



Tree and Woodland Strategy

APPENDIX E: Guidance for development

Guidance for development

The approach to woodland and trees on development sites should follow the mitigation hierarchy of avoid – minimise – restore – offset.

Trees on Development Sites

Except where it is not feasible to do so, trees, woodland and hedgerows on development sites should be retained, sustainably managed, and protected in accordance with NPF4 Policy 6D, Policy NH8 of LDP and Policy 1 of this Strategy. Where it is not possible to retain all the existing woodland, habitat connectivity should not be lost in accordance with NPF Policy 3 and 6b(iii). Existing mature trees or woodland should be included in public open space rather than incorporated into the garden or ground of private property where possible.

The British Standard BS5837:2012 'Trees in relation to Design, Demolition and Construction' sets out best practice for trees on construction sites, with tree care at its core. This Standard can be applied to all development, not just that which requires planning permission. Where trees are retained or proposed on a site, the objective is to achieve a relationship between the trees and development that will last into the future.

The basic steps involved in complying with the British Standard 5837:2012 involve consideration of:

1. **Site survey** – topography, soil assessment, tree survey. All existing trees and hedges on the site should be accurately plotted through a topographical survey. Their crown spreads, trunk diameters at 1.5m above ground level and their root protection areas should also be recorded and shown on this plan. A tree survey should include information on species, stage of life, location, condition, crown spread, and retention/condition category according to BS5837:2012. This should form the basis of the Tree Constraints Plan.
2. **Design** – consider constraints posed by existing trees through a full arboricultural impact assessment. A tree constraints plan should be produced that indicates all trees and hedges to be retained together with appropriate protection. Design should consider root protection areas and crown spreads and future final mature size of trees for both existing and proposed trees in relation to structures and gardens. It should also consider allowance for habitat connectivity and appropriate locations for new planting of hedgerows and trees.
3. **Technical work** – arboricultural method statement, location and type of barrier and ground protection, monitoring proposals
4. **Demolition and construction close to existing trees** – how physical damage to roots will be avoided, protection during demolition, treatment of hard surfacing within any root protection area, engineering design of foundations within the root protection area, subterranean construction with the root protection area, utilities
5. **Site works** – how the site will be drained, topsoil quality, soil compaction, use of mulch, hard surfacing, use of herbicides.

The context of the site in relation to nearby trees should also be considered. This should include consideration of habitat connections with or through the site. Trees where the crown spread

overhangs the site or root protection areas extend within the site should also be included. Where a Design Statement is required, this should include nearby trees and how the context will change over time with their maturity or loss.

Where there are trees on or adjacent to the site, or new trees are proposed, plans should ideally include the following details:

- Location of underground and overhead services, including foul and surface water drainage systems and pipes, gas pipes, water pipes, electricity, heat and communication cables
- Changes in levels, including retaining walls and cut and fill works (where no level changes are proposed this should be stated on the plans)
- Location of temporary structures and works such as site huts, cranes, plant, construction access
- Location of storage areas for materials, spoil, fuel, concrete mixing and works car parking

Ensuring these are kept outwith the root protection areas of trees on the site will help make sure that existing trees are not harmed during construction. This information will also ensure that new trees can be appropriately site to enable their successful establishment.

Mitigation for loss

In accordance with Policy 1 of this Strategy any loss of trees, woodland or hedgerows to allow development should as far as possible be mitigated for with new planting of an area (or length, with regard to hedges) no less than that being removed. The function provided by the trees being planted must aim to be the same as that of those being removed. National Planning Framework 4 Policy 6 b(iii) does not support development proposals where woodland habitats are fragmented or severed unless appropriate mitigation measures are identified and implemented.

The developer should provide details of any mitigation measures and/or compensatory planting proposed at the time of application. This should include location, species mix, timescale for planting and maintenance plans. Where mitigation measures are proposed due to fragmentation of habitat, the developer must provide information showing how the proposals compensate for the loss of connectivity. The mapping in the Spatial Guidance Section of this Strategy should be referred to for the possible locations and type of tree planting, woodland or hedgerow creation. Developers wishing to carry out this planting outwith the development site must demonstrate that planting cannot be undertaken within the site. Developers wishing to carry out this planting outwith East Lothian must demonstrate that planting cannot be undertaken within East Lothian.

As noted in Policy 1, where the carbon sequestration value of new woodland, tree or hedgerow planting does not completely equal that lost, the loss of carbon storage should be compensated in other ways. The developer should demonstrate how this will be carried out. Options may include buying carbon credits.

Developers should where possible also show the end destination of the material of trees removed, whether transplanted to other locations, used on site for other purposes (such a dead wood habitat, for play items), sold as timber, or treated as waste.

Development in areas of existing woodland or identified as suitable for woodland creation

National Planning Framework 4 Policy 6 requires that where a development site is located within an area of existing woodland or identified for woodland creation in a Forest and Woodland Strategy

(this strategy) the design must include enhancement and improvement of existing woodland and the planting of new trees on site. Areas of existing woodland are shown on the mapping in the Spatial Guidance section of the Strategy. Newly planted woodlands not shown on this mapping are also considered 'woodland'.

Areas identified as suitable for woodland creation where NPF4 Policy 6D applies are shown on the mapping in the Spatial Guidance section, and are:

- Preferred and potential locations on the Sensitivity to Woodland Expansion Map (Figure 27),
- All woodland creation areas identified on the Potential for Native Woodland map (Figure 25)
- Inventory Ancient Woodland Sites including those with no trees currently (mapped below). Poor condition of ancient woodland is not a justification for its loss; condition can be improved with good management.

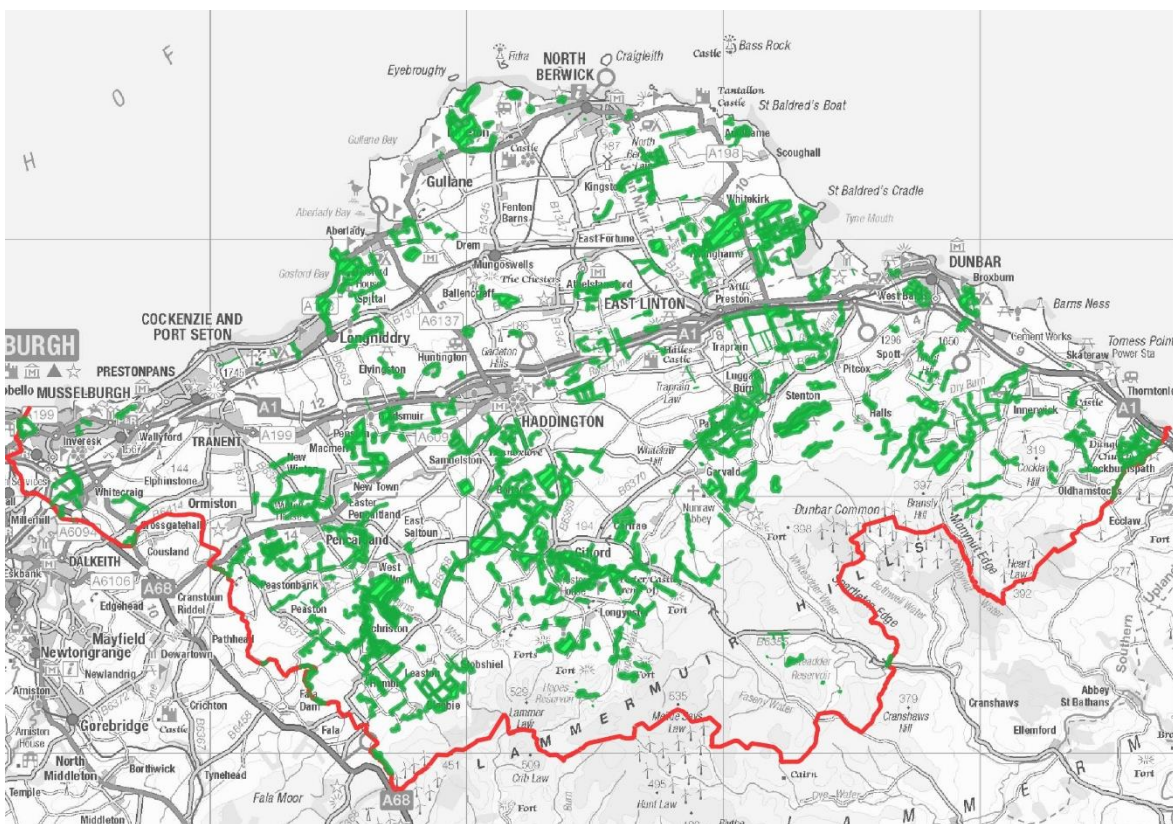


Figure E1 Ancient Woodland Map

In areas identified on the 'Potential for Native Woodland map' (Figure 24) new woodland, hedges and trees should be a minimum of 50% East Lothian native species and of a species mix suitable for its location. Annex F provides lists of native tree and shrub species for different woodland types. Consideration should also be given to planting of native species for climate migration. This could include up to 50% of species not native to East Lothian but native to the UK and Europe.

Species choice and design for development within settlements

Within urban planting schemes a wide range of species may be suitable. The [Tree Species Selection for Green Infrastructure: A Guide for Specifiers](#) (TDAG) includes the environmental tolerance and

other characteristics of over 280 tree species for urban planting. Consideration must be given to the townscape character including referring to the individual Conservation Area Character Appraisals. The target tree canopy coverage for settlements is 30%. The effect of the proposal on this target should be considered. Tree planting should ideally be indicated on site plans with mature canopy spread to ensure that sufficient space has been allowed for canopy growth and avoidance of conflict with structures and gardens.

Only native plants or trees on the list of non-native exemptions may be included in the proposed planting plan to avoid spread of non-native invasive species. Less common tree species on the exempt list should be planted away from watercourses and boundaries with sensitive habitats to avoid spread into native and vulnerable habitats.

Developers should refer to the guidance of the [Trees and Design Action Group](#) (TDAG) when considering integrating trees into the urban environment. Considerations should be given to the right tree in the right place for the right function and providing the right space and infrastructure for successful tree planting. The diagram below from TDAG indicates some of the benefits and design consideration required for urban tree planting.

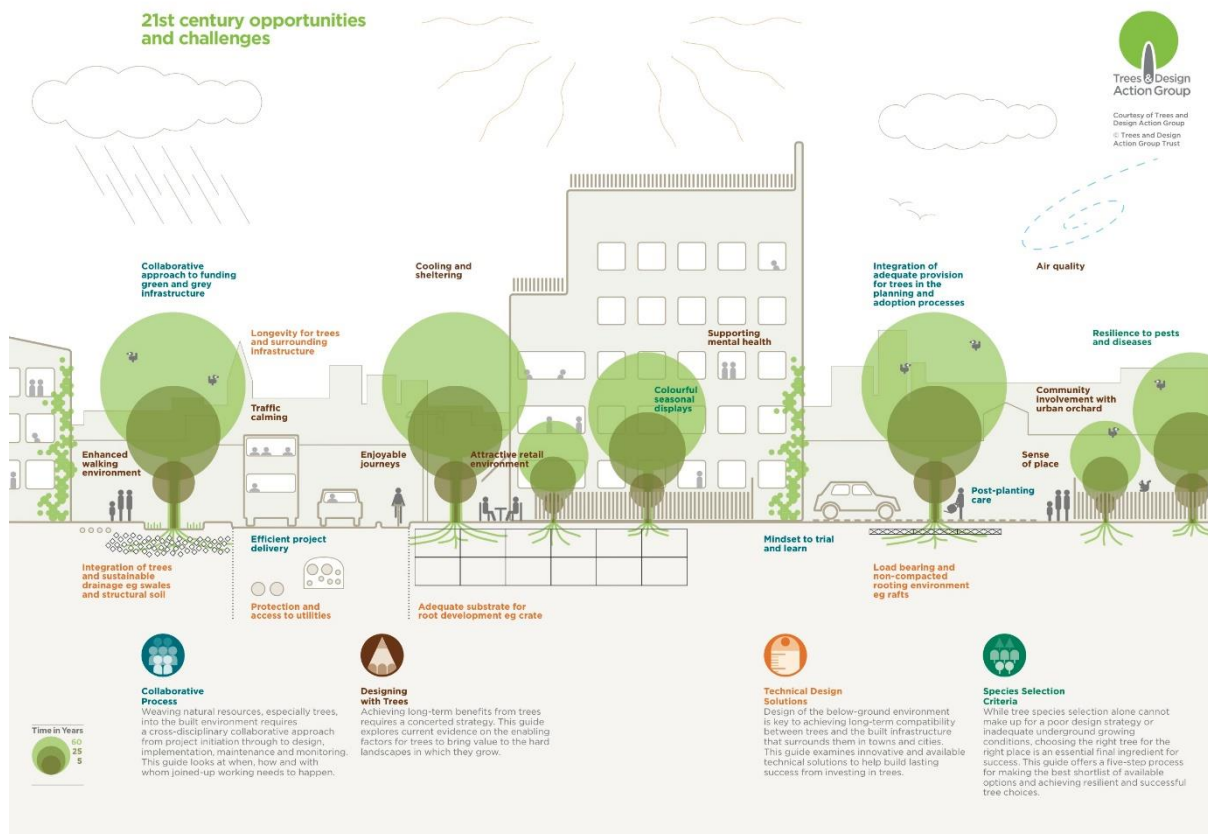


Figure E2 21st Century Opportunities and Challenges, TDAG

NatureScot have produced guidance on biodiversity enhancement for Local Development – that is, development that is not householder, major or national development, “Developing with Nature”. The guidance may however also be used by those submitting householder planning applications. The guidance contains information about planting Trees, Scrub and Woodlands, as well as other measures that can be taken to improve biodiversity.

Maintenance

A ten-year maintenance and management plan and schedule should be submitted with any planning proposal involving planting. This is to ensure successful establishment of planting.

A tree and/or woodland management plan should be prepared addressing the protection of existing trees and scrub, natural regeneration and encouraging a diverse understorey, retaining open glades, management of standing and fallen deadwood and any invasive non-native species, and maintenance of other measures such as bird or bat boxes. The plan should include a protocol for ensuring any future factor or grounds manager is aware of the plan.