



St. Helens
Council



Trees and Development

Supplementary
Planning Document

June 2008

Local Development Framework

Supplementary Planning Document - Trees and Development:

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1 Introduction

Purpose of this Guide

1.1 The Town and Country Planning Act 1990 places a specific duty on the Council to ensure that when granting planning permission that adequate provision is made for the preservation and planting of trees. This guidance will provide information to all those involved in the development process about the standards and level of information the Council requires for new development proposals. It is based on the premise that the retention of good quality trees is beneficial to developers, new residents, and the community as a whole, as well as wildlife.

1.2 These guidelines should be read in conjunction with the Council's Unitary Development Plan and BS 5837: The British Standard for Trees in Relation to Construction 2005. Compliance with their contents should ensure that sufficient information is submitted to enable the Council to determine the full long term effects of any development.

The Council actively encourages the use of pre-application discussions. This can identify key issues with a proposal and allow time for amendments to be made prior to the submission of a planning application. This improves the decision making process as the Council seeks to determine all planning applications within the statutory period.

1.3 This document supplements policies ENV11, ENV12A, ENV12B, ENV13 and ENV24B in the St Helens Unitary Development Plan (UDP), adopted July 1998, and informs the emerging policies in the Council's Local Development Framework. Details of these policies are contained within Appendix 1.

1.4 Status of the SPD - The Planning and Compulsory Purchase Act 2004 and accompanying regulations allows for the preparation of Supplementary Planning Documents, which are not subject to independent examination and, as the name implies, supplement policies in the development plan. In accordance with procedural requirements and the Council's Statement of Community Involvement a pre-submission scoping report and Sustainability Appraisal methodology underwent consultation during June and July 2007. The representations were considered and taken into account in drawing up the draft document. The Draft SPD was further subject to a sustainability appraisal and Habitats Regulations Assessment screening and amended accordingly. This draft SPD, together with the associated Sustainability Report and Habitats Regulations Screening, were then submitted to Government Office for the North West in November 2007, which started a six week period of public consultation. Following this, representations were considered and amendments made to the SPD. This final version of the guidance was approved for adoption by Executive in June 2008. The performance of the SPD will be measured through the Council's Annual Monitoring Report which is published in December of each year.

Aims and Objectives

1.5 The overall aim of this SPD is:

- To assist St.Helens Council and developers in working together to achieve high quality developments that retains good quality trees and secure new tree planting as an integral part of the design.

1.6 The objectives of the SPD are:

- To provide clear guidance to assist in the determination of planning applications for developments.
- To indicate the standards that are required for producing information about trees in relation to development, particularly with regards to the production of Tree Surveys, Tree Constraints Plans, Tree Protection Plans and Arboricultural Method Statements.
- To ensure good quality trees are maintained within developments, where ever possible
- To avoid future conflicts between trees and developments
- To secure the highest possible quality of landscape design within developments
- To provide information on what can harm trees during development and what measures can be taken to protect them during the construction period.

The Importance of Trees

1.7 Trees are an important part of our environment and their successful retention in new developments is for the benefit of the whole community. The successful retention of healthy trees and planting of new trees as part of a new development can have numerous benefits. Trees can: -

- enhance the landscape character of an area
- be a vital component of our green infrastructure
- help to create a more positive image of an area and so help to encourage economic regeneration and inward investment
- soften and screen buildings
- enhance property prices (property prices in tree lined streets can be worth 18% more than in similar streets without trees)
- provide a vital role in the urban ecosystem, by helping to support a great variety of wildlife
- Provide a vital role in supporting biodiversity
- save up to 10% of energy consumption through their moderation of the local climate.
- produce oxygen and help to lock up carbon emissions that contribute to global warming
- help to stabilise ground, absorb water, control runoff and so help reduce flood risk
- reduce noise by acting as a sound barrier and help to filter out pollution
- Provide shade, help alleviate the effects of extreme temperature and help to filter out harmful ultra violet radiation
- help to reduce the stress of urban living
- help to improve mental well being and reduce the stress of urban living.

Current Status of Trees in St Helens

1.8 Over the last 20 years there has been a significant effort to increase woodland cover within the Borough of St.Helens. During the 1970s woodland cover was only 4% of the Borough's land area but since then, a wide variety of initiatives and partnerships have helped to bring a dramatic transformation to the landscape of the Borough, with woodland cover now being increased to 6.8% (England's national average is 8%). Public open spaces have

been improved, derelict sites brought back into use and work is ongoing to improve the key gateways into the Borough. Whilst these improvements have had a vital role in helping to transform the image of St.Helens more opportunities remain to further regenerate the Borough. To help do this the Council is continuing to support The Mersey Forest that has proved to be a key partner in the transformation of the landscape in St.Helens. It has also produced a Landscape Character Assessment for St.Helens (2006) and The Town in the Forest Strategic Vision Document (2006), with both documents helping to inform future planning and development.

The Mersey Forest

1.9 The Borough of St.Helens falls within the boundaries of the Mersey Forest, which is the largest of England's 12 Community Forests. The Mersey Forest is a partnership organisation of nine local authorities, Natural England and the Forestry Commission. The aim of The Mersey Forest is to transform the landscape through the creation of a mosaic of woodland and other habitats, as well as encouraging urban tree planting. The Mersey Forest Plan aims to increase woodland cover in the urban fringe areas of the Borough to between 20 – 30% by 2025. New schemes such as their Green Streets initiative also aim to increase tree planting within the urban environment and in particular, aim to engage local communities in the process.

Landscape Character Assessment for St Helens (2006)

1.10 In 2006 a Landscape Character Assessment for St.Helens Borough was completed. Its main purpose was to provide a comprehensive landscape character assessment of the Borough and it is now used to inform future planning and development. It recognised the important role trees and woodlands play in regenerating and enhancing the Borough. Within the different character areas it assesses the contribution of trees and woodlands to the landscape. It also identifies opportunities for enhancing, restoring and creating new landscapes through tree and woodland planting.

St Helens Town in the Forest Strategic Vision Document (2006)



Picture 1.1 Landscaping at a housing estate in Bold.

1.11 A critical element in the positive transformation of St Helens has been the work to improve the appearance and perception of the Borough and to make St Helens a more attractive place for residents, for investors and for visitors. The impetus for change has been further fuelled by private sector led partnerships such as the City Growth Strategy, which took a visionary approach to the regeneration of the Borough by identifying “St Helens Town In The Forest “ as being the overarching concept of St Helens town centre, in 10 to 15 years time, being at the heart of a maturing series of linear woodlands, connecting with the newly developed community woodland areas.

1.12 This strategy sees tree planting as a key means of securing environmental improvement, which will enhance the image of St Helens and help to secure direct and indirect economic benefits. Within this strategy a number of project areas have been identified, for which master plans have been prepared identifying opportunities for new tree and woodland planting. As with the Landscape Character Assessment, it helps to inform future planning and development.

2 Information Required for a Planning Application

2.1 The level of detail that should be submitted will depend on the type of application that is being submitted. **Pre-application advice is actively encouraged and can outline what information should be supplied.** All planning applications will also need to comply with the Council's Statement of Community Involvement.

2.2 Applications need to be submitted with enough information for the Council to be able to determine its effects on trees both within the site or adjoining it.

2.3 The following information should be submitted with your planning application. Failure to do so may result in a delay in the application being registered.

- Land Survey
- Tree Survey (including Tree Constraints Plan)
- Tree Protection Plan
- Drainage Detail
- Detailed Service Layouts
- Construction specifications and related method statements
- Permanent / temporary access arrangements
- Soft and hard landscaping treatments
- Arboricultural Method Statement, including post development inspection / remediation
- Ecological Survey and mitigation proposals (where appropriate)
- A maintenance schedule, to aid establishment of newly landscaped areas, covering at least the first three years after the new landscaping has been created.

3 Surveying the Site

3.1 A good design cannot be achieved without first recognising the constraints of a site. Prior to drawing up any schemes both a land survey and full tree survey should be carried out, as these will allow for a real understanding of a site and the limitations that may exist. This information can then be incorporated into a Tree Protection Plan and help to inform site layout and landscape design of a site.

Land Survey

3.2 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. Trees should be plotted and numbered with small durable or plastic tags for identification, such tags being conveniently located. A detailed topographical survey would normally show existing contours or spot heights throughout the site.

3.3 Land surveys will be expected to meet the requirements of Section 4.1 of the British Standard BS5837 (2005) 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.

3.4 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 Survey

3.5 Where developments are likely to affect existing trees, the Council will require the submission of a detailed tree survey, drawn up in conjunction with the land survey. The tree survey should record information about trees independently of any design for development. The tree survey must be drawn up by a competent arboriculturist and must comply with section 4.2 of BS5837 (2005).

3.6 Tree surveys should plot the accurate locations (to within 1 metre) of all trees with over a 75mm stem (measured at 1.5 metres above ground level) including those on adjacent land, which may be affected by the development, as well as smaller specimens of interest or potential value. Masses of shrubs or hedges should also be detailed. The following information should then be provided in plan and / or tabular form: -

- The reference number (this should cross reference with a separate tree survey drawing)
- Tree Preservation Order reference number if applicable
- Species (common and scientific names where possible)
- Height
- Diameter of the trunk measured at 1.5 metres above ground level
- Crown spread of each tree (in relation to all four compass points and recorded separately on the tree survey plan)
- Age Class (e.g. young, semi mature, mature, over mature, veteran)

- Assessment of the condition including trunk, crown and roots
- Life expectancy (e.g. very short, short, medium, long or very long)

3.7 The areas to be protected, known as the Root Protection Area (RPA), should be plotted as a constraint around each of the category A, B and C trees. The RPA should be shown as an area equivalent to a circle with a radius 12 times the stem diameter measured at 1.5 metres above ground level. The minimum area (M^2) that should be left undisturbed around trees is based on a radial distance. For multi-stemmed trees the RPA should have a radius of no more than 15m or the actual crown periphery plus 1 metre, whichever is greater. Radial distances are measured from the centre of the stem.

3.8 To avoid damage to trees during construction an arboriculturist, using information gathered as part of the tree and land survey, should produce a Tree Constraints Plan. It should provide sufficient details to allow for a full, detailed assessment of the short and long-term arboricultural and landscape implications of any development proposals that are being made. The Tree Constraints Plan should ensure that sufficient space is provided beyond the crown spread of trees to take into account any future growth and allow their safe, long term retention, while avoiding undue future pressure for felling or excessive pruning.

4 Tree Constraints and Design

4.1 Development should be designed to ensure trees flourish and mature. All design elements (including buildings, roads, services, above and below security equipment, changes in levels and construction of hard landscape) should be arranged to ensure a good spatial relationship between development and trees to be retained, as well as those to be planted.

4.2 St.Helens Council recognises the importance that good design can play in contributing to healthy and vital communities and have produced a Design Guidance Supplementary Planning Document (April 2006), which provides an overview of the design principles that the Council will employ when considering applications for planning permission. It is recommended that the Design Guidance be used in conjunction with this document when considering the design of a development.

Layout Design Criteria

4.3 The layout of any development should be designed with detailed reference to the tree survey and tree constraints plan. Developers are required to produce layouts or site master plans (with arboricultural and landscape design input) for pre-application discussion. In general, site layouts will be expected to: -

- Make a realistic assessment of the probable impact of any proposed development on the trees and visa versa;
- Make adequate provision for the long-term retention of trees, groups of trees areas of woodland and hedgerows, which are identified as having significant, current or potential future amenity value. Preference should be given to retaining high and moderate category trees.
- Have regard to the Landscape Character of the area. The Landscape Character Assessment for St.Helens 2006 can give guidance in helping to ensure any landscaping scheme can complement the landscape character of an area within which a development may take place. It can also give useful guidance as to what opportunities there may be to both restore and enhance the landscape within the locality of the development.
- Consider the context of the site in relation to adjacent wildlife habitats. It is vitally important that where possible, links between habitats should be maintained. It is also important to ensure that there are adequate buffer zones between woodland areas and new developments (including garden areas). This is particularly the case where woodland has been classified as ancient woodland.
- Consider the amenity value of trees both on and off site where they may be affected by development proposals. Development which alters the setting of the tree may change its amenity value.
- Ensure that where proposals include the felling of existing trees, landscaping schemes make provision for sufficient replacement planting to offset any resulting loss of amenity and that schemes provide appropriate space for new planting.
- Ensure that trees at maturity will not over-dominate buildings, inevitably leading to concerns about safety and ultimately to requests to fell or heavily prune. Trees should not be retained on the basis that periodic pruning could significantly control their ultimate branch spread.
- Take all aspects of the development into account at the design and planning stage, including: easements for underground and over ground services, highway safety and

visibility splays, boundaries, and other infrastructure provisions such as stores, lighting, signage, etc.

- Design new services with great care. They should be located underneath footways or within close proximity to them and should be located together where possible. If service location under the tree canopy is unavoidable it must be thrust bored or excavated by hand, retaining all roots greater than 25mm in diameter intact.
- Ensure ground levels are not changed, even by a few centimetres, within the Root Protection Areas of trees within the development. Changes in level near the protected areas may require retaining walls rather than re-grading into root areas.
- Ensure that trees will not cause unreasonable obstruction of direct sunlight or daylight to properties. Factors requiring detailed deliberation include: solar diagrams, 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.
- 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.
- Take particular care regarding the retention of large old trees within the development, as such trees are generally less resilient. Veteran trees are a valuable wildlife resource and should be retained where possible. Woodland areas, particularly ancient woodlands, are both a valuable wildlife resource and highly sensitive to change. It is therefore vital that woodland habitats are protected from potential negative impacts from development, particularly through the provision of adequate buffer zones.
- The presence of wildlife, particularly bats may need to be considered. Particular care should be taken when dealing with older trees and trees containing hollows or even narrow cracks as they can be roosting sites used by bats. The Wildlife and Countryside Act 1981 provides protection for bats and their roosts and requires consultation with Natural England before carrying out activities which might harm or disturb bats, regardless of whether bats are within the roost at the time. A suitably qualified bat surveyor may need to be brought in to investigate whether bats are present and a report produced as to how disturbance can be avoided. The List of Useful Contacts within Appendix 4 provides a contact for Natural England, the Bat Conservation Trust and The Wildlife Trust for Lancashire, Manchester and North Merseyside, who can provide further information with regards to bat protection.

Existing Trees - Avoiding Damage to Structures

4.4 Trees can cause direct damage to structures by:

- the growth of roots or the base of the stem lifting and distorting structures;
- the disruption of underground services and pipelines;
- the impact of branches on the superstructure;
- being blown over.

4.5 The Council will require all designs to show a satisfactory relationship between existing trees and proposed buildings in order to reduce future conflict. Foundation and / or superstructure designs should take account of British Standard BS8004 (1986), Code of Practice for Foundations, and The National House Building Council (NHBC) Standards, Chapter 4.2, Building near Trees.

4.6 The greatest risk of damage occurs close to the tree from the growth of the main stem and roots, and diminishes rapidly with distance. To minimise risk of damage precautions outlined in Table 3 of Section 10.2.6 of BS5837: 2005, should be taken. The required precautions should be detailed in the design stage and submitted with the planning application.

4.7 Section 10 of BS5837: 2005 also includes detailed guidance on the measures required to avoid indirect damage that trees can cause to structures. It should be noted that particular care and specialist advice might be required when carrying out developments on clay soils. Consideration also needs to be given to minimising future nuisances and maintenance liabilities, such as leaf litter in gutters etc.

4.8 Where hard surfaces are proposed within the Root Protection Area, designs should demonstrate that: -

- they prevent physical damage to the roots during construction of the surface;
- make provision for water and oxygen to reach the roots;
- allow for future growth of the root system;
- preserve the soil structure at a suitable bulk density for root growth and function (in particular in soils of high fines content).

4.9 The detailed guidance given in Section 11 of BS5837: 2005 should be adhered to where hard surfaces or other construction is proposed within the Root Protection Area.

4.10 Where development proposals include operations associated with construction works within the Root Protection Area, the Council may request the submission of detailed construction specifications and method statement, in order to determine the likely effects of such works on the long term health and structural stability of the trees.

4.11 Where operations associated with construction works affect Root Protection Areas e.g. 'minimal dig' or 'no-dig' engineering treatments, using geotextiles and / or cellular confinement systems, the Council will normally require a site-specific, detailed construction specification / method statement to be submitted in support of the planning application. 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.

Tree Protection Plan

4.12 Once the layout proposals have been finalised, the Tree Protection Plan should be produced. This should clearly show: -

- Trees selected for retention, clearly identified by number and marked on a plan with a continuous outline.
- Trees to be removed clearly identified by number and marked with a dashed outline or hatching.

- The precise location of protective barriers and any other physical protection measures, which will create exclusion zones, should be marked on a plan. The plan should be annotated with the dimensions of exclusion zones.
- Design details of the proposed physical means of protection, including any development facilitation pruning.

4.13 These details should be incorporated into all subsequent design or site drawings. In order to avoid disturbance to the barrier once it is erected, all construction operations should be planned, in particular: -

- Space for foundations, including the movement of plant and workers.
- The location and space needed for all service runs including all drains, soakaways, power, water, and communication cables. 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.
- All changes in ground level, including allowance for foundations of retaining walls and steps.
- Access for machinery – including dumpers, diggers, cranes and delivery lorries.
- Space for huts, temporary latrines (including drainage), scaffolding and other temporary structures.
- Space for storage of materials, which should be identified at the design stage (it is accepted that these may need to be relocated during construction). Storage areas should always be kept well away from trees and this must be planned in advance.
- Space for fires, storing spoil and mixing materials (liquids and materials likely to be injurious to the tree) should not be stacked or discharged within 10 metres of a bole and fires should not be lit beneath or in close proximity to the tree.
- The effects of slope on movement of any harmful spillages towards protected areas.
- Landscaping proposals within the protected area.

New Tree Planting and Landscaping Schemes

4.14 Developers should recognise the functional role of trees in providing shelter, screening, enclosure, softening the harsh outline of buildings, defining space or directing routes and views.

4.15 The Council aims to continue to improve the environment of the Borough and increase the level of tree and woodland cover. Tree planting will be expected to contribute, on an effective scale, to the conservation or enhancement of landscape character, public amenity and nature conservation. In some circumstances new tree planting may not be appropriate. When designing landscaping schemes for new developments, the scheme should seek to make a positive contribution to the landscape of St.Helens. The Landscape Character Assessment for St.Helens (2006) and The Town in the Forest Strategic Vision Document (2006) can provide guidance as to the context and opportunities for landscape improvements. Tree planting should be recognised from the outset as an integral part of most development schemes. Planting schemes should take into consideration the local context, future use, layout and design of a development site, constraints of soils and climate as well as the local landscape character.

4.16 Tree planting obligations and requirements will be dealt with in a forthcoming Planning Obligations Supplementary Planning Document.

4.17 Careful consideration should be given to their ultimate height, spread and form, habitat, colour, density of foliage and maintenance implications to ensure that trees do not interfere with buildings or other features.

4.18 Careful sighting of new trees in relation to structures, will ensure that future root damage to structures, drains, services, walls, paths and drives is prevented, or at least kept within acceptable limits.

4.19 Where nature conservation objectives are recognised, planting schemes will be expected to maximise the benefits to wildlife, through the use of appropriate 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 mix, proportions and edge characteristics. Such schemes should always be prepared with input in the form of professionally qualified ecological advice.

4.20 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.

4.21 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.

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

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

4.23 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 de-compaction 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, as appropriate, in accordance with the requirements of: National Plant Specification, published by the Horticultural Trades Association, British Standards BS3936 Specification for Nursery Stock, BS 4043 Recommendation for Transplanting Rootballed Trees and BS4428: 1989 Code of Practice for General Landscape Operations (excluding Hard Surfaces).
- 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) will be required for all landscaping schemes.

5 Implementation

How Trees are Damaged

5.1 Trees can be damaged deliberately or unwittingly within minutes of site works commencing. Root damage caused by soil compression for instance may go unnoticed yet could have serious repercussions for the tree. It is important therefore to understand the vulnerability of trees.

5.2 Damage to the stem and branches are not usually sufficient to kill a tree, but may make it unsafe by affecting the balance of the crown or by encouraging decay. Such damage may also be disfiguring.

5.3 The most susceptible part of the tree to damage is the root system. Most of a tree's root system is within the top 600mm of the soil surface where the balance of moisture, oxygen and nutrients necessary for survival are found. All parts of the root system, but especially the fine roots are vulnerable to damage, which will restrict water and nutrient uptake until new ones have grown. Mature and post mature trees recover slowly, if at all, to damage of their woody roots.

5.4 Potentially damaging operations include:

- Excavation within the rooting zone - any excavations close to the tree are likely to cause root severance, which will lead to loss of vigour of the tree, reduce uptake of water and nutrients as well as allow access for decay organisms and increase the likelihood of wind throw.
- Changes to ground levels – both reduction and raising of soil levels will be detrimental, even if this is only a few centimetres. Reducing ground levels will sever roots and increase the drainage of a site, thereby reducing water availability. Raising ground levels will cause compaction as well as suffocating and damaging roots (this includes the importing of top soil).
- Compaction of the soil – compaction will destroy the soil structure by removing the spaces between soil particles and so preventing the uptake of oxygen and nutrients. Compaction caused by storage of material including bricks, soil, gravel and cement and even a single vehicle movement will cause damage. Compacted ground will also damage soil drainage and may cause water logging.
- Soil contamination – this can be caused by spillage of oil, fuel, chemicals, mixing cement and other materials.
- The installation of impermeable surfacing – this can impede a tree's root system from receiving sufficient water and nutrients as well as impeding gaseous exchange.
- Impact damage – this can be caused by machinery and can result in torn branches as well as damaging bark and trunk. This will lead to the entry of organisms and reduce vigour.
- Fires – both intense heat and direct flame will damage trees, causing loss and damage to both major roots and fibrous roots. Intense heat will damage the trees vascular system under the bark, even if the bark does not appear burned.



Picture 5.1 Storing rubble, soil and other building materials will lead to compaction of roots and death of a tree.



Picture 5.2 Excavation of roots can lead to the death of trees.

Bearing in mind the above factors that can harm trees, the following guidelines should be followed: -

- **Do not excavate within the Root Protection Area, without the written permission of the Local Planning Authority.**
- **Do not raise or lower ground levels, even slightly, within the Root Protection Area.**

- **Do not store materials or allow vehicle movements within the Root Protection Area.**
- **Store all materials in a safe storage area. Mix all chemicals down hill of trees, where possible and do not mix cement near trees.**
- **Do not cover the Root Protection Area of a tree with an impermeable material.**
- **Keep machinery and equipment away from trees and outside of the Root Protection Area.**
- **Keep all fires away from trees and beware of flames drifting towards branches.**

Tree Works

5.5 Once the layout has been approved an arboriculturist should review the relationship of the development to the trees and prepare a schedule of tree works. The schedule should include all the trees to be removed to clear the main development area and those remaining that require remedial work to establish acceptable levels of risk and management for the proposed land use. The schedule should include a detailed specification describing each work operation and should comply with the current arboricultural best practice and BS 3998: 1989 the British Standard Recommendations for Tree Work.

5.6 Planning conditions will 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 Arboricultural Method Statement may be required to be submitted for approval.

5.7 Where possible, any tree surgery that is required should be carried out prior to any other site works. This ensures easy access to the site prior to the erection of protective fencing. Tree surgery is easier and cheaper to undertake with no obstacle. Once development has commenced, tree surgery may become more difficult to perform and may restrict construction.

5.8 Consent for works will be required if the trees are protected by a Tree Preservation Order or the site lies within a Conservation Area. An application / notification may need to be made to the Local Planning Authority prior to works taking place. Ideally the planning application made should include details of tree work required.

5.9 Trees adversely affected by a development may be in decline for a period of several years before they die. A programme of inspections and necessary work for the treatment of symptoms should be drawn up in conjunction with an arboriculturist prior to development commencing. The development will not be considered complete until all retained trees have been re-inspected by a qualified arboriculturist and any remedial works recommended have been completed.

5.10 The Council recommends the use of qualified arboriculturists, with appropriate levels of expertise, qualifications and insurance cover.

Tree Protection

5.11 The erection of fencing to protect trees and hedgerows is of vital importance and **must** be in place prior to any works commencing on site. Appendix 3 contains examples of tree protection fencing and notices that can be used on site. Planning conditions and/or legal agreements will normally be used to ensure that: -

- Barriers protect all trees, which are being retained on site and ground protection excludes construction activities from the Root Protection Areas, as recommended in the Tree Protection Plan.
- Barriers and ground protection are installed before any materials or machinery are brought into the site and before any site clearance, demolition or development including erection of huts commences.
- 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.

The Root Protection Area must be maintained at all times and must be considered out of bounds to any site activity. Breaches of the protected area will result in enforcement action. Damage to protected trees may result in prosecution. St.Helens Council staff will carry out regular inspections to ensure that the protected areas are continually maintained.

5.12 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 Arboricultural Method Statement 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 propose development.
- Implementation, monitoring, supervision and maintenance of the Tree Protection Plan and 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.



Picture 5.3 Chestnut paling fencing can be used to secure areas of tree protection



Picture 5.4 Close board fencing can also be used to secure tree protection areas.

Provision for Qualified Arboricultural Supervision

5.13 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 Arboricultural Method Statement or any other conditions or legal agreements imposed on a planning permission, 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. 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 would be pursued.

New Tree Planting / Landscaping

5.14 New tree planting should take place prior to the occupation of any new dwelling or premises (unless root-balled or container grown trees are used, this should be carried out during the period between mid November and Mid February). New owners or occupants should be made aware of requirements for planting on their land. All planting should have some level of weed control and a 1 metre diameter area around a tree should be kept weed and grass free. It is recommended that composted mulch be used and this should be applied at least 10cm deep in an even layer.

5.15 Damage to trees will often occur during landscaping of the protection area. Use of machinery such as rotivators, mini diggers and contractors vehicles can lead to extensive root damage and ground compaction. All landscaping proposals within protected areas must be accompanied with a method statement – to be approved by the Council detailing how retained trees will be protected.

Wildlife

5.16 Policy for Nature A Biodiversity Action Plan for St Helens (2006) sets out how St.Helens Council sees the protection and enhancement of biodiversity as being key to the process of sustainable development within the Borough.

5.17 Trees provide an important habitat for birds, mammal, invertebrates and particularly bats. Appropriate attention needs to be paid to preserving habitats at both the design and construction stage. Particular attention is required where veteran trees and ancient woodlands are present as these can be valuable wildlife habitats. For appropriate advice see Appendix 4 – Useful Contacts.

5.18 No site works should contravene the Wildlife and Countryside Act 1981 (Section 1) as amended by the Countryside and Rights of Way Act 2000 (CROW Act) and should take into account any protected species, including bats and birds. An ecological survey should be carried out if important wildlife habitats and / or protected species are suspected to be present on a site where such surveys would not be carried out as part of other planning requirements. The results of such a survey should then be used to inform mitigation measures such as influencing the selection of tree species to be planted, retention of veteran trees etc.

5.19 The Wildlife and Countryside Act (as amended) 1981 states that it is an offence to disturb any breeding birds. As such it is vital that site works are timed to avoid any such disturbance to nesting sites. It is best done by timing any operations that may affect trees and shrubs on a site, such as felling, lopping, thinning and general site clearance during the autumn / winter period. This is usually recommended as the period between the 31st August and the 1st February but these dates need to be treated with caution, as there have been trends for both the later and earlier breeding of birds. Outside this period or where there is

uncertainty a breeding bird survey should be carried out to establish the location of any breeding birds on site and site operations must then be organised so as to avoid any disturbance to the breeding birds identified until any chicks have fledged.

Appendix 1 Existing Unitary Development Plan Policies

Local Development Framework policies pertaining to trees and landscaping

ENV10 - The Mersey Forest

The Council will encourage woodland planting especially where this would contribute to the creation of the Mersey Forest. The sites identified below are allocated for woodland planting, informal recreation and wildlife habitat creation.

- (i) Lyme and Wood Pits
- (ii) Princess Pit
- (iii) Greengate Tip
- (iv) Roughdales Tip
- (v) Ravenhead Nature Park
- (vi) Ibstocks complex including Buff Quarry
- (vii) Red Quarry
- (viii) Sutton Manor Colliery
- (ix) Lea Green Colliery
- (x) Lea Green Farm
- (xi) Clock Face Colliery
- (xii) Bold Moss Tip
- (xiii) Bold Colliery
- (xiv) Ex-Sidac Car Park and Filter Beds

Policy Justification

The Mersey Forest as described in para 3.15 (Part 1), is a joint initiative between nine local authorities and the Countryside and Forestry Commissions to establish a 'community forest' north and south of the River Mersey, to the east of Liverpool.

St. Helens is playing a significant part in a number of ways but particularly by targeting derelict, neglected and underused land for woodland planting. The Council, through its Wasteland to Woodland partnership has recognised this potential, especially in the area of degraded landscape to the south and east of the Borough. Approximately 400 hectares of wasteland have been identified for large-scale woodland planting through joint action by the major landowners, funding agencies and the Council.

As well as promoting the woodland planting of sites identified in this policy, the Council will keep under review the opportunity to bring additional areas into the Mersey Forest initiative and other sites will be identified as programmes develop. While many of the Plan's policies will assist in achieving the aims of The Mersey Forest, the following are particularly important:

ENV 3	Greenways
ENV 11-13	Other Tree Planting policies
ENV 20	Landscape Renewal
ENV 21	Environmental Improvements within Transport Corridors
ENV 22	The St. Helens Canal
REC 5	Strategic Footpaths and Cycleways

As a general rule, any new or replacement planting should use native species.

ENV11 - Tree Surveys

Where a proposal affects a site containing existing trees or woodlands, the Council will normally require applications to be accompanied by a tree survey, to enable the effect of the development on the trees to be properly assessed.

Policy Justification

It is necessary to have adequate information about the condition, location, size and type of trees on a site if proposals are to be properly assessed. Surveys should be carried out by a qualified arboriculturalist, particularly on those sites with significant tree cover.

- i. The survey should provide the following information, as appropriate;
- ii. location of all trees, tree groups, where appropriate, woodlands and hedgerows;
- iii. trunk girths of free-standing trees at 1.5m above ground height and extent of canopy spread;
- iv. species of free-standing trees, or numbers of different species in tree groups or percentage of different species in woodlands;
- v. assessment of general condition of trees;
- vi. information on the existing and proposed ground levels at tree bases within the canopy spread.

ENV12A - Development Affecting Existing Trees

Proposals affecting existing trees and woodlands will not normally be permitted if they:

- i. would result in significant loss of trees;
- ii. do not incorporate measures for the successful retention of existing trees;
- iii. do not make adequate provision for replacement planting to compensate for any losses as a result of development.

Policy Justification

Trees are a scarce resource locally and consequently there is a need to conserve existing features whether in the countryside, urban fringe or built-up areas.

The attraction of the St. Helens countryside relies to a significant extent on the small woodlands, which break up the agricultural field pattern. The wooded valleys, in the north of the Borough are particularly noteworthy and include ancient woodlands. Many of the woods are now mature or over mature and in a degraded state and there are very few younger woodlands. There is a need for new planting for landscape improvement and to assist rural economy.

ENV12B - Development Affecting Existing Trees

Where planning permission is granted the Council may impose conditions requiring:

- i. trees or woodlands affected by development to be replaced on at least a 2:1 basis, either within the development site, or in a suitable area nearby, under an agreement between the Council and the developer;
- ii. layouts to provide adequate spacing between existing trees and buildings, taking into account the existing and potential size of trees and their impact both above and below ground level; retained trees and woodland to be protected and managed before, during and for a prescribed period after construction;
- iii. retained trees and woodland to be protected and managed before, during and for a prescribed period after construction;

Policy Justification

The Town and Country Planning Act 1990 places a specific duty on the Council to ensure, when granting planning permission that adequate provision is made for the preservation and planting of trees. In appropriate circumstances, the Council will make use of its powers to secure the protection of amenity trees and woodlands including newly planted trees, by making a Tree Preservation Order. Existing large or mature trees are of a higher amenity importance and should be retained in favour of proposed replacement trees, as a general rule.

Landowners often require advice and guidance on techniques and grants. The Council will encourage owners and tenants to manage, maintain and restore existing woodlands through recognised grant schemes operated by the Forestry Authority, Natural England or other grant-assisting bodies.

As a general rule, replacement planting should be of locally native species.

ENV13 - New Tree Planting on Development Sites

The Council will normally require the planting of trees on development sites, and, in particular, will require planting to be an integral part of proposals for sites which are:

- i. adjacent to roads or other public frontages;
- ii. adjoining amenity areas and open spaces;
- iii. in or adjacent to the Green Belt;
- iv. within or adjacent to any environmental improvement area or corridor defined elsewhere in the Plan;
- v. in areas deficient in trees.

Policy Justification

It is desirable to increase tree cover in the Borough, thus improving the appearance of the area, giving shelter and enhancing wildlife habitats. With increasing traffic and associated pollution, the value of trees and shrubs for intercepting pollutants is an additional reason for well landscaped traffic routes.

The Council will expect trees to be designed into development proposals from the outset. Conditions will be imposed to ensure that planting proposals are carried out and maintained.

ENV24B - Development in Conservation Areas

The Council will preserve or enhance the special character of its Conservation Areas by:

- i. requiring a high standard of design for new buildings or alterations to existing buildings, thus ensuring that any new building is designed to harmonise, in form, scale and materials with the area as a whole, and in particular;
- ii. ensuring that materials used in paving or other ground surface treatment are sympathetic;
- iii. encouraging the retention of existing mature trees, open spaces and other features which contribute to the character of the area and planting of additional trees, where appropriate;
- iv. resisting residential development in the rear gardens of existing dwellings where this would be out of character with the area;
- v. the preparation of enhancement schemes, subject to the availability of resources; and
- vi. normally resisting the demolition of buildings which contribute to the character of the Conservation Area.

Policy Justification

In considering applications for demolition the Council will take into account the quality of the building, its contribution to the overall character of the area; and the positive effect redevelopment would have on the Conservation Area in question. Replacement development will not be permitted unless it would serve to preserve or enhance the Conservation Area.

Where demolition is acceptable in principle, consent to demolish will not normally be granted unless a satisfactory treatment of the site is specified or a satisfactory replacement development is proposed.

Appendix 2 Legislative and Planning Background

The Town and Country Planning Act 1990 (section 197) charges the Local Planning Authority (LPA) with the duty:

a) 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 or planting of trees;

b) 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.

PPS1, Delivering Sustainable Development (2005) states that: -

'Planning authorities should seek to enhance the environment as part of development proposals. Significant adverse impacts on the environment should be avoided and alternative options, which might reduce or eliminate those impacts pursued. Where adverse impacts are unavoidable, planning authorities and developers should consider possible mitigation measures. Where adequate mitigation measures are not possible, compensatory measures may be appropriate.....'

It also states that: -

"Good design should be integrated into the existing urban form and the natural and built environments."

In relation to climate change PPS1 states:-

"Regional planning bodies and local planning authorities should ensure that development plans contribute to global sustainability by addressing the causes and potential impacts of climate change, - through policies which reduce energy use, reduce emissions (for example, by encouraging patterns of development which reduce the need to travel by private car, or reduce the impact of moving freight), promote the development of renewable energy resources, and take climate change impacts into account in the location and design of development."

"Proposed Changes to Regional Spatial Strategy 2006

The Proposed Changes to Regional Spatial Strategy includes the following policies:-

Policy EM1 (D): Trees, Woodlands and Forests

Plans, strategies, proposals and schemes should:

- Support the aims and priorities of the North West Regional Forestry Framework and sub-regional forestry strategies;
- Encourage a steady targeted expansion of tree and woodland cover and promote sustainable management of existing woodland resources to enable the delivery of multiple benefits to society;
- Support the continued role of community forestry;
- Identify and protect ancient semi-natural woodland.

Green Infrastructure

Plans, strategies, proposals and schemes should aim to deliver wider spatial outcomes that incorporate environmental and socio-economic benefits by:

- Conserving and managing existing green infrastructure;
- Creating new green infrastructure;
- Enhancing its functionality, quality and connectivity.
- Identify partnerships at an appropriate scale to take forward green infrastructure planning, in the context of relevant environmental and socio-economic objectives. Green infrastructure should include the identification, development and management of new areas of open space, not just more intensive use of existing areas of open space;
- Ensure that a key aim of green infrastructure is the maintenance and improvement of biodiversity;
- Protect the integrity of sites of international importance;
- Use existing strategies and frameworks to develop consensus on green infrastructure priorities and associated data needs;
- Consider how to improve access to and usage of open spaces by disadvantaged groups and communities;
- Set out the significant green infrastructure needs across the spectrum of economic, environmental and social objectives;
- Identify and secure opportunities for delivery and put in place implementation plans;
- Integrate proposals to improve green infrastructure in the delivery of new developments, particularly through area based regeneration initiatives and major proposals and schemes;
- Maximize the role of green infrastructure in mitigating and adapting to climate change;
- Provide new areas of appropriate green space where development would otherwise cause unacceptable recreational pressure on sites of international ecological importance, for example where new housing is proposed close to such sites.

Local Delivery of Green Infrastructure Plans should seek first to make use of existing delivery mechanisms supplemented by bespoke delivery mechanisms where necessary.

A Green Infrastructure Guide for the North West has been produced which provides more detailed guidance and will assist the way this policy is put into practice.

The Natural Environment and Rural Communities Act2007

"Every public authority must, in exercising its functions, have regard, so far as is consistent with proper exercise of those functions, to the purpose of conserving biodiversity."

North Merseyside Biodiversity Action Plan

www.merseysidebiodiversity.org.uk

Tree Preservation Orders (TPO)

Anyone who, cuts down, uproots or wilfully destroys a tree, or tops, lops or wilfully damages a tree in a way that is likely to destroy it is guilty of an offence. Anyone found guilty of this offence is liable, if convicted in the Magistrates Court, to a fine of up to £20,000. In serious cases a person may be committed for trial in the Crown Court and if convicted, is liable to an unlimited fine. Other works to protected trees carry a lower penalty.

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.'

and adds that:

'... (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.'

Trees in Conservation Areas

Anyone who, cuts down, uproots or wilfully destroys a tree, or tops, lops or wilfully damages a tree without giving a Section 211 Notice (or otherwise in contravention of Section 211) is guilty of an offence. Section 211 of the Town and Country Planning Act requires owners or applicants to give six weeks written notice prior to carrying out tree works. The same penalties as those for contravening TPO apply.

The Council will pursue a prosecution for offences committed to protected trees when there is a clear public benefit to do so.

Felling Licences

Felling trees immediately required for the purpose of carrying out development authorised by planning permission is permissible. If planning permission has not been given it may be necessary to obtain a felling license from the Forestry Commission prior to any trees being felled. Appendix 4 Useful Contacts, provides a contact for the Forestry Commission and they should be contacted to find out what exemptions are relevant before felling any trees. If there is no licence or other valid permission, or if the wrong trees are felled, anyone involved can be prosecuted. Any felling carried out without either a licence or other permission is an offence, unless covered by an exemption.

The Hedgerow Regulations 1997

Requires owners of hedgerows to give their Local planning Authority 6 weeks written notice of their intention to remove all or part of any hedgerow. This specifically excludes hedges that form a boundary or curtilage of a dwelling. Anyone failing to give notice is guilty of an offence.

North Merseyside Biodiversity Action Plan

Merseyside Biodiversity Action Plan (2001) and Policy for Nature – A Biodiversity Action Plan for St Helens (2005) aims include:

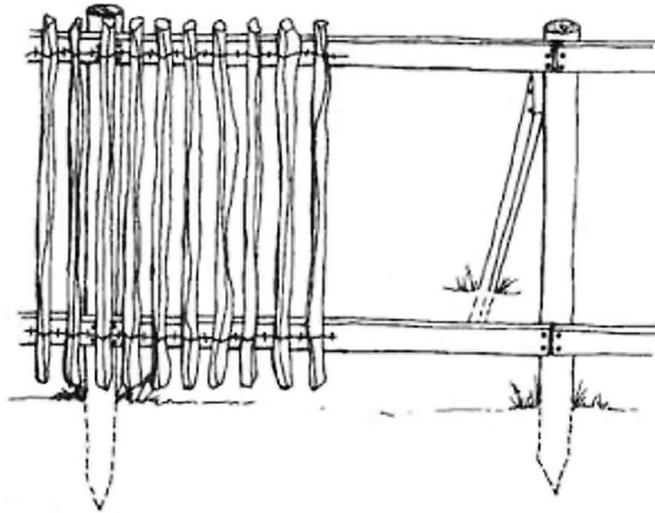
- Protect and enhance all ancient semi-natural woodland
- Undertake supplementary planting to extend specific woodland habitats

- Identify buffer zones around all sites for exclusion of development
- Create new habitats
- Increase biodiversity in the built environment

The North Merseyside Biodiversity Action Plan aims to increase awareness of the area's natural environment. It is not a single document but comprises of a number of Species and Habitat Action Plans as well as a Business Plan that seeks to prioritise conservation work. Further details can be found on the website www.merseysidebiodiversity.org.uk .

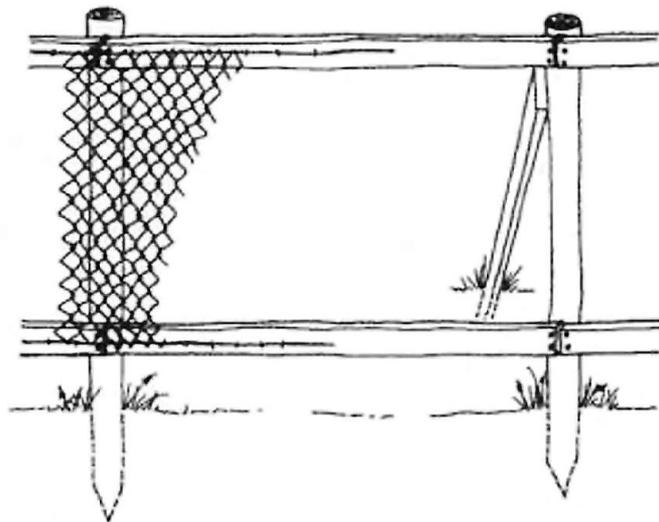
Appendix 3 Tree Protection

Tree Protection Fencing



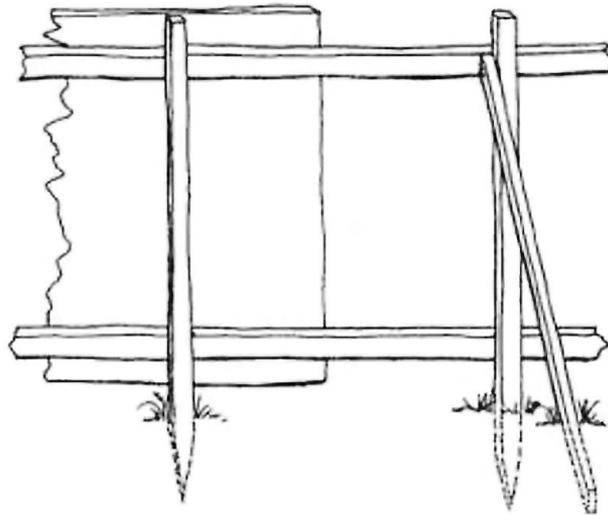
1.2m Chestnut Paling

75-100mm round top fence posts, 1.8 metres high at 2 metre spacings, securely driven into ground by at least 0.6 metres. 50mm x 75mm softwood top and bottom rails nailed to uprights. 50mm x 75mm softwood support struts securely nailed to uprights at every third post and at each corner or change of direction.



1.2m High Chain Link

As for the Chestnut Paling but chain link with 1.2 metre high chain link (in accordance with BS1722: Part 1) securely affixed to a timber framework.



2.4m Close Board

100mm x 100mm x 3.5m posts driven into ground to 1 metre depth at 2.5 metre spacings. 50mm x 75mm softwood top and bottom rails nailed twice to uprights. 75 x 50mm softwood support struts securely nailed to upright at every third post and at each corner or change of direction. 2.4 metre high, minimum 20mm thick plyboard, securely fixed to timber frame.

Tree Protection Signage

Example of RPA (Root Protection Area) signage, copies should be attached to fencing at 8 metre intervals.



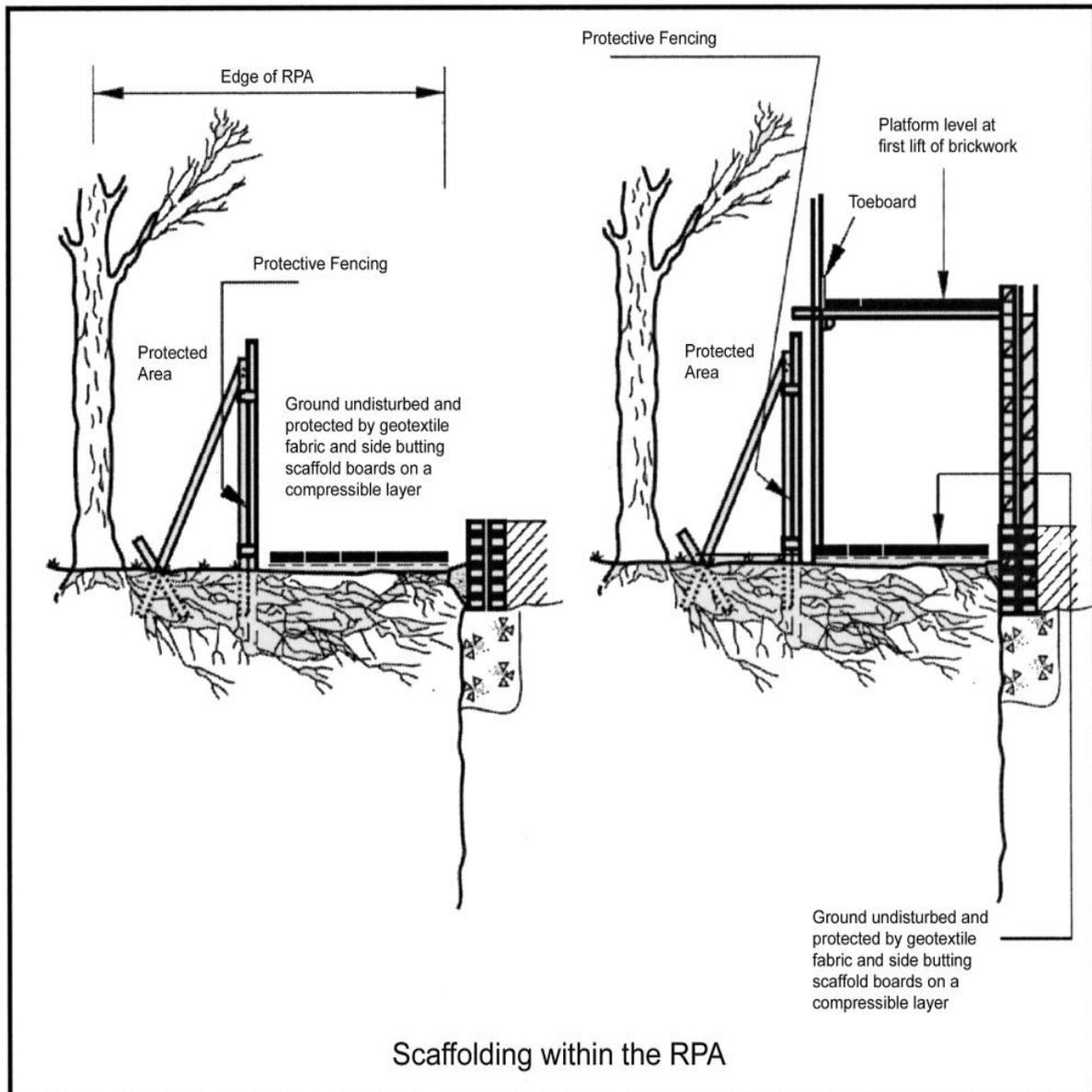
**TREE PROTECTION AREA
KEEP OUT !**
(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION

ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY



**PROTECTIVE FENCING. THIS
FENCING MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT.**

Ground Protection



Where it has been agreed during the design stage, and shown on the tree protection plan, that vehicular and pedestrian access for the construction operation may take place within the root protection area (RPA), the possible effects of construction activity should be addressed by a combination of barriers and ground protection.

For pedestrian movements within the RPA, the installation of ground protection in the form of a single thickness of scaffold boards on top of a compressible layer laid onto a geotextile, or supported by scaffold, may be acceptable.

For wheeled or truck construction traffic movements within the RPA the ground protection should be designed by an engineer to accommodate the likely loading and may involve the use of proprietary systems or reinforced concrete slabs.

Appendix 4 Useful Contacts

St.Helens Council,
Urban Regeneration and Housing
Town Hall,
Victoria Square
St.Helens,
Merseyside WA10 1HP
Trees and Woodlands Officer
Telephone: 01744 456221
Website: www.st.helens.gov.uk

The British Standards Institution
Linford Wood,
Milton Keynes MK14 6LE
Telephone: 01908 221166
Website: www.bsi-global.com

Arboricultural Association
Ampfield House, Romsey
Hampshire SO51 9DA
Telephone: 01794 368717
email: treehouse@dial.pipex.com
Website: www.trees.org.uk

Government Office North West
Liverpool Office
Cunard Building
Pier Head
Water Street
Liverpool L3 1QB
Telephone: 0151 224 6300
email: gonwmailbox@gonw.gsi.gov.uk
website: www.gos.gov.uk/gonw/ ”

Forestry Commission
Greater Manchester, Cheshire and Merseyside
Linmere,
Delamere
Northwich, Cheshire
Telephone: 01606 889912
Website: www.forestry.gov.uk

Tree Advise Trust
Alice Holt Lodge,
Wrecclesham
Farnham GU10 4LH
Telephone: 09065 161147
Website: www.treehelp.info

The Mersey Forest
Risley Moss,
Ordnance Avenue
Birchwood,
Warrington, WA3 6QX
Telephone: 01925 816217
email: mail@merseyforest.org.uk
website: www.merseyforest.org.uk

Natural England (Lancashire)
Pier House,
Wallgate
Wigan,
Lancashire WN3 4AL
Telephone: 01942 820342
email: northwest@naturalengland.org.uk
email: enquiries@naturalengland.org.uk
website: www.naturalengland.org.uk

The Wildlife Trust for Lancashire, Manchester and North Merseyside
The Barn,
Berkeley Drive
Bamber Bridge,
Preston,
Lancashire PR5 6BY
Telephone: 01772 324129
Email: info@lancswt.org.uk
Website: www.lancswt.org.uk

The Bat Conservation Trust
Unit 2,
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
Telephone: 020 7627 2629
Bat Helpline: 0845 1300 228
email: enquiries@bats.org.uk
Website: www.bats.org.uk

Commission for Architecture and the Built Environment (CABE)
1 Kemble Street, London, WC2B 4AN
Telephone: 020 7070 6777
Website: www.cabe.org.uk

TREES AND DEVELOPMENT SUPPLEMENTARY PLANNING DOCUMENT

ADOPTION STATEMENT

In accordance with Regulation 16 (2) and 19 of the Town and Country Planning (Local Development) (England) Regulations 2004, St Helens Council hereby gives notice that the Trees and Development Supplementary Planning Document was adopted on the 25th June 2008.

The Trees and Development Supplementary Planning Document is a framework to assist St.Helens Council and developers in working together to achieve high quality developments that retains good quality trees and secure new tree planting as an integral part of the design.

Copies of the adopted Trees and Development Supplementary Planning Document - June 2008 and a summary of the representations received are available for inspection at Regeneration Reception, Town Hall, Victoria Square, St Helens and all local libraries in the Borough during normal opening hours. The adopted Trees and Development Supplementary Planning Document - June 2008 and a summary of the representations can also be viewed and downloaded from the Council's website at ldf.sthelens.gov.uk or obtained by contacting the Planning Policy Team on 01744 456190.

Any person aggrieved by the Trees and Development Supplementary Planning Document may make an application to the High Court for permission to apply for judicial review of the decision to adopt the document. Any such application must be made promptly and in any event not later than 3 months after the day on which the Trees and Development Supplementary Planning Document was adopted.



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St Helens کاؤنسل کی کسی بھی اشاعت کے ترجمہ کے لئے، براہ مہربانی رابطہ مرکز کو اپنا نام اور پتہ دیں اور اس زبان کا نام جس میں ترجمہ کی ضرورت ہے، اس دستاویز کا عنوان اور/یا حوالہ نمبر دیتے ہوئے۔

St Helens काँउन्सिल के किसी प्रकाशन के अनुवाद के लिए कृपया सम्पर्क केन्द्र को अपना नाम, पता और उस भाषा का नाम जिसकी आपको आवश्यकता है, डाक्यूमेंट का नाम तथा संदर्भ संख्या को उद्धृत करते हुए दें।

若要获取 St Helens 委员会任何刊物的译文，请将您的姓名、地址和语言种类告知“联系中心”，并注明文件标题和/或编号。

Para sa pagsasalin ng kahit na anong publikasyon ng St Helens Council, paki paalam ang inyong panaglan at address at ang pangalan ng lenguwaheng kailangan niyo sa Contact Centre, paki saad ang titulo at/o numerong reference ng dokumento.

Contact Centre
Wesley House, Corporation Street, St.Helens,
Merseyside WA10 1HF
Tel: (01744) 456789
Minicom: (01744) 671671
Fax: (01744) 456895
Email: contactcentre@sthelens.gov.uk



St. Helens Council

Urban Regeneration & Housing Department

Development Plans

St Helens Council
Town Hall
Victoria Square
St Helens
Merseyside. WA10 1HP

Tel. 01744 456190

Fax. 01744 456194

Contact. planningpolicy@sthelens.gov.uk

Site. www.sthelens.gov.uk



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