats or enhance other adjoining valuable habitats. In such cases, qualified ecological advice should be obtained and where appropriate, an evaluation report added to the survey information.
Planning the Form of the Development

Brief to Developers

Developers should anticipate the need to accommodate trees within a development, whether through the retention of existing trees, tree planting directly, or through the provision of sufficient private space for future occupiers to carry out their own planting.

Due deliberation should be given to the requirements of trees by all members of the multi-disciplinary development team throughout the design stages. Developers are encouraged to produce layouts or development site master plans for discussion, prior to the submission of details at the application stages. Such plans should be prepared with professionally qualified arboricultural and landscape design input.

In general, site layouts will be expected to:

- Provide for the retention of as much of the existing tree cover as is practicable. The allocation of space for trees must be assessed in terms of the overall landscape of the area: continuity and long-term sustainability of tree cover are important criteria to be considered.

- Make adequate provision for the long term retention of trees, groups of trees or areas of woodland which are identified as having significant current or potential future amenity value. British Standard (BS) 5837:1991 recommends that:

  'preference should be given to retaining the high and moderate category trees.'

- Provide for the retention of as much of the existing hedgerow cover as is practicable.

- Ensure the long-term retention of all 'Important Hedgerows' (Hedgerow Regulations 1997).

- Allow appropriate space for new planting.

- Ensure that where proposals include the felling of existing trees, landscaping schemes make provision for sufficient replacement planting to offset adequately any resulting loss of amenity.

- Include sufficient information to allow for a full, detailed assessment of the short and long-term arboricultural and landscape implications of the development proposals to be made.
The layout of any development should be designed with detailed reference to the general Site Survey and the Tree Survey.

Consideration should be given to ensuring that trees and hedges which have been identified for retention are not directly or indirectly damaged by the proposed works.

A minimum area around each tree, or group of trees and hedges, should be identified by reference to the Tree Survey data, and to Table 1 and Figure 2 of British Standard BS 5837 (1991).

<table>
<thead>
<tr>
<th>Tree age</th>
<th>Tree vigour</th>
<th>Trunk diameter mm</th>
<th>Minimum distance m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Young trees (under 20yrs)</td>
<td>Normal vigour</td>
<td>&lt;300</td>
<td>2.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>200 to 400</td>
<td>3.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>&gt;400</td>
<td>4.0</td>
</tr>
<tr>
<td>Middle age trees</td>
<td>Low vigour</td>
<td>&lt;400</td>
<td>3.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>200 to 400</td>
<td>4.5</td>
</tr>
<tr>
<td></td>
<td></td>
<td>&gt;400</td>
<td>6.0</td>
</tr>
<tr>
<td>Mature trees (over 20yrs)</td>
<td>Normal vigour</td>
<td>&lt;325</td>
<td>5.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>250 to 500</td>
<td>7.5</td>
</tr>
<tr>
<td></td>
<td></td>
<td>&gt;500</td>
<td>10.0</td>
</tr>
<tr>
<td>Mature trees and overmature trees</td>
<td>Low vigour</td>
<td>&lt;350</td>
<td>6.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>350 to 750</td>
<td>9.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>&gt;750</td>
<td>12.0</td>
</tr>
</tbody>
</table>

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 and also working space will usually indicate that structures should be further away.

Note 2: With appropriate precaution, temporary site works can occur within the protected area, e.g. for access or scaffolding.

Figure 2 - Alternative location for protective fencing
These areas, to be referred to as the 'exclusion zones', will be expected to remain undisturbed for the duration of the development. Site layouts should therefore be designed to avoid any construction works within the identified exclusion zones and should make adequate provision for sufficient working space. The Council will consider whether it is likely to be practicable to maintain adequate physical protection around such areas throughout the construction period.

Where development proposals include construction works within the identified exclusion zones, or where it is felt that a site cannot accommodate all of the operations associated with the implementation of a proposed development, without the need to intrude into the exclusion zones, the Council may request the submission of detailed construction specifications and method statements, in order to determine the likely effects of such works on the long term health and structural stability of the trees.

Where proposed works within identified exclusion zones are likely to require Building Regulations or Highway Authority approval, applicants will be expected to consult with, and seek approval from the Council’s Building Control Section or the appropriate Highway Authority, prior to submission of an application. The Council will normally expect full details of all such works to be submitted in support of an application, and is unlikely to agree to conditional approval.

Where 'minimal dig' or 'no-dig' engineering treatments, using geotextiles and/or cellular confinement systems, are proposed for new areas of hardstanding within defined exclusion zones, the Council will normally require a site-specific, detailed construction specification/method statement to be submitted in support of the planning application, and is unlikely to agree to conditional approval.

Where such proposals are deemed acceptable, the Council will expect provision to be made for qualified arboricultural supervision of all works within the agreed exclusion zones.

The long-term implications of any construction work within the exclusion zones should also be carefully assessed in relation to Table 2 of BS 5837 (1991). New structures, drains, services, walls, paths, driveways and areas of hardstanding should be sited or designed so as to avoid direct damage from future growth of the bole and main structural roots of retained trees.
<table>
<thead>
<tr>
<th>Type of structure</th>
<th>Mature height of tree in metres</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Up to 8m</td>
</tr>
<tr>
<td>Buildings and heavy loaded structures</td>
<td></td>
</tr>
<tr>
<td>Lightweight structures such as single storey timber-</td>
<td></td>
</tr>
<tr>
<td>framed buildings, garages, porches, etc</td>
<td></td>
</tr>
<tr>
<td></td>
<td>0.5</td>
</tr>
<tr>
<td>Drains and underground services less than 2m deep</td>
<td>0.5</td>
</tr>
<tr>
<td>more than 2m deep</td>
<td>1.0</td>
</tr>
<tr>
<td>Masonry boundary walls</td>
<td>1.0</td>
</tr>
<tr>
<td>In situ paths and drives</td>
<td>0.5</td>
</tr>
<tr>
<td>Parks and drives with flexible surfaces, such as</td>
<td>0.7</td>
</tr>
<tr>
<td>asphalt, stone or paving slabs</td>
<td>0.5</td>
</tr>
</tbody>
</table>

These distances will generally avoid virtually all direct damage.

1 These distances assume that some movement and minor damage which may be tolerated might occur.

Notes:
1. These distances assume that some movement and minor damage which may be tolerated might occur.
   Note 3: Special precautions may be needed on clay soils.
   Note 4: This table provides guidance on the acceptable proximity of young trees or new planting to allow for future growth. The table should not be taken to imply that construction work can occur at the specified distance from existing trees, as such work might damage the tree or render it dangerous, but refers to the potential for future growth, either of a young tree or of planting occurring subsequent to construction.

**NOTES:**

The provision in Section 7.5.5 of British Standard BS 5837 (1991), for a reduction of the exclusion zone by up to one third on one side, will only apply in certain specific circumstances, and should not be taken as a generalisation which is applicable ‘across the board’. There will, therefore, be a presumption against such reductions, which will only be considered when accompanied by a detailed justification, based on accepted arboricultural principles.

Where proposed construction works are deemed likely to compromise the structural stability or long term health of trees and hedges, which are not subject to any legal controls, and are situated outside the site, applicants will be expected to liaise with the respective landowners. Removal of or damage to such trees may require the prior consent of the owner. Where such consultation has not taken place, the Council in exercising its legal ‘duty of care’, will advise adjacent landowners of any potential harmful impact of the development proposals on their trees, as part of the planning application consultation process.

Foundation and/or superstructure designs should take account of British Standard BS 6060 (1986), Code of Practice for Foundations, and The National House Building Council (NHBC) Standards, Chapter 4.2, Building near Trees.
Layout Design Criteria:

Existing Trees (avoiding future conflict)

Tree Preservation Orders: A Guide to the Law and Good Practice (March 2000) advises:

'Incoming occupiers of properties will want trees to be in harmony with their surroundings without casting excessive shade, or otherwise unreasonably interfering with their prospects of reasonably enjoying their property. Layouts may require careful adjustment to prevent trees which are to remain from causing unreasonable inconvenience to future occupiers, leading inevitably to requests for consent to fell.'

Development layouts, even if not affecting trees directly, may not be acceptable if they would result in undue pressures, in the short or long term, for felling or excessive pruning of important trees.

Site layouts which merely avoid the exclusion zones may not, therefore, necessarily be adequate. Other factors must be taken into account in ensuring that trees which are to remain can reasonably be retained to maturity, thereby providing maximum amenity benefits with minimum maintenance requirements. In considering the juxtaposition of trees and buildings, site layout designs will be expected to ensure that trees which are to remain are given adequate space including sufficient allowance for future growth, without the need for excessive or unreasonable pruning.

The predicted mature height, branch spread and crown form of individual trees should be assessed in conjunction with site factors such as aspect, topography, soil conditions and exposure. (The ultimate mature size of any individual tree will be dependant on site specifics and a qualified assessment should be sought).

Site layouts must ensure that trees at maturity will not dominate buildings, inevitably leading to concerns about safety and ultimately to requests to fell or heavily prune.

Site layouts must ensure that trees will not cause unreasonable obstruction of direct sunlight, or daylight to properties. Factors requiring detailed deliberation include: individual species characteristics; potential for future growth; garden size and layout; the aspect of the tree from the building; building to tree clearances; building orientation; and the positioning and size of windows, especially in habitable rooms. Accurate assessments can be made using site cross-section drawings in conjunction with Burnett Solar Diagrams.
NOTES:

45° Rule of Thumb:
- The sun is 45° or more above the horizon from mid-April to mid-August, between approximately 11.00am and 3.00pm (British Summer Time).
- If a tree is no closer to a property than its ultimate mature height, the sun will be above the tree's canopy during these periods, and that property will receive reasonable levels of sunlight and daylight.

Site layouts should ensure that garden areas are of adequate size, are large enough to enable normal domestic use and can reasonably accommodate the trees, including allowance for future growth. Garden areas should normally be sufficient to allow reasonable extension of the main dwelling and other permitted development rights without reducing the amount of usable garden space to unacceptable levels.

Site layouts must ensure that due consideration is given to the pruning requirements of retained trees, (full details should be included in the Tree Survey). Where pruning regimes, present or future, are recommended as a way of reducing the adverse effects of trees on a development, the Council will carefully assess whether such proposals are consistent with prudent arboricultural management, are likely to meet the suggested long term objectives and whether they are reasonable, enforceable and can practically be implemented. All tree works will be expected to comply with current arboricultural best practice, and meet the requirements of British Standard BS3998 (1989) Recommendations for Tree Work.

NOTES:

DETR Publication 'Tree Preservation Orders, A Guide to the Law and Good Practice,' March 2000 Para 3.15

"Use of Woodland Classification is unlikely to be appropriate in gardens."

There will be a presumption against the inclusion of existing woodland (including woodland protected by a Tree Preservation Order) within proposed residential curtilages.
Layout Design
Criteria: Site Access and Services

The provision of permanent and temporary site access is an important part of the layout design stages, and full detail will normally be required in support of any planning application.

For safety reasons, site access layouts and visibility splay clearances may require the removal or pruning of trees and hedges. Where there is such a likelihood, applicants will be expected to liaise with the appropriate Highway Authority, and seek clear guidance of their requirements, prior to submission of an application.

In general, permanent and temporary site access designs will be expected to minimise tree and hedgerow removals, and ensure the long term retention of all important trees and hedges.

The need to make provision for temporary site access must be given due consideration. Sites may require temporary access for long or wide loads and provision may be required for unusually high vehicles or plant. The need to provide adequate operational space within the site, for specialised heavy plant (including cranes and piling rigs) must also be considered. Any resulting short and long term implications for trees and hedges which are to remain must be carefully assessed, and full detail submitted as a part of any planning application.

Drainage and service layouts must be designed in such a way as to allow for installation and future maintenance without adversely affecting trees and their root systems. The provision of common service trenches may help to minimise potential conflicts.

Full details of service layouts should be submitted with any planning application. Service layout planning and installation should be carried out in accordance with the requirements of The National Joint Utilities Group (NJUG) Publication No 10. Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees.
Tree Preservation Orders: A Guide to the Law and Good Practice (March 2000) states:

'Tree planting provides for the future amenity of a site and its surroundings, supplements existing tree cover or enhances areas where tree cover is sparse'.

The aim of this section is to provide the necessary guidance to ensure that new tree planting on development sites contributes to the creation of a high level of amenity, and an attractive environment, and relates to the character of a site and its surrounds.

- **Tree planting** should be recognised from the outset as an integral part of any development scheme and should be purposefully designed to complement the proposed features of the development, and those existing features intended for retention. On sites which have no trees whatsoever, it is especially important to plan for the planting of trees as part of the development.

- **Tree planting** will be expected to contribute, on an effective scale, to the conservation or enhancement of the landscape, providing an overall environmental benefit in terms of public amenity and nature conservation.

- **Tree planting** schemes should be appropriate for the intended use of the development and will be expected to contribute to the establishment of a well-structured framework of diverse ages, sizes and species with the potential to be managed constructively over decades or even centuries.

- Developers should recognise the functional role of tree planting in enhancing the physical characteristics of a development through providing shelter, screening, enclosure, softening the harsh outline of buildings, defining space or directing routes and views, or simply in ‘lending enchantment’ to the visual amenity of an area.

- Particular attention should be given to the use of **tree planting** in enhancing public areas within developments and views into sites from surrounding public viewpoints.

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**Layout Design**

**Criteria:**

**Tree Planting**

*(general principles)*
In locations where nature conservation objectives are recognised, planting schemes will be expected to maximise the benefits to wildlife, through the use of a range of native trees and shrubs suited to the ecology of the locality. Due consideration should be given to layout configuration, planting density, choice of species, species mixes, proportions and edge characteristics. Such schemes should always be prepared with input in the form of professionally qualified ecological advice.

Tree Preservation Orders: A Guide to the Law and Good Practice (March 2000) states:

'Landscaping should be designed to complement the development, without reducing the occupants' enjoyment, so reasonable daylighting and other requirements should be observed... the likely future growth of trees in relation to the development should be given due consideration.'

Tree planting should aim to make the optimum long term use of allocated space without causing unreasonable future inconvenience to occupiers.

In order to ensure that new trees do not interfere with buildings to such an extent that unsightly, heavy pruning or removal becomes necessary, the following factors will require attention:

- There should be careful choice of species and siting to ensure maximum long term amenity benefits and minimum future conflict.

- Decisions regarding species and siting should be taken based on an assessment of the potential dimensions and growth habit at maturity, which will give an indication of whether future pruning requirements are likely to be acceptable.

- Careful siting of new trees with reference to Table 2 of British Standard BS5837 (1991), page 15, will ensure that future root damage to structures, drains, services, walls, paths and drives is prevented, or at least kept within acceptable limits.

- The future impact of tree plantings on a site should be assessed in the light of the Layout Design Criteria (avoiding future conflict) detailed on page 16 of this guidance.
The inclusion of professional Arboricultural input into the landscape design stages is recommended, whenever new tree planting is proposed.
Applying for Planning Permission

Information Required

Tree Preservation Orders: A Guide to the Law and Good Practice (March 2000) states:

'... applicants should ensure that applications are properly presented, containing all the information needed for a decision, and they should provide additional information promptly when reasonably requested.'

It is essential that all relevant information pertaining to the assessment of trees and landscaping on a site is submitted with the planning application.

Where a development is likely to affect existing trees, on or adjacent to a site, the applicant will be expected to give due regard to the full range of construction related activities with potential to cause damage to trees, and will be expected to forward all the relevant detail necessary for the Council to make an accurate assessment of the short and long term arboricultural implications of the proposals.

Where the Council feels that insufficient detail has been forwarded in support of any application, the following supplementary information may be requested, prior to determination.

- Land/tree survey (including tree maintenance programme)
- An arboricultural implication study
- Tree protection measures
- Detailed hedgerow survey
- Full levels survey (which should include existing and proposed spot levels at tree bases and around crown extremities. Cross sectional diagrams may be required in certain cases)
- Drainage detail
- Detailed service layouts
- Soft and hard landscaping treatments
- Permanent/temporary access arrangements
- Construction specifications and related method statements
- Detailed internal layouts of properties, including slab levels

**NOTES:**
Permitted development (Town and Country Planning General Development Order 1988. Statutory Instruments 1988, No 1813) which affects protected trees or hedgerows, may still require a formal application for consent under the Tree Preservation Order, Conservation Area or Hedgerow legislation. The Council's Officers are available to provide detailed, technical advice on such matters, and it is advisable to discuss Permitted Development proposals with them, prior to the commencement of any works.
Implementation

Tree Works

This section refers to any tree felling, transplanting or tree surgery works, recommended as part of the Tree Survey, which may be necessary prior to or during implementation of an approved planning permission, or which may be required upon completion.

All tree work Schedules and Specifications should be detailed, precise and accurate, be drawn up in accordance with current arboricultural best practice and with the requirements of British Standard BS3998 (1989) Recommendations for Tree Work and should contain sufficient levels of detail for an accurate assessment of the full implications of the proposals to be made.

Tree Surveys and Tree Work Specifications submitted in support of planning applications must be clearly annotated as being For Information Only and Not for the Purposes of Planning Control.

Planning conditions may be used to ensure that Tree Work Schedules are approved by the Council, prior to implementation. Additionally, in some cases a full Tree/Woodland Maintenance Programme and related Method Statement may be required to be submitted for approval.

The Council expects all Tree Work operations to be carried out to the highest standards and will apply planning conditions and use Tree Preservation Orders, where necessary in order to ensure that such standards are maintained.

The development of any site will not be considered complete until all retained trees have been re-inspected by a qualified Arboriculturalist, and any remedial works recommended have been completed.

The Council recommends the use of qualified Arboriculturists, with appropriate levels of expertise, qualifications and insurance cover, and promotes the use of Arboricultural Association approved Consultants and Contractors. Copies of Directories are available from: The Secretariat, Arboricultural Association, Ampfield House, Romsey, Hants. SO51 9PA. A list of local consultants and contractors is also available, on request, from Macclesfield Borough Council Planning Reception.
Trees on development sites are particularly vulnerable to disruption during the construction process, and damage is often irreparable leading to decline and death. Tree root systems are especially sensitive to construction damage. Such damage is not usually deliberate and is more often than not due to a lack of understanding of how easily trees can be harmed by nearby activities.

**Some important facts about trees and their root systems:**

- Trees do not normally have 'tap roots' but a mass of rapidly subdivided fibrous roots, normally extending well beyond the edge of the outermost branches.

- Most of a tree's roots are within the top 600mm of the soil surface where the levels of moisture, oxygen and nutrients necessary for survival are found.

- The health of a tree's root system is vital to its long term well being, and any activity which affects the soil structure, damages or kills the fine roots, or which alters the balance of moisture, oxygen and nutrients within the rooting zone, will affect the whole tree.

- Damage or severance of main structural roots, as well as killing off the distal portions of the fine root system may also affect a tree's stability, rendering it dangerous.

- The fine, fibrous root system is equally important in terms of structural stability. The mass of soil particles bound together by the fibrous roots, creates a structural counter balance to the above ground portions of a tree. Structural stability may also be impaired by excavation within the rooting zone, even where major roots have not be severed.
Potentially damaging operations include:

- Excavation within the rooting zone.
- Raising or lowering of ground levels.
- Compaction of the soil by construction works, by site machinery or vehicles, and by the storage of materials and debris.
- The dumping or spillage of toxic materials.
- The installation of impermeable surfacing.
- Direct damage to trunks and branches by construction vehicles.
- Fires built closer than 20 metres from the base of any tree.

The Council will normally require a detailed Tree Protection Scheme to be submitted for approval, which will be expected to make provision for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site. (The submission of a Tree Protection Scheme, in support of a planning application, is preferable on all sites).

Tree Protection Schemes will be expected to address the following issues:

- Protective fencing should be positioned so as to enclose as large an area around each tree, group of trees and hedgerows as is practicable, and must contain at least the area of the exclusion zone previously identified by reference to Table 1 or Figure 2 of BS5837 (1991) and the Tree Survey.

- The type of protective fencing should be appropriate for the degree of construction activity. (A number of suggested protective fencing construction specifications are detailed opposite and overleaf).

- The positioning of protective fencing must ensure that the development can be implemented without intruding into the exclusion zones.
1.2m Chestnut Paling

Key:

Posts: 75-100mm round top fence posts, 1.8m high at 2m spacings, securely driven in by 0.6m.

Top & Bottom Rails: 50mm x 75mm softwood, nailed to uprights.

Support Struts: 50mm x 75mm softwood, securely nailed to uprights at every third post, and at each corner or change of direction.

1.2m High Chain Link

Key:

As per Chestnut Paling but chain link: 1.2m high chain link (in accordance with BS1722: Part 1) securely affixed to timber framework.
2.4m Close Board

Key:

Posts: 100mm x 100mm x 3.5m driven in to 1m depth at 2.5m spacings.
Top & Bottom Rails: 50mm x 75mm softwood, twice nailed to uprights.
Support Struts: 75 x 50mm softwood securely nailed to upright at every third post and at each corner or change of direction.
Plyboard: 2.4m high, min 20mm thick plyboard, securely affixed to timber frame.

2.1m "Heras"

Key:

- 2.1m high weldmesh "Heras" fencing
- Individual panels butted together and fixed with 3no clamps to each joint.
- 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 supported in a concrete or rubber base (as supplied with the fence panels). The base pinned to the ground by a 0.7m length of scaffold tube, driven not less than 0.45m into the ground. A 0.2m length of scaffold tube fixed to form a 'T' to the top of the vertical tube, preventing movement of the base.
- No fixing made to any tree, and all possible precautions taken to prevent damage to tree roots when locating posts.
British Standard BS5837 (1991) provides clear guidance on the implementation of tree protection schemes, and the Council expects the contents of this document to be complied with. Planning conditions and/or legal agreements will normally be used to ensure that:

- the protective fencing is erected prior to the commencement of any construction works on the site, (including demolition and preparatory site clearance).

- no development or other operations take place until all preparatory works required by the Tree Protection Scheme are in place.

- all subsequent development operations are carried out in accordance with the approved scheme.

- no development operation or construction activity which could potentially cause damage to trees or hedges is permitted within any area designated in the approved scheme as being fenced off or otherwise protected.

- the protective fencing is retained intact for the full duration of the development, and is not re-positioned or removed without the prior written approval of the Local Planning Authority.
Arboricultural Method Statements

On sites where trees are felt to be particularly vulnerable to damage, and where additional safeguards are felt necessary, a planning condition requiring the submission and approval of a detailed Method Statement for Arboricultural Works may be attached to the planning approval. Arboricultural Method Statements will be expected to address the following:

- Timing and phasing of all arboricultural works in relation to the proposed development.
- Implementation, monitoring, supervision and maintenance of the Tree Protection Scheme.
- Implementation, monitoring and supervision of the approved Tree Work Specification.
- Implementation, monitoring and supervision of any approved development works or construction activities within the defined exclusion zones.
- Provision for regular monitoring of ongoing development operations to ensure full compliance with the approved Tree Protection Scheme and Arboricultural Method Statement for the duration of the development.
- The setting up of an agreed framework for maintaining appropriate levels of communication between all involved parties.
- Provision for qualified arboricultural supervision.

NOTES:
Planning conditions and/or legal agreements will be attached to planning permissions to ensure full compliance with the approved Arboricultural Method Statement.

Failure to comply with the terms of the approved Tree Protection Scheme or the approved Method Statement for Arboricultural Works or any other conditions or legal agreements imposed on a planning consent, or any other action which results in the loss of or damage to trees or hedgerows which have been specified for retention, may result in enforcement proceedings, and where appropriate, prosecution under the relevant sections of the Town and Country Planning Act 1990; Town and Country Planning (Trees) Regulations 1999 (as amended), Town and Country Planning (Trees in Conservation Areas) Regulations 1975 (as amended), and the Hedgerow Regulations 1997.
Landscape Schemes

☐ Planning conditions, and/or legal agreements, will normally be used to ensure that tree planting schemes are planned, implemented and maintained to provide maximum long term environmental benefits.

☐ The submission of a full, detailed landscaping scheme, in support of a planning application, is preferable on all sites.

☐ The Council expects sufficient information to be provided, to judge the value of tree planting schemes. Consideration should be given to augmenting proposals with cross-sections, projections or illustrative drawings.

☐ The minimum levels of information required for new tree planting proposals are as follows:

- An accurate, detailed planting plan and schedule.
- A comprehensive list of species and a stock specification.
- Detail of planting densities and spacings.
- Individual locations of all specimen trees and shrubs.
- Clear indication of existing trees specified for retention and those for removal.

☐ The long term aims of a scheme can only be achieved if the landscaping succeeds. The Council will pay particular attention to the practical measures that are proposed as part of any scheme, to ensure the successful establishment of new planting.

☐ Tree planting schemes will, therefore, be expected to include the following provisions:

☐ Preparation of the planting environment (including decompaction and drainage) should be at least to the standards set out in British Standard BS4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).
All plant material provided will be expected to comply with and be planted in accordance with the requirements of British Standards BS3936 Specification for Nursery Stock, BS5236 Cultivation and Planting of Trees in the Advanced Nursery Stock Category, BS4043 (1989) Recommendation for Transplanting Rootballed Trees and BS4428 (1989) Code of Practice for General Landscape Operations (excluding Hard Surfaces), as appropriate.

Final planting positions for new trees will be expected to take account of the requirements of Table 2 of BS5837:1991. A Guide for Trees in Relation to Construction (Page 15).

The inclusion of a detailed maintenance schedule in accordance with the requirements of BS4428 (1989) Code of Practice for General Landscape Operations (excluding Hard Surfaces).
Appendices

Appendix I

Development plan policies pertaining to trees and landscaping

POLICY NO. DC9
Development which would result in:
1. The direct loss of trees or woodland the subject of a Tree Preservation Order, or trees or woodlands which are considered to be worthy of protection, or
2. A threat to the continued wellbeing of trees or woodlands the subject of a Tree Preservation Order, or trees or woodlands which are considered worthy of protection, or
3. An unsatisfactory relationship with trees or woodlands the subject of a Tree Preservation Order, or trees or woodlands which are considered worthy of protection will not normally be allowed.

POLICY NO. DC10
Development which would result in the loss of or damage to woodland managed to a plan of operations agreed with the Forestry Commission, will not normally be allowed.

POLICY NO. DC11
Development which would result in the loss of existing hedgerows which are classified as "Important" under the criteria specified in the Hedgerow Regulations 1997, will not normally be allowed.

POLICY NO. NE7
The Borough Council will seek to retain and enhance existing woodlands by woodland management. Development which would adversely affect woodlands will not normally be permitted.

POLICY NO. DC8
Where appropriate, applications for new development must include a landscape scheme which should meet the following criteria:
1. Achieve a satisfactory balance between the open space and built form of development;
2. Should enhance the quality of the layout, setting and design of the development;
3. Provide effective screening to neighbouring uses where appropriate;
4. Retain existing trees and shrubs as appropriate;
5. Retain and enhance areas of nature conservation importance;
6. Utilises plant species which are in sympathy with the character of the existing vegetation in the general area and the specific site;
7. Makes satisfactory provision for the maintenance and aftercare of the scheme.

POLICY NO. DC37
The size of a rear garden should normally be sufficient to provide the following:
(i) A sitting out area adjoining the rear elevation with reasonable privacy.
(ii) A reasonable sized outdoor space for household activities.

POLICY NO. DC35
1. The landscaping scheme should be an integral part of the housing layout and relate to the built form of the development.
2. Landscaped areas should have a clear purpose (eg private but unenclosed space, private and enclosed space, access and circulation areas, and public space). They should be adequate and appropriate for the intended use.
3. In the case of large housing schemes, structural landscaping should be used to subdivide the site into a sequence of smaller areas.
4. Existing healthy trees, hedges and shrubs and areas of Nature Conservation interest should normally be retained and incorporated into the landscaped structure.
5. New planting should comprise native species wherever possible and the type of species should be related to the purpose of the landscaped area. In larger blocks of planting, species which will enhance the wildlife potential should normally be planted.
6. Conditions relating to the following will normally be imposed
   (i) Protection of existing trees and shrubs,
   (ii) Implementation of the landscape scheme,
   (iii) Aftercare and replacement of trees or plants (for five years).

POLICY NO. BE3
Development will only be permitted in or adjoining a Conservation Area which preserves or enhances the character or appearance of the Conservation Area. Special attention will be paid to matters of bulk, height, materials, colour and design.

POLICY NO. BE16
Development which would adversely affect the setting of a Listed Building, will not normally be approved.
POLICY NO. GC2
Within the Green Belt approval will not be given for engineering and other operations, and the making of any material change in the use of land unless they maintain openness; do not conflict with the purposes of including land within the Green Belt; and contribute to the achievement of the objectives for the use of land in Green Belts.

In the case where amenity on a site within the Green Belt or on a site adjacent to the Green Belt is lost as a result of development on that site, planning obligations may be used to provide for offsetting benefits on land in the Green Belt.

POLICY NO. GC3
Where development is acceptable in principle under Policy GC1, the visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt. Development proposals which it is considered will cause such injury will be refused.

POLICY NO. NE1
In areas of Special County Value, the Borough Council will seek to conserve and enhance the quality of the landscape and to protect it from development which is likely to have an adverse effect on its character and appearance.

POLICY NO. NE2
The Borough Council will seek to conserve and enhance the diversity of landscape character areas and ensure that any development respects local landscape character.

POLICY NO. NE5
The Borough Council will promote the conservation and enhancement of historic landscapes, parklands and gardens. Development which would adversely affect their special historic interest, setting or enjoyment of any part of their grounds will not normally be allowed.

POLICY NO. NE8
The Borough Council will promote the creation of a strategic framework of Woodland and network of usable open space. A particular focus for the restoration of the wooded landscape will be the former area of the Royal Historic Forest of Macclesfield. Appropriate development, which includes significant new woodland planting and open space provision, will normally be permitted.

POLICY NO. NE13
Development will not normally be permitted which would adversely affect sites of special scientific interest, Grade A County Sites of Biological importance, and local nature reserves managed by local authorities and by the Cheshire Wildlife Trust. Unsympathetic development on adjacent sites will not normally be permitted.

POLICY NO. NE15
Development proposals which involve the loss of ponds, wetlands, heathlands, ancient woodlands or ancient grassland together with newly created habitats will not normally be allowed and their conservation will be encouraged.

POLICY NO. NE19
In major developments in the countryside, the Borough Council will seek improvements for nature conservation, tree planting and landscaping and will negotiate appropriate legal agreements to secure the implementation of these improvements by the Developer.

NOTES:
Above policies are taken from the Macclesfield Borough Local Plan (adopted December 1997) and the Borough Local Plan 2nd Alterations, Revised Deposit Stage (January 2002), copies of which can be obtained from the Council's Planning Department.
Appendix 2

Reasons for refusal - trees

RTR1 The proposed development by virtue of its size and siting would result in the direct loss of existing trees which are the subject of the *** Tree Preservation Order. The loss of these trees is considered unacceptable because of the impact upon the general amenity and character of the area in which the application site is located.

RTR2 The proposed development by virtue of its size and siting would result in a threat to the continued well being of existing trees which are the subject of the *** Tree Preservation Order. The loss of these trees is considered unacceptable because of the impact upon the general amenity and character of the area in which the application site is located.

RTR3 The proposed development by virtue of its size and siting would result in the direct loss of existing trees which are of amenity value to the area as a whole.

RTR4 The proposed development would result in an unsatisfactory relationship with trees which are the subject of the *** Tree Preservation Order. The long term protection of these trees would be prejudiced.

RLP1 The approval of the development proposed would be contrary to the provisions of the *** chapter(s) of the **** Local Plan, in particular policies **** and would thereby cause harm to the objectives of those policies.

RLPD The approval of the development proposed would be contrary to the provisions of the *** chapter(s) of the **** Local Plan, in particular policies **** and would thereby cause harm to the objectives of those policies by virtue of ***.

Contra to conservation area policies

RLP2 The proposed development is located within the *** Conservation Area. The form and nature of the proposed development is consequently considered contrary to provisions of the Local Plan.

Contra to land use zone policy

RLPA The application relates to a site within a *** area, as identified by the *** Local Plan. Development of the size and nature proposed would be contrary to the provisions of the Local Plan, particularly policy(ies) ***.

RAC1 The proposed development by virtue of its size, siting and design would have an unacceptable impact on the *** Conservation Area, of which the site forms a part. The proposal would neither preserve nor enhance the character or appearance of the Conservation Area.

Adverse impact on setting of listed building

RLB3 The *** proposed would have an adverse impact on the setting of this Grade ** Listed Building.

Inadequate space around buildings

RRD5 The proposed development would provide inadequate space around and between buildings, particularly with regard to the provision of adequate levels of private open space.

Contrary to green belt/open countryside policies

RLP4 The proposed development would result in the *** of an unnecessary and undesirable *** activity which would adversely affect the character and appearance of the Green Belt in which it is located.

RLPB The proposal is an inappropriate form of development within the Green Belt as defined by the Development Plan. The development is therefore contrary to policies *** contained within the Cheshire Replacement Structure Plan, policies *** of the *** Local Plan and would cause harm to the objectives of those policies. The development is similarly contrary to national policy guidance relating to development within the Green Belt.
Appendix 3 - List of conditions

Trees and tree protection

Location of trees on and adjacent to development sites

The plans and particulars submitted in accordance with condition ** above shall include:

(a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree;

(b) detail of the species, diameter (measured in accordance with paragraph (a) above) and the approximate height and an assessment of the general state of health and stability of, each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;

(c) details of any proposed topping or lopping of any retained tree or any tree on land adjacent to the site;

(d) details of any proposed alterations in existing ground levels, and the position of any proposed excavation or of any tree on land adjacent to the site, or within a distance from any retained tree or any tree on land adjacent to the site, equivalent to half the height of that tree;

(e) details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development. In this condition 'retained tree' means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

Tree retention

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority; any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

Tree protection

(a) No development or other operations shall commence on site until a scheme (herein after called the approved protection scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, including trees which are the subject of a Tree Preservation Order currently in force, has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

(b) No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place.

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme.

(d) Protective fencing shall be retained intact for the full duration of the development hereby approved, and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.
Construction specification/method statement (trees)

No development or other operations shall commence on site in connection with the development hereby approved, including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Construction Specification/Method Statement for ______________________ has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Construction Specification/Method Statement.

Tree pruning/felling specification

No development or other operations shall commence on site in connection with the development hereby approved, including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed tree felling/pruning specification has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall commence on site until the approved tree felling and pruning works have been completed. All tree felling and pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998 (1989) Recommendations for Tree Work.

Arboricultural method statement

No development or other operations shall commence on site in connection with the development hereby approved, including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved Method Statement. Such method statement shall include full detail of the following:

- Implementation, supervision and monitoring of the approved Tree Protection Scheme.

Levels survey (trees)

No development or other operations shall commence on site in connection with the development hereby approved, including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Levels Survey, which provides for the retention of trees on the site, has been submitted to and approved in writing by the Local Planning Authority. No alterations in site levels shall take place, except in complete accordance with the approved Survey. The Survey shall include existing and proposed spot levels at the base of and around the crown spreads of all trees specified for retention.

Service/drainage layout

No development or other operations shall commence on site in connection with the development hereby approved, including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed service and foul and surface water drainage layout has been submitted to and approved in writing by the Local Planning Authority. Such layout shall provide for the long term retention of the trees. No development or other operations shall take place except in complete accordance with the approved service/drainage layout.
Landscaping (submission of detail)

No development shall commence on site until a scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority; the landscaping scheme shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes and proposed numbers/densities and an implementation programme.

Implementation of landscaping scheme

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Landscaping submitted with application for reserved matters

The application for reserved matters shall include the submission of a scheme of landscaping. The scheme shall include indications of all existing trees and hedgerows on the land together with measures for their protection in the course of development. Details of any alteration to ground levels shall also be included.

Additional landscaping details required

In addition to the scheme required by condition *** above, details of following landscape matters are required ***.

Implementation of landscaping scheme submitted with application

The landscaping scheme shown on drawing *** shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced with others of similar size and species, unless the Local Planning Authority give written consent to any variation.

Landscaping to include details of boundary treatment

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced, or before the building is occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Submission of additional landscape details

Soft landscape works shall include planting plans*, written specifications (including cultivation and other operations associated with plant and grass establishment)*; schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate*; implementation programme*.
* delete as appropriate

No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

Submission of landscape management plan

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

No development shall take place until a schedule of landscape maintenance for a minimum period of ** years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.
Appendix 4

Bibliography

**LEGISLATION**

- Town and Country Planning Act 1990
- Town and Country Planning (General Development Order) 1988 (Statutory Instrument 1988 No. 1813) as Amended
- Town and Country Planning (Trees) Regulations 1999 (As Amended)
- Town and Country Planning (Tree Preservation Order Regulations 1969) (As Amended)
- Town and Country Planning, Trees and Conservation Area Regulations 1975 (As Amended)

**BRITISH STANDARDS**

- British Standard (BS) 5837 Guide for Trees in Relation to Construction 1991
- British Standard (BS) 3998 Recommendations for Tree Work 1989
- British Standard (BS) 4428 Code of Practice for General Landscape Operations (Excluding Hard Surfaces) 1989
- British Standard (BS) 4043. Recommendations for Transplanting Root-Balled Trees 1969
- British Standard (BS) 5236. Recommendations for the Cultivation and Planting of Trees in the Extra Large Nursery Stock Category 1975

**PLANNING GUIDANCE**

- Planning Policy Guidance Notes (PPG) 1, (PPG) 3, (PPG) 7, (PPG) 12, (PPG) 15
- Department of Environment: Circular 36 of 1978 (36/78) Trees and Forestry
- Department of Environment Circular 11 of 1995 (11/95) Model Planning Conditions
- Macclesfield Borough Local Plan (1997).
- Macclesfield Borough Local Plan, 2nd Alterations, Revised Deposit Stage (January 2002)
- Cheshire Replacement Structure Plan (Cheshire 2011)
OTHER INFORMATION

- British Standard (BS) 1192. Recommendations for Landscape Drawings Part 4: 1984
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- Sun on Ground Indicators, BRE Report AP60 1991
- National House Building Council (NHBC) Standards Buildings near Trees Chapter 4.2
- DETR 'Research for Amenity Trees' Publications.
  1. Trees in Towns, HMSO, 1993
  2. Diagnosis of Ill Health in Trees, HMSO 1994
  3. Urban Tree Strategies, DETR
  6. Arboricultural Practice - Present and Future, DETR
Appendix 5

List of useful contacts

<table>
<thead>
<tr>
<th>LOCAL AUTHORITY ADVICE</th>
<th>PROFESSIONAL ASSOCIATIONS</th>
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<tbody>
<tr>
<td><strong>Macclesfield Borough Council</strong></td>
<td><strong>Arboricultural Association</strong></td>
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<tr>
<td>Planning Department</td>
<td>Arboricultural Association</td>
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<tr>
<td>Town Hall</td>
<td>Ampfield House</td>
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<td>Macclesfield</td>
<td>Romsey</td>
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<tr>
<td>Cheshire</td>
<td>Hampshire</td>
</tr>
<tr>
<td>SK10 1DP</td>
<td>S051 9DA</td>
</tr>
<tr>
<td>C Hudson</td>
<td>Telephone 01794 368717</td>
</tr>
<tr>
<td>Telephone 01625 504664</td>
<td>Fax 01794 368978</td>
</tr>
<tr>
<td>Email <a href="mailto:c.hudson@macclesfield.gov.uk">c.hudson@macclesfield.gov.uk</a></td>
<td>E-mail <a href="mailto:treehouse@dial.pipex.com">treehouse@dial.pipex.com</a></td>
</tr>
<tr>
<td>G Thomas</td>
<td>Website <a href="http://www.trees.org.uk">www.trees.org.uk</a></td>
</tr>
<tr>
<td>Telephone 01625 504665</td>
<td><strong>International Society of Arboriculture</strong></td>
</tr>
<tr>
<td>Email <a href="mailto:g.thomas@macclesfield.gov.uk">g.thomas@macclesfield.gov.uk</a></td>
<td>United Kingdom and Ireland Chapter</td>
</tr>
<tr>
<td>Fax 01625 504675</td>
<td>c/o Colin Bashford</td>
</tr>
<tr>
<td>Website <a href="http://www.macclesfield.gov.uk">www.macclesfield.gov.uk</a></td>
<td>148 Hydes Road</td>
</tr>
<tr>
<td></td>
<td>Wednesbury</td>
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<td>West Midlands</td>
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<td><strong>Cheshire County Council</strong></td>
<td><strong>National Association of Tree Officers (NATO)</strong></td>
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<td>Environmental Planning</td>
<td>c/o Margaret McQueen</td>
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<td>Commerce House</td>
<td>Broadlands District Council</td>
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<td>Hunter Street</td>
<td>Thorpe Lodge</td>
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<td>Chester</td>
<td>Yarmouth Road</td>
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<td>Cheshire</td>
<td>Thorpe St Andrew</td>
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<td>CH1 2QP</td>
<td>Norwich</td>
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<td>NR7 0DU</td>
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<td>Telephone 01244 603162</td>
<td>Telephone 0161 952 4207</td>
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<tr>
<td>Fax 01244 603802</td>
<td>Fax 0161 952 4233</td>
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<tr>
<td>Website <a href="http://www.cheshire.gov.uk">www.cheshire.gov.uk</a></td>
<td>Website <a href="http://www.supportingpeople.odpm.gov.uk">www.supportingpeople.odpm.gov.uk</a></td>
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<tr>
<td>also <a href="http://www.ukonline.gov.uk">www.ukonline.gov.uk</a></td>
<td><strong>The British Standards Institution</strong></td>
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<td>Linford Wood</td>
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<td>Milton Keynes</td>
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<td>MK14 6LE</td>
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<td><strong>Government and other official bodies</strong></td>
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<td>Government Office for the North West</td>
<td>Milton Keynes</td>
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<td>Sunley Tower</td>
<td>MK14 6LE</td>
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<td>Piccadilly Plaza</td>
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<td>Manchester M1 4BE</td>
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<td>Telephone 0161 952 4207</td>
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<td>Website <a href="http://www.supportingpeople.odpm.gov.uk">www.supportingpeople.odpm.gov.uk</a></td>
<td>Website <a href="http://www.bsi-global.com">www.bsi-global.com</a></td>
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### FORESTRY COMMISSION

**Forestry Authority Conservancies**

Engand National Office  
Great Eastern House  
Tension Road  
Cambridge  
CB1 2DU

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<tr>
<th>Contact</th>
<th>Telephone</th>
<th>Fax</th>
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<tbody>
<tr>
<td>Forestry Authority Conservanys</td>
<td>01233 314546</td>
<td>01233 460699</td>
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**Cumbria and Lancashire Conservancy**

Peil Wyke  
Bassenthwaite Lake  
Cockermouth  
Cumbria  
CA13 9YG

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<tr>
<th>Contact</th>
<th>Telephone</th>
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<tbody>
<tr>
<td>Cumbria and Lancashire Conservancy</td>
<td>017687 766156</td>
<td>017687 76557</td>
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**Greater Manchester, Cheshire and Merseyside**

Lymm  
Delfmere  
Northwich  
Cheshire  
CW8 2JD

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<tr>
<th>Contact</th>
<th>Telephone</th>
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<tr>
<td>Greater Manchester, Cheshire and Merseyside</td>
<td>01606 889911</td>
<td>01606 301081</td>
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**The Countryside Agency**

John Dower House  
Crescent Place  
Cheltenham  
Gloucestershire  
GL50 3RA

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<tr>
<th>Contact</th>
<th>Telephone</th>
<th>Fax</th>
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<tr>
<td>The Countryside Agency</td>
<td>01242 521381</td>
<td>01242 584270</td>
<td><a href="mailto:info@countryside.gov.uk">info@countryside.gov.uk</a></td>
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**Acknowledgment:**

The Council acknowledges the contributions of Les Round and Richard Nicholson in the preparation of these guidelines.