



Hull
City Council

Supplementary Planning Document (SPD) 10

Trees

Adopted 7 January 2019

1. Introduction / summary

- 1.1 This Supplementary Planning Document (SPD) acts as guidance to policies in the Hull Local Plan 2016 to 2032, adopted in November 2017. The Local Plan is a 16 year document which sets out the vision for growth in Hull. It identifies the quantity and location for new housing, community facilities, shops and employment provision.
- 1.2 This document provides planning guidance on Policy 45 – 'Trees'. It gives advice as to how future planting of trees and tree protection should be addressed via the planning process and the considerations that need to be taken into account before, during and after development.
- 1.3 Local Plan policy seeks to promote an increase in the provision and diversity of green infrastructure, particularly tree and woodland provision, for its benefits in urban cooling, health and well-being, and conserving and enhancing biodiversity.
- 1.4 The Supplementary Planning Document seeks to:
 - Provide clarity to developers, statutory consultees, local residents and other stakeholders;
 - Outline the national and local planning policy context that guides how trees should be considered in development.
 - Outline the broad benefits of trees and woodland to the city.
 - Explain what role trees have in contributing to the distinctive character of areas within the city ;
 - Explain how new planting of trees should be incorporated into future development, either on site or where this is not possible where future planting should be directed. This includes how planting can be directed to achieve objectives of increasing biodiversity and to support flood risk mitigation.
 - Demonstrate clear procedures for the retention and protection of existing trees, individually or as part of parkland or woodland areas.
 - Promote best practice for the incorporation of existing and new trees and landscaping within developments and their integration into the design process at the earliest stage; and
 - Give confidence to stakeholders that decisions and proposed actions involving tree planting and protection are transparent, fair, adequate and legally sound.
- 1.5 This document is a material consideration when considering planning applications.

2. Policy Framework

National Policy

- 2.1 NPPF refers to trees and woodland in a number of contexts, either directly or indirectly demonstrating their wide roles and benefits:
- Para 127 - Establishing a strong sense of place; ensuring developments are sympathetic to landscape setting; optimise potential of a site to accommodate green space; create places that promote health and well-being.
 - Para 142 - The National Forest and Community forests offer valuable opportunities for improving the environment around towns – upgrading the landscape and providing for recreation and wildlife.
 - Para 170 - Protecting and enhancing valued landscapes. Protecting and enhancing biodiversity; promoting the wider benefits from natural capital and ecosystem services – including the economic benefits of trees and woodland; providing net gains for biodiversity including by establishing coherent ecological networks that are more resilient to current and future pressures.
 - Para 171 - take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure, and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.
 - Para 175 - protection of irreplaceable habitats (such as ancient woodland and ancient or veteran trees).
 - Para 120 - Mitigating soil, water or noise pollution, and land instability.
- 2.2 Reference should be made to the NPPF document for a full assessment of National Policy. National Planning Practice Guidance supports the implementation and interpretation of the National Planning Policy Framework and is available on line and should be reviewed for updates.

Local Plan

- 2.3 While the principal policy to which this SPD provides guidance is Policy 45, trees clearly have a role in implementing other policy objectives of the plan, including Policy 15 – Local Distinctiveness, Policy 39 – Sustainable Drainage, and Policy 44 – Biodiversity and Wildlife.

Policy 45: Trees

Residential and commercial development and new trees

1. Three new trees of native species and local provenance will be required to be planted for each new dwelling (this excludes conversions and changes of use). A presumption that the trees will be planted as part of the development rather than off site will apply when appropriate. The planting of new trees will be encouraged in new commercial development in appropriate places or within landscaping schemes wherever possible.

Tree protection and replacement

2. Hull City Council will make Tree Preservation Orders (TPOs) when necessary in order to protect specific trees, groups of trees, or woodlands, in the interests of amenity and biodiversity.
3. The Council will not grant permission for the loss of or damage to a tree, group of trees or areas of woodland of significant amenity, biodiversity or historic value unless there is deemed to be an immediate hazard to public safety.
4. Trees protected by Tree Preservation Orders should be retained wherever possible, unless:
 - A. they are dead, dying, diseased or represent a hazard to public safety; or
 - B. The Council's arboricultural officer deems the felling to be acceptable with regards to the Council's policy on urban forestry and tree management; or
 - C. The benefit of the proposed development outweighs the benefit of their retention.
5. If felling is deemed acceptable by parts (3) or (4) then the planting of two replacement trees in an appropriate location will be required.

3. The benefits of trees

- 3.1 Trees are the largest natural living elements in the landscape. They are landscape features in their own right. They provide infinite varieties of colour, form and textural interest. Trees help to soften the hard lines of built structures integrating them into the landscape. They can be used to frame views, or provide a focal point.
- 3.2 Broad-leaved woodland (deciduous) is the natural dominant or climax vegetation over the majority of the British Isles. This means that without man's intervention, broad-leaved woodland would gradually develop over most of Britain and become the most common form of landscape vegetation. A vast range of plant and animal life found in Britain is associated with trees and woodlands. For example, our two native Oaks, Common or Pedunculate Oak (*Quercus robur*) and Sessile or Durmast Oak (*Quercus patraea*) support over 200 species of insect. Also, it is generally true that native trees and shrubs (those that were not introduced from other countries) support the widest diversity of plant and animal species.
- 3.3 Trees can act as a green barrier or screen. They can be used to separate housing areas, parks and playing fields from busy roads, railway lines or industrial sites, making these areas more acceptable places to live in or enjoy. Trees can also contribute to the working environment of employees within industrial and commercial areas. Trees and woodlands help filter harmful pollutants from the air, as well as masking and reducing unwanted noise.
- 3.4 Trees have proven benefits for mental and physical wellbeing, providing vital ready contact with the natural world, and sometimes providing a source of food. Trees help to give our urban areas beauty and character. Where streets, open spaces and gardens have trees present, these areas tend to be the most sought after, and property values are very often higher. There is ample evidence which proves that an attractive landscape and local environment really matters to the people that live and work there.
- 3.5 Deciduous trees (those that lose their leaves in the winter), remind us of the passage of the seasons of the year. In each of the different seasons trees exhibit their own special and changing form and beauty, contributing to an enhanced sense of place
- 3.6 Trees have a critical role in dealing with the effects of climate change. Not only do trees and woodland absorb carbon, they can also help to keep urban areas cool and shaded. They play a part in reducing both the risk and effects of flooding, by slowing the flow of surface water runoff and increasing groundwater infiltration rates.
- 3.7 In order to fully realise the multiple benefits of their urban tree populations many Local Authorities now assign a realistic monetary value to their trees. They are given an 'asset value.' (see para 4.4 below) There are several existing systems which Local Authorities can use to evaluate their urban forest

resource. One of the most commonly used systems is 'CAVAT' Capital Asset Valuation for Amenity Trees. Details of this asset valuation method are available from the London Tree Officers Association.

- 3.8 The Forestry Commission have published a document – 'The Case for Trees' which illustrates the many benefits of trees, including in an urban context.

4 The role of trees and landscaping in Hull.

4.1 There are a varied range of distinctive places in the city where trees are found and that determine to an extent what role they can play. Many of these places are what the Local Plan designates as open spaces. Table 12.1 of the Local Plan defines a number of types of open space that exist in Hull. There are also other locations where trees are integral to the urban fabric of the city including for example along highways and as part of public realm landscaping.

4.2 These are all locations where trees exist and where there is opportunity for new trees to be provided. In many of these areas there are already considerable numbers of trees and other woody plants with a diverse range of species. These areas consequently offer a variety of habitat types. Others have less trees but may offer opportunities for planting. Many of these areas are in the ownership of the City Council.

4.3 These types include:

Allotments – although the primary purpose of these locations is for residents to grow their own produce, their open nature and boundaries support locations for trees. There are also opportunities for establishing community orchards on these spaces.

Amenity Green Space – these are typically characterised as grassed areas for informal recreation or simply green space around housing. They typically have been close mown and therefore provided little opportunity for tree planting. Some may accommodate individual or small groupings of mature trees. Changes in practice from current intense maintenance of these spaces may offer future opportunities.

Cemeteries and churchyards – some of these within the city, particularly disused ones, provide important locations for trees, either those that form part of formal planting, or those since established through natural seeding.

Civic spaces – while these are typically hard surfaced, an important element is the tree planting that contributes to their overall design. The recent improvements to the city centre demonstrate the important role of trees to the overall city centre environment, with many new trees added to those that existed.

Educational grounds – There are over 100 schools in the city, including Special Schools, Primary and Secondary Schools, as well as the university and Hull College. Many of these sites have extensive grounds and playing fields often with significant numbers of trees and hedges around boundaries. The Defra-funded project 'Trees for Learning' has already supported the planting of thousands of trees in schools in Hull, helping to unlock the tree planting potential of these sites and encouraging children, staff and parents to

engage with nature in their schools grounds. Education sites therefore represent an important component part of the open space and urban forestry network across the city. Also, in recent years, many schools have developed nature conservation areas within their grounds that are used as part of the overall resource base to teach children about the natural world and the importance of conservation issues.

Provision for children and young people – playgrounds and play parks are generally small scale and focussed on specific facilities so in themselves do not provide opportunities, although may offer opportunities for interaction with trees where they are part of a wider open space provision.

Community facilities

As well as schools there is an extensive network of other community facilities around the city and, where they have grounds or landscaped areas, they can support a significant number of trees.

Outdoor sports facilities – depending on the nature of these facilities will determine the opportunity for tree provision. Most formal facilities will not provide opportunity except around boundaries, although landscaping associated with golf courses could.

Parks and public gardens – by their nature these have mature landscaping including trees and offer significant scope for planting. The more formal open space and amenity areas, including the four principal parks, contain many Victorian landscape elements such as avenues and stately open grown trees. These elements have their own intrinsic historical and landscape value.

Private grounds and gardens – In Hull there are certain areas where trees in privately owned residential gardens make a particularly significant contribution to our 'urban forest'. These areas include The Avenues, Anlaby Park, Pearson Park, sections of Beverley Road, The Garden Village, Sutton Village and probably most significantly Newland Park. Many gardens in Newland Park contain significant numbers of large growing forest type trees. The value of these areas in terms of visual amenity, landscape quality and overall environmental benefits has been fully recognised by the designation of Conservation Areas. The implications concerning protection of trees through the various planning regulations are explained further in section 6.

The primary value of the private gardens described above is that they were large enough to allow the establishment of large growing forest type trees. As the 20th Century progressed and garden sizes decreased, there was less scope for these larger trees. However, the planting done in the more modern gardens and associated landscaping in communal areas provides an equally important range of habitats for the fauna and flora that flourish there and

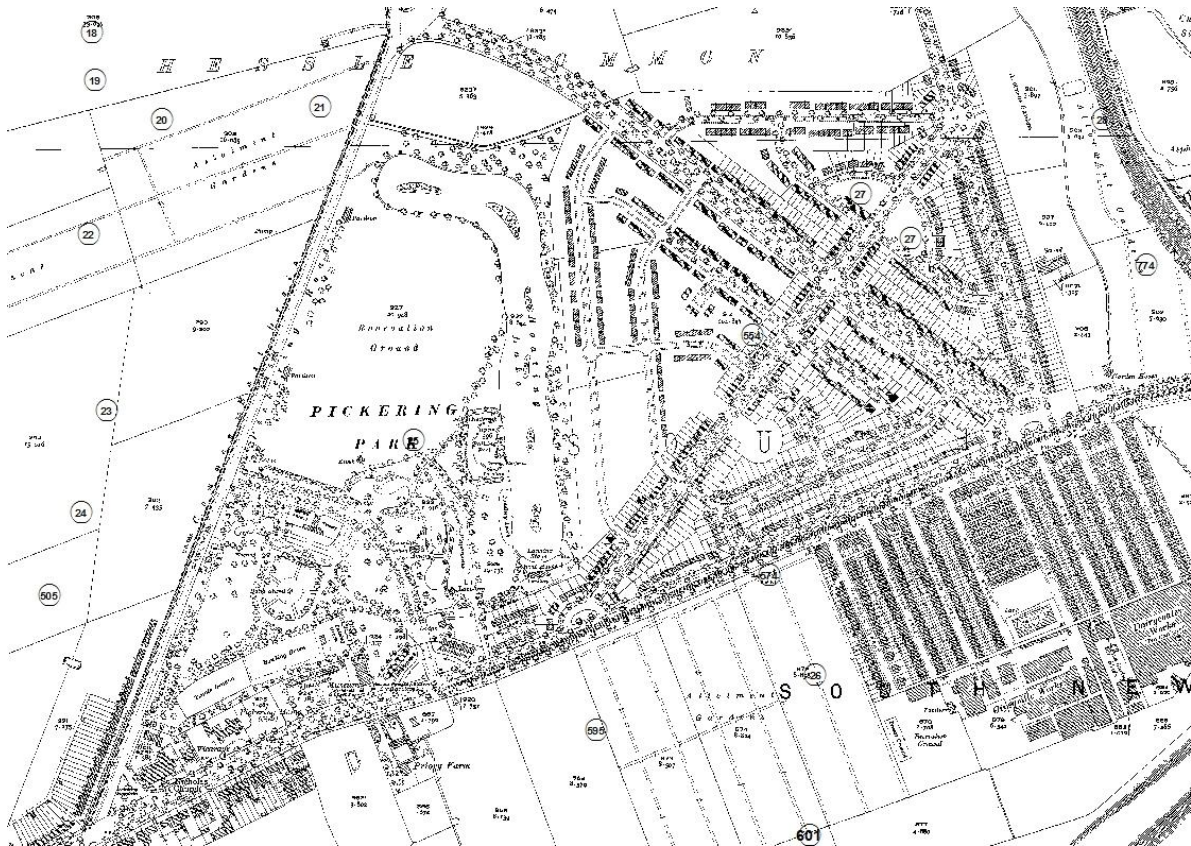
they remain an important consideration for design of future housing development.

Green corridors – these include a variety of habitats and routes that determine opportunities for trees. These link various spaces but also serve as habitats in their own right based around river, drain and railway corridors, as well as significant open areas along some main roads . Linkages around the city are as critical as individual open spaces.

Natural and semi-natural green spaces – There is no natural woodland (not impacted by human activity) within the city. Semi-natural broad leaved woodland is a rare habitat in the city and is characterised by the recolonisation of former railway sidings by silver birch and scrub species. These areas are relatively young (50 to 70 years) but can be considered one of Hull's most natural habitats. They are therefore critically important, particularly in supporting biodiversity.

Highways

- 4.4 Highways are critical for the provision of trees in a highly urbanised area. Hull has a large number of highways trees. A comprehensive survey carried out in 1997 identified approximately 20,000 trees. The current estimate is 29,000 trees. This represents an extremely important, natural resource for the city. A primary aim of the Council's Urban Forestry Section is to safeguard and manage the highways trees effectively for the benefit of the whole community. Highway trees represent a significant financial asset and resource for the city council with an estimated equivalent financial value at £16.8m.
- 4.5 Much highway tree planting dates back to the creation of avenues in the latter years of the 19th Century, and the early 20th Century.
- 4.6 A considerable number of these early avenues radiate out from Hull's four principal parks. This would seem to provide some evidence that our predecessors recognised the value of what we would today call 'green corridors'. The main roads leading into the centre of the city such as Hedon Road, Holderness Road, Beverley Road, Anlaby Road and Hessle Road were all and still are lined with trees. This is the important legacy we have received which we should do our very best to maintain and add to.
- 4.7 Following this initial period of avenue plantings, there have been successive phases at various times. In the 1920's and 1930's, as developments continued, street tree planting was an integral part of the overall townscape plan.



Pickering Park showing park and avenue trees – 1928 map

- 4.8 Another period of extensive roadside tree planting occurred just after the last World War on housing estates such as the Bricknell Avenue area, Longhill and Bilton Grange. The tree species used on these later schemes were more diverse with greater emphasis on smaller growing, more ornamental tree types than were used formerly. The more commonly used types included Flowering Cherry (*Prunus* spp.), Rowan and Whitebeam (*Sorbus* spp.), Crab Apple (*Malus* spp.), Hawthorn (*Crataegus* spp.), Norway Maple (*Acer platanoides*) and Birch (*Betula* spp).
- 4.9 During the 1950's, 1960's and 1970's the extent of highways planting was curtailed. This coincided with the development of the housing estates such as Orchard Park and Bransholme where the design and layout of the housing and roads fundamentally altered. Tree planting in these areas tended to be carried out on the large open spaces threading through the estates. A great many Poplars (*Populus* spp.) and Willows (*Salix* spp.) were planted at this time.

Industrial and Commercial sites

- 4.10 There is a great diversity of trees and other woody vegetation on some of the vast range of industrial and commercial sites in the city. These are vitally important for their aesthetic and nature conservation value. They also contribute to linkages and corridors across parts of the city where otherwise industrial areas of the city could lead to breaks between important habitats. Good landscaping design and implementation which delivers an attractive

and green environment can also help to mitigate any negative perception of these areas, as well as enhance property values and positively encourage inward investment by manufacturing and commercial companies. The majority of land which is developed for industry has landscaping conditions attached to the planning approvals which are granted.

Vacant or Derelict Land

- 4.11 Where vacant or derelict land remains unused for any length of time vegetation establishes itself quite quickly by natural colonisation from adjacent areas. Woody pioneer species such as Elderberry, Hawthorn and Birch can soon cover these sites and they provide some good shelter and habitat for local wildlife. Unfortunately the nature and designation of these sites in the city means that they are likely to be the focus for development at some time in the future, although there may still be scope to retain trees and vegetation where these become established. The Local Plan designates and allocates land and should be referenced for further information of the future intentions for sites. Consideration of opportunities for short-term tree planting on vacant or derelict land should also be considered, where the benefits of tree planting could be secured on a site until the point at which a site is developed, rather than viewing trees as a constraint to development.

5. Future Planting of trees

Provision of new trees within development schemes

- 5.1 The Local Plan (Policy 45(1)) requires three new trees to be planted for each new dwelling built within the city. The presumption is that the trees will be planted and retained within gardens or as part of any landscaping scheme that forms part of the development, rather than off site. Off-site planting should only be considered where space is a constraint. Equally wherever commercial development occurs, planting of new trees will be encouraged where appropriate within landscaping schemes that form part of the development.
- 5.2 Allocated sites within the Local Plan without planning permission and therefore that would be subject to the policy, would suggest around 15,000 trees could be provided through this policy. This could increase where permissions lapse or are substituted with revisions and new permissions are required. Commercial sites will also be encouraged to provide new trees. Off-site planting is likely to generate a higher number of trees where smaller planting stock is used than would typically be used within developments. Therefore this figure should be seen as indicative of a minimum number of trees that the policy would seek to generate.
- 5.3 A key factor in provision is the nature and size of what is expected to be planted. The Local Plan requires trees of native species and local provenance, unless otherwise agreed with the Council's arboricultural officer. The species of tree to be used will ultimately depend on the intended purpose and location of the planting.
- 5.4 The choice of tree species will also need to consider the potential long-term effects of climate change, including looking towards species that are likely to thrive and offer their benefits in the future amidst rising temperatures, changes in weather patterns etc. The selection of tree species will also need to be mindful of plant health issues, with a greater number of British native species becoming increasingly threatened by pests and diseases, most of which have entered the UK from abroad and which are likely to thrive as a consequence of climate change. The main objective will be to ensure tree population resilience. This is likely to be achieved most successfully by introducing a high level of species diversity. Useful advice on this subject is contained in the DEFRA publication Tree Health Resilience Strategy 2018.
- 5.5 The Local Plan does not specify what size of tree should be planted. This SPD therefore sets out what will be expected.
- 5.6 The Council's tree strategy sets out 3 main categories of planting stock.
 - Forestry transplants – these are small trees between 450mm and 1200mm in height.

- Standards / Heavy Standards – these are larger trees between 3m and 5.5m height at planting.
 - Semi-matures – these are very large trees up to a height of approximately 8m at planting.
- 5.7 Forestry transplants provide planting stock that would be of suitable scale within individual gardens. Therefore to meet policy requirements it would typically be expected that the provision of three trees within private gardens should constitute three forestry transplants. Where gardens are extensive, or within communal gardens, open spaces, or highway verges that form a part of the development, planting stock would be expected to be standards.
- 5.8 Semi-mature trees would be unlikely to be required within new developments to meet policy requirements. There may however be circumstances where it would be deemed appropriate to plant this type, particularly to meet Policy 45(5) requirement to plant two replacement trees where felling would be of a large tree with significant canopy cover. Examples of the different types of planting stock are illustrated in Appendix A.
- 5.9 Where planting is to occur within schemes then a number of guidelines should be followed. The British Standards BS 8545 : 2014 and BS 5837 : 2012 provide very useful advice as does the City Council's Tree Strategy. 'Manual for Streets' produced by the UK Government and 'Trees in Hard Landscapes' produced by the Tree Design Action Group (TDAG) also provide guidelines for new planting within the street scene.

Off-site planting of trees

- 5.10 Where it is demonstrated that it is not practical to provide for required planting within a development scheme then it would be expected for provision to be made off site. A financial contribution would be expected to support planting at a cost of £50 for each tree that would otherwise be required within the scheme. This would be secured through a legal agreement to secure delivery.
- 5.11 Where off site planting is to take place then this should be guided by the Council's Urban Forestry section. A survey of the potential tree planting capacity of all Council-owned land in Hull was undertaken by HEYwoods in 2015. The survey identifies 611 individual sites across the city with tree and/or woodland planting potential, and these provide a focus and set priorities for where the off-site planting could be delivered. Appendix B provides an overview of these locations and an estimate of their capacity to accommodate future planting.
- 5.12 The following descriptions outline the broad types of location that will present planting opportunities.

Parks

- 5.13 Many of the trees in the principal parks are mature or old-aged, and a significant level of new planting now needs to be done to ensure we have a healthy tree population for the future. This new planting will be done taking full account of the recommendations formulated in the Parks Strategy to ensure consistency of approach. Of course, these older trees are particularly important for their landscape and wildlife value and their retention is highly desirable. Certain works may be necessary to ensure safety of the public but as part of a tree population with a well-balanced range of ages, these older aged trees must be included and managed in an appropriate way.

Larger amenity spaces

- 5.14 There are some relatively large amenity greenspaces within the city which provide opportunity, through different management approaches, for new tree planting. Several large greenspaces in the Sutton Park and Bransholme areas provide suitable scope for such planting initiatives.

Highways

- 5.15 In certain areas of The Avenues there appears to have been a pattern to the original planting. Pairs of the same type of tree seem to have been planted opposite each other. This type of avenue with all the trees being of a similar age presents its own problems when it comes to long term management. The alternatives are fairly stark. Either a decision is made to remove all the trees at the same time and carry out a large scale replanting, or the tree population is converted to a more uneven aged resource by phased tree removal and replacement planting.
- 5.16 The policy adopted by the City Council, with general agreement from the residents of the city, is to gradually remove the ageing trees and carry out regular renewal replanting. This policy is in line with the principles of urban forestry practice. It is seen as the only environmentally sustainable way of managing such an important tree resource. Diversity in the age range and species make-up of the tree population is one of the key objectives of the strategy. Programmes of phased selective tree removal and appropriate replacement planting are underway right across the city. This will be a continual process.
- 5.17 While the majority of the highways tree population has been established from formal plantings, there are some areas of the city where trees in former agricultural hedges and alongside drains were retained and incorporated as the city expanded. There are some particularly good examples of this on Longhill Estate. Shannon Road, Frome Road, Brent Avenue and Hebden Avenue have some particularly fine old Oak (*Quercus robur*), Ash (*Fraxinus excelsior*), Sycamore (*Acer pseudoplatanus*) and Beech (*Fagus sylvatica*).

- 5.18 On Saltshouse Road and Wawne Road, there are also some fine specimens of similar species. Also, in many areas across the city, original Hawthorn hedges have been retained as land has been developed. These trees and hedgerows are an important link back into the past and because of their age and diversity are very valuable in terms of nature conservation. This value has been recognised and the management they receive is designed to ensure their continued retention.

Woodlands

- 5.19 To increase diversity of plant and animal species, the City Council are actively pursuing, as part of the HEYwoods partnership, the establishment of new woodland areas within the city boundary. This is a habitat type which is currently rare in Hull. HEYwoods is delivering a sub-regional strategy for trees & woodland throughout Hull and the East Riding of Yorkshire. The long term strategic vision of the HEYwoods initiative is to improve significantly the urban, rural and industrial landscapes of the area through the creation of a functional green infrastructure based on trees and woodland. The project partners include Government agencies, private companies, environmental charities, community organisations, and both local authorities. HEYwoods is also a partner of the Northern Forest, alongside other community forests and the Woodland Trust. The Northern Forest is a 25 year plan to increase woodland creation across the north of England from Liverpool to Hull, with an ambitious target to plant 50 million trees. The plan has Government support and its delivery is included as an objective of the 25-year Plan for the Environment.
- 5.20 There is not the scope for large areas of woodland to be established within Hull. However, small pockets of woodland can be planted across the city with linkage into the linear green corridors, such as the disused railway lines, footpaths, cycle tracks and main drainage dykes and of course the River Hull. Clearly there is scope through the HEYwoods partnership to establish woodland areas in adjoining parts of the East Riding of Yorkshire administrative area, with direct benefits for the city and its residents.

New landscaping provision.

- 5.21 This SPD does not purport to provide landscape / urban design advice in terms of new planting / landscaping within developments. Much will depend on the specific characteristics of the individual developments. Where development is closely aligned with existing or proposed planting and landscaping schemes then advice will be expected to be taken from the Council's arboricultural officers, or the HEYwoods partnership.

Biodiversity

- 5.22 It will also be important to give consideration to the potential to increase biodiversity habitat so advice would need to be sought from the Council's

ecologist. SPD 12 'Ecology and Biodiversity' provides further information. Some spaces are designated as Potential Local Wildlife Sites (LWS) because of the species they support and to reflect in some circumstances the important role that trees and woodland provide.

- 5.23 The LWS Selection Guidelines for Hull outline the different types of trees and woodland within the city and what role they play in terms of biodiversity.
- 5.24 Trees provide nesting and roosting sites for many bird species, most British bat species and many of our smaller animal species. They also provide sources of food for a great variety of wildlife. Trees with conspicuous flower displays such as Hawthorn provide a rich nectar source for bees and many other insects. The Hawthorn fruit, 'haws' provide a winter food source for resident bird species such as Blackbirds and Thrushes. Also many migrating bird species such as Fieldfares and Redwings feed on them during their temporary stay here. Tawny owls, Treecreepers and Woodpeckers are all commonly seen in The Avenues, Springbank Cemetery and Pearson Park area.
- 5.25 The majority of the types of fungi that we have in Britain grow in association with trees and other woody plants. Many of them live in 'symbiosis' with trees. This means that they live in partnership with each other to the benefit of both organisms. These fungi live partly within the tree and partly outside. They assist the tree in absorbing water and nutrients from the soil, and in return obtain food mainly in the form of starch. The foregoing comments help to demonstrate the complex relationships which trees have with the wider environment, and the other forms of plant and animal life. They show too how vital trees are in the environment and that they must be present for the natural world to continue to flourish. The City Council is aware of the importance of having a healthy and diverse tree population which is a key factor in maintaining a rich and diverse natural environment.

Climate change adaptation / Flood risk mitigation

- 5.26 Trees and woodland have inherent benefits in climate change adaptation, moderating temperatures, via evaporative cooling and shading from the sun, as well as flood risk mitigation, increasing water interception and infiltration. Flood risk mitigation is critical for Hull given the high levels of flood risk across substantial areas of the city. Trees can help intercept rain / precipitation before it hits the ground, particularly where there is significant canopy cover. This can delay runoff or allow water to evaporate. Tree roots help to break up the ground allowing rainwater to more readily soak into the ground, rather than simply run off, which is important with the clay soils in Hull. Tree roots also take water from the soil through the process of transpiration by which water is eventually evaporated through stomata on the surface of the leaves. This can increase capacity of soil to absorb water reducing run off volumes. Through absorption of water from the soil trees also take up trace amounts of

harmful chemicals that are transformed within the tree to less harmful substances used as nutrients and or stored in roots, stems and leaves.

- 5.27 It is recognised in the city that to achieve significant flood risk mitigation it is necessary to take a broader spatial approach, which for Hull involves looking within and around the city's perimeter. Many of the city's flood alleviation schemes, involving lagoons (storage reservoirs), and culverts joining them together, have been developed within these locations. Likewise many of these peripheral areas provide opportunity for larger scale tree planting to create new woodlands that will clearly provide the outlined benefits of trees on a larger landscape scale.
- 5.28 At a local scale trees can have a role within SUDs. The SUDs Manual provides detailed guidance on the incorporation of trees within SUDs schemes. The Trees and Design Action group also provide useful guidance on planting within an urban environment. Within urban areas there can often be a conflict between the benefits of tree planting and concerns over the impact of tree roots on buildings and underground services. Much of SUDs guidance in relation to trees therefore relates to successfully incorporating them into the overall drainage elements of schemes. For example, prevention of damage to impounding berms, pipe inlets or outlets, or other man made drainage structures; prevention of blockages from leaves.
- 5.29 Tree pits provide a solution to combining engineering and horticultural requirements. Drainage and irrigation of tree pits needs to be taken into consideration so that newly planted trees receive enough water and also aren't water logged resulting in early death.
- 5.30 Overall there is significant scope using these guidelines to achieve creative solutions to urban drainage whilst successfully introducing trees and their associated benefits. Appendix C provides some examples.

6. Protection or replacement of existing trees

6.1 Clearly as well as planting new trees it is vitally important that the existing tree stock within the city is maintained.

Tree Preservation Order (TPO)

6.2 A TPO affords protection to a tree or group of trees from cutting down, uprooting, topping, lopping, wilful damage or destruction without the prior consent of the Local Planning Authority (LPA). TPOs can be placed on any tree or group of trees that is of benefit to public amenity, or where there are enough other reasons to warrant their protection for the present and future. These include where trees are under threat (e.g. from development) or in some circumstances where they have other benefits such as historical or wildlife value. Veteran trees are extremely important in these respects. A TPO may also be made to protect trees in hedgerows, which are not subject to hedgerow management.

6.3 The Council welcome requests for new TPOs. To start this process, please write to the Local Planning Authority. It is necessary to describe the location of the tree or group of trees (ideally by supplying a sketch plan and / or photographs), and explain why you consider it is worthy of protection. It is usually helpful to show that the tree or group of trees is under threat, and that protection is in the public interest, but other factors can be considered such as historic, conservation, and nature values.

6.4 Requests for new TPOs to be made can be sent by email to dev.control@hullcc.gov.uk or posted to: City Planning, The Guildhall, Alfred Gelder Street, Hull, HU1 2AA .

6.5 It is rarely necessary to protect trees growing on public land, except perhaps where trees significantly overhang private land, so TPOs will usually only be considered for privately owned land.

6.6 The Council employs various factors in their assessment of the amenity value of trees within the city. These include, but are not limited to:

- Size, form and shape, and condition;
- Species characteristics;
- Life expectancy;
- Visibility / viewpoints;
- Management requirements;
- Special factors;
- Relation to setting;
- Function in landscape;
- Proximity to structures.

6.7 The power to make and confirm TPOs has been delegated to planning officers in the Council. However, where objection to a new Tree Preservation

Order arises (except where only minor alterations are necessary), the decision to confirm a TPO (make it permanent) either with or without modifications is taken by Councillors sitting on the planning committee, who will hear the objection and relevant comments from the Council officers.

- 6.8 The trees most likely to be suitable for a TPO are a suitable species for the space in which they are growing. Weight will also be given to native trees, particularly oak, and species that are a dominant feature of the local landscape. Typically, the Council will also avoid making TPOs for small tree species, as they do not make a significant impact on public amenity. Species known to cause problems, particularly in small gardens, such as Hybrid Black Poplar and Leyland Cypress will generally not be considered for a TPO, though on occasion there may be exceptions.
- 6.9 TPOs can be made using "area designations", which can be used to quickly protect all trees within a given area (shown on the TPO plan). This type of TPO is typically used in emergencies, for example, where trees are being damaged or at risk of being damaged. However, Orders with area designations are intended as a temporary measure only. The Council will therefore seek to replace these Orders at a later date with an Order that only covers the most suitable trees on the site.
- 6.10 Full details of the legislation relating to tree preservation orders is available on the governments website: <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>

Trees in Conservation Areas

- 6.11 Trees in a conservation area that are not protected by a Tree Preservation Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority 6 weeks before carrying out certain work on such trees, unless an exception applies. This gives the authority an opportunity to consider whether proposed works are acceptable in which case they can proceed, or if proposed works are not then a TPO can be made to protect the trees or provide appropriate mechanisms for replacement should this be the only course of action.
- 6.12 Notice is required for works to trees that have a trunk diameter of more than 75mm when measured at 1.5m from ground level.
- 6.13 Unless there is an immediate risk of serious harm, anyone proposing to carry out work on a tree in a conservation area on the grounds that it is dead must give the authority 5 days' notice before carrying out the proposed work. Where such a tree requires urgent work to remove an immediate risk of serious harm, written notice is required as soon as practicable after the work becomes necessary. It is advised that you seek professional advice before doing works to or removing any tree.

- 6.14 Full details of the legislation relating to trees in conservation areas is available on the governments website: <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>

Existing trees on development sites

- 6.15 Without appropriate consideration, existing trees and hedges can be easily damaged and lost through development. Damage can occur to trees through thoughtless construction practices such as vehicle collisions and root severance, as well as through more indirect factors, such as changes in the surrounding ground levels, compaction of the soil structure and contamination. One movement of a heavy vehicle over a tree's roots is enough to cause irreparable damage, while trenching and compaction causes excessive damage to trees all too frequently.
- 6.16 British Standard 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) provides clear guidance on how trees and hedges should be accounted for as part of developments to ensure appropriate retention, protection and management. It is the key document used by the Council when assessing planning applications where trees and hedges are a material consideration and its requirements should be closely followed by applicants.
- 6.17 Where trees and hedges are a consideration, a number of tree specific reports and surveys, both arboricultural and ecological, will be required to support consideration of the planning application¹. This would allow assessment of use of trees for bat and bird roosts, nests and foraging. These reports and surveys cover all stages of a development from the initial site and tree survey, through the construction of new buildings, to future planting and landscape maintenance. The British Standard makes clear what information is needed to properly assess potential impacts on trees of development, and also of how any works will be carried out in a way that mitigates potential harm to trees. In particular it requires:
- Understanding of what exists – including surveys and determination of constraints.
 - The proposal – how will a scheme impact on existing trees – which trees will be protected and how, and what considerations are given to new planting in relation to new structures / buildings and infrastructure.
 - Technical design – how measures will be put into operation during the development of the scheme.
 - Future maintenance and management of trees and landscaping.

¹ SPD 12 – Ecology and Biodiversity provides more details of how ecological surveys should be carried out.

- 6.18 Further clarification can be sought from the Council regarding the level of detail required for a particular application prior to submission. Hull City Council has a procedure for providing pre-application advice.
- 6.19 Where it is deemed acceptable for trees to be felled then the Local Plan requires that two replacement trees are provided. Section 5 above provides details of types of trees.

Appendix A - Categories of Planting Stock



Forestry transplants in a newly established plantation



Standard sized tree recently planted in Pickering Park



Standard sized tree recently planted in a highway verge



Semi-mature tree recently planted in the city centre

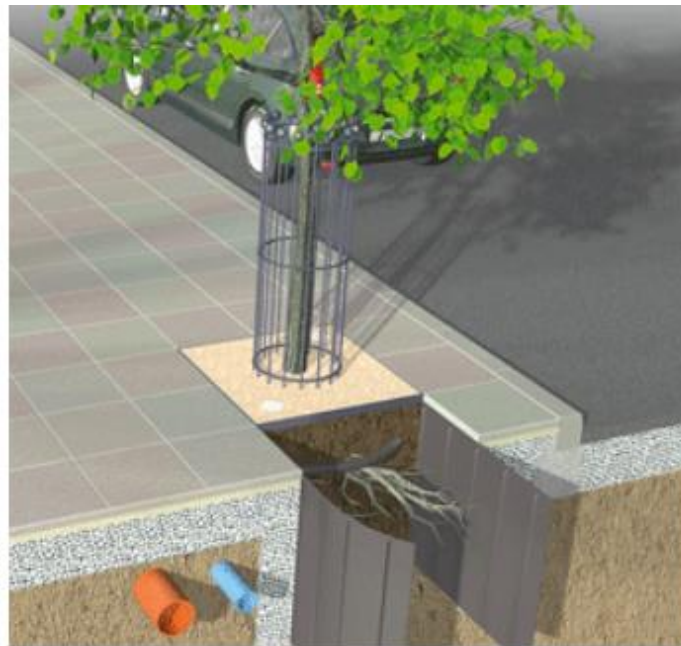
Appendix B – HEYwoods - Identified locations for future tree planting in the city.

<u>Survey Sector</u>	<u>No of sites</u>	<u>Standard Trees</u>	<u>Native Woodland</u>
Anlaby High Rise	23	540	
Anlaby Park High Rise	2	110	
Anlaby Park/Pickering Road	7	157	0.50
Anlaby Road	8	60	0.25
Beverley Road	14	590	
Bilton Grange	16	744	0.28
Boothferry Estate/Summergroves	8	302	
Bransholme	55	7346	109.06
City Centre	22	154	0.28
Cottingham	8	183	18.92
Dairycoates	7	64	
Derringham Bank	5	99	
East Ella	4	148	
Garden Village	5	62	
Greatfield	26	1146	4.57
Gypsyville & Hessle Road	16	348	
Hedon/Paull	4		17.81
Hessle Road	24	436	1.60
Holderness Road	18	269	0.49
Inglemire	21	247	0.13
Longhill	18	1225	0.08
Marfleet	19	1381	1.20
Newland Avenue	8	178	
Orchard Park	35	2192	3.20
Preston Road	32	932	1.83
Sculcoates & Fountain Road	17	578	0.62
Setting Dyke	32	1384	5.28
Spring Bank (north & south)	1	317	
Spring Bank (north)	3	30	
Spring Bank (South)	6	245	
Stepney (north)	5	64	
Stepney (South)	4	160	
Summergangs	11	178	0.29
Sutton	53	2526	2.06
Sutton Fields	23	807	0.01
Sutton Park	15	905	4.05
Victoria Dock	9	139	6.22
West Park & Walton Street	4	25	3.75
Wilmington	12	230	
Wincolmllee	7	80	
Witham	4	95	
Grand Total	611	26,676	182.428

Standard trees – estimated number.

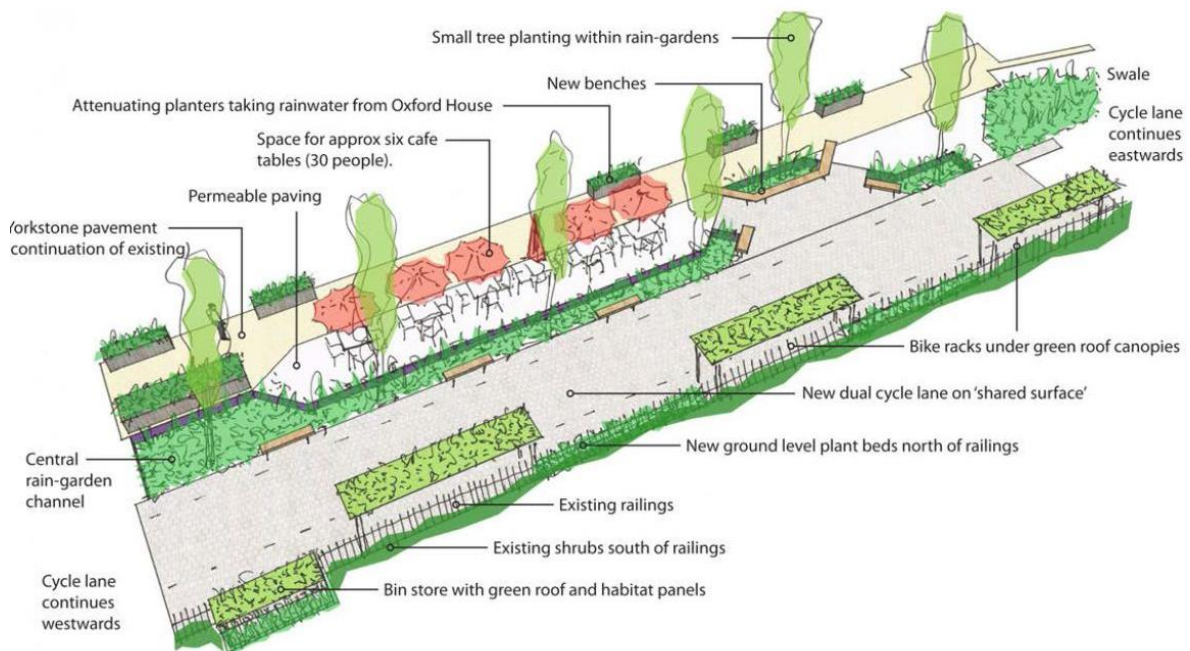
Native Woodland – estimated area (ha)

Appendix C - Role of trees in reducing flood risk



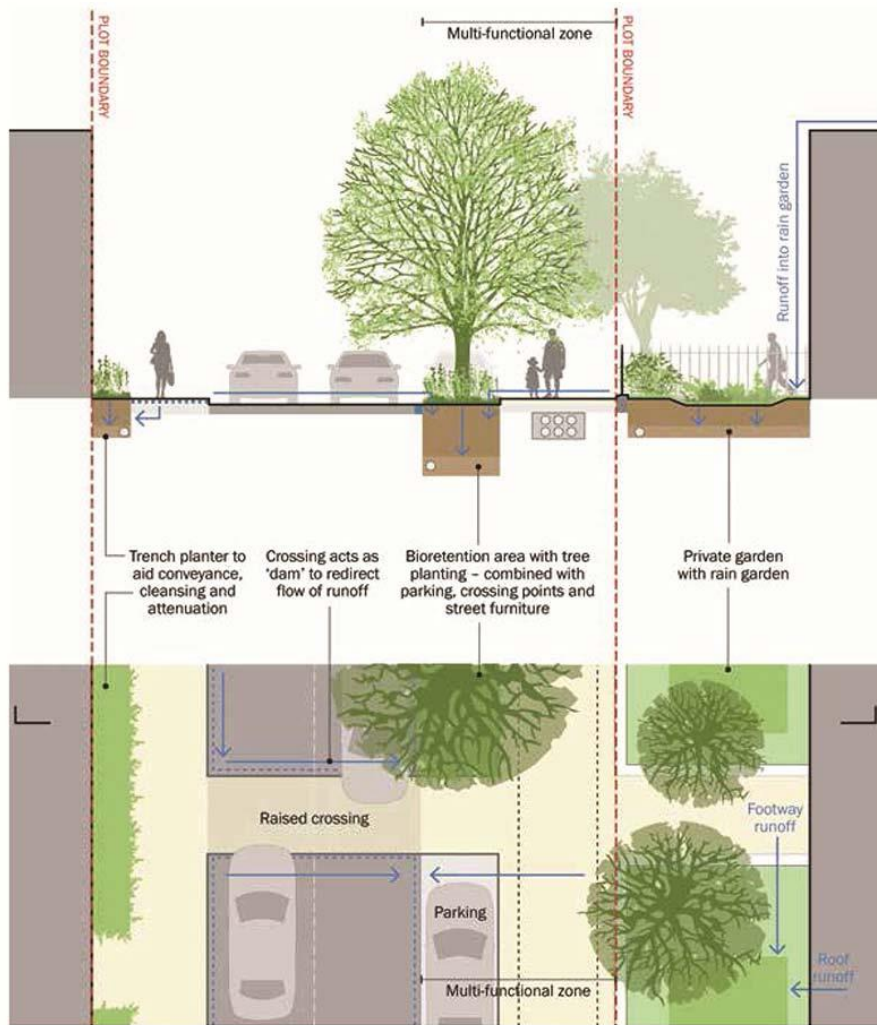
Example of a tree pit

<https://www.greenblue.com/gb/resources/process-successful-tree-pit-design/>



Mixed use of suds and trees in Derbyshire

Source Susdrain.org



Source ICE.org.uk





The SUDs Manual, 2007

Useful references and sources of further information

- British Standard BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations.
- British Standard BS 8545 : 2014 Trees: from nursery to independence in the landscape – Recommendations.
- Trees in Hard Landscapes - A Guide for Delivery: Trees & Design Action Group 2014. www.tdag.org.uk
- Residential Developments and Trees (Practical Guidance): 2015 Woodland Trust. www.woodlandtrust.org.uk
- A new Northern Forest - Woodland Trust policy paper (2018). www.woodlandtrust.org.uk
- The HEYwoods Partnership: The Sub-Regional Community Forestry Initiative for Hull and the East Riding of Yorkshire. www.heywoods.org.uk
- Capital Asset Valuation for Amenity Trees (CAVAT): 2018. London Tree Officers Association. www.ltoa.org.uk
- Our Vision for a Resilient Urban Forest: 2015. The Urban Forestry and Woodlands Advisory Committee (FWAC). This publication is available through the Forestry Commission. www.forestry.gov.uk
- Tree Health Management Plan: 2014 DEFRA. www.gov.uk/defra
- Delivery of Ecosystem Services by Urban Forests (Research Report) : 2017 Forestry Commission www.forestry.gov.uk
- SUDs Manual 2015 – CIRIA - <https://www.ciria.org>
- Manual for Streets 2007 – www.gov.uk/government/publications
- Hull Tree Strategy – www.hullcc.gov.uk
- Public Health England (2017) – The Hidden Value of our Green Spaces 2017. Warrington, UK
- Planners Manual for Ancient Woodland and Veteran Trees – Woodland Trust 2017
- Keepers of time: A statement of policy for England's Ancient and Native Woodland (June 2005)
- The UK Forestry Standard (2017) - <https://www.forestry.gov.uk/ukfs>
- Standing Advice for Ancient Woodland and Veteran Trees - issued jointly by Natural England and the Forestry Commission - www.forestry.gov.uk
- Tree Health Resilience Strategy 2018 - <https://www.gov.uk/government/publications/tree-health-resilience-strategy-2018>

- The Case for Trees in development and the urban environment. - <https://www.forestry.gov.uk/>
- Woodland Creation Hub – explains funding options for woodland creation. - <https://www.gov.uk/guidance/create-woodland-overview>
- Tree Canopy Cover Leaflet - <https://www.forestresearch.gov.uk/tools-and-resources/tree-canopy-cover-leaflet/>