



Salford City Council
Supplementary Planning Document
Trees and Development
Adopted 19th July 2006

Preface

This document can be provided in large print, audio, electronic and Braille formats. Please contact Spatial Planning 0161 793 3782.

إذا احتجت للمساعدة في فهم هذه النشرة , برجاء الاتصال بفريق المساواة في مجلس سالفورد,
هاتف رقم 0161 793 3536

এই পুস্তিকাটি বোঝার জন্য যদি আপনার সাহায্যের প্রয়োজন হয় তাহলে সেলফোর্টে কাউন্সিলের ইকুয়ালিটি টিমের সঙ্গে যোগাযোগ করুন টেলিফোন নম্বর 0161 793 3536

如果您有關於本宣傳頁的任何問題,請聯繫 Salford 理事會的 Equalities 團隊,電話號碼為
0161 793 3536

જો આ લીફલેટ સમજવા મોટ તમને મદદની જરૂરત હોય, કૃપો કરી ઇકુવાલિટીઝ ટીમ સર્કલ્ડ કાઉન્સિલનો
ટેલિફોન નમ્બર 0161 793 3536 પર સંપર્ક કરો.

ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਲੀਫਲੈਟ ਨੂੰ ਸਮਝਣ ਵਿਚ ਸਹਾਇਤਾ ਦੀ ਜ਼ਰੂਰਤ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਸਾਲਫੋਰਡ
ਕੌਂਸਲ (Salford council) ਵਿਚ ਇਕੁਅਲਿਟੀ ਟੀਮ (Equalities Team) ਨਾਲ ਫੋਨ ਨੰਬਰ
0161 793 3536 'ਤੇ ਸੰਪਰਕ ਕਰੋ।

اگر آپ کو اس لیف لیٹ کے سمجھنے میں مدد کی ضرورت ہو تو براہ کرم اکیوئٹیٹیز ٹیم کو سالفورڈ کونسل سے اس ٹیلی فون نمبر 0161 793 3536 پر رابطہ
قائم کر سکتے ہیں۔

Equality Impact Assessment

In accordance with the Race Relations (Amendment) Act 2000, a first stage Equality Impact Assessment has been carried out on the draft SPD. This concluded that a more detailed appraisal was not required, as the SPD has no significant differential impact on any group.

The assessment is available on the council's website (www.salford.gov.uk/treesdevelopmentspd)

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1 Introduction

- 1.1** Salford City Council adopted this Supplementary Planning Document (SPD) on 19th July 2006, to provide detailed guidance on Trees and Development for the whole of the city.
- 1.2** The SPD has been prepared to give information to all those involved in the development process about the standard that the Local Planning Authority requires for new development proposals with specific reference to the retention and protection of trees. This SPD expands on the policies of the City of Salford Unitary Development Plan (adopted June 2006)⁽ⁱ⁾. The SPD does not have the same status as the development plan but, once adopted, will be a material consideration in the determination of planning applications.
- 1.3** This document is intended to complement, rather than duplicate, other planning documents. Details of all of the planning documents currently in force within the city, and a timetable for the adoption of new documents, are set out in the Council's adopted Local Development Scheme⁽ⁱⁱⁱ⁾.
- 1.4** The SPD specifically supplements the following policies of the Adopted UDP:
- **EN9 Important Landscape Features; and**
 - **EN10 Protected Trees.**
 - **DES13 Design Statements**

i City of Salford Unitary Development Plan (adopted June 2006).
[\[www.salford.gov.uk/udpproposed\]](http://www.salford.gov.uk/udpproposed)

ii Salford City Council, Local Development Scheme, 2006/7-2008/9
[\[www.Salford.gov.uk/localdevscheme\]](http://www.Salford.gov.uk/localdevscheme)

2 Trees and Development and the Need for this Document

- 2.1** Trees are a vital component in maintaining the quality of the landscape in the City of Salford. Trees and woodlands enhance the environment and make a valuable contribution to the character of an area. They do this in a number of ways: by screening unsightly structures and activities; by providing shelter and shade; by helping to define and structure spaces, and by framing and consolidating views. In all these ways trees soften the harshness of the built environment. Trees also form an important habitat for a wide range of wildlife and are instrumental in encouraging animals and birds into an area.



- 2.2** Trees also play a significant role environmentally by absorbing carbon dioxide and releasing oxygen into the atmosphere, helping to clean and filter the air of dust and pollutants. These types of environmental issues have gained a considerable amount of public support and interest in recent years and they are now high on the national agenda.
- 2.3** Many of the opportunities for new tree planting, particularly in urban areas, arise through the development of land. This may be for residential, industrial, commercial or recreational uses. In addition to encouraging new planting to improve the landscape and soften hard development, the Council wish to preserve and enhance existing trees and hedgerows.
- 2.4** In the UDP, the Council sets out general principles that should be considered in the determination of planning applications with regard to trees and development. **Policy EN9: Important Landscape Features** states:

Development that would have a detrimental impact on, or result in the loss of, any important landscape feature will not be permitted unless the applicant can clearly demonstrate that:

- i. The importance of the development plainly outweighs the nature conservation and amenity value of the landscape feature; and**
- ii. The design and layout of the development cannot reasonably make provision for the retention of the landscape feature.**

If the removal of an important existing landscape feature is permitted as part of a development, a replacement of at least equivalent size and quality, or other appropriate compensation, will be required either within the site, or elsewhere within the area. Where appropriate, conditions or planning obligations will be used to secure the appropriate management of important landscape features.

Reasoned Justification

Landscape features include, amongst other things, trees (single or grouped), copses, woodland, hedges, ponds, streams, ditches and lakes. Such features play a vital role in creating an attractive and pleasant environment for the people of Salford, and help to support an abundance of wildlife. The protection of these features from adverse development, and their replacement when they are lost in order to secure the same amenity value for the area, will assist in enhancing the attractiveness and image of the City. The Red Rose Community Forest will have a particularly important role in developing a diverse range of landscapes throughout Salford, in addition to woodland.

In determining the importance of any landscape feature, regard will be had to its:

- i. *Value within the context of the community forest;*
- i. *Value within the wider setting;*
- ii. *Value for wildlife or biodiversity;*
- iii. *Contribution towards the viability of a wildlife corridor; and*
- iv. *Contribution towards the local amenity of the area in which it is found.*

Policy EN13 Protected Trees states that:

Development that would result in the unacceptable loss of, or damage to, protected trees will not be permitted. Where the loss of trees is considered acceptable, adequate replacement provision will be required.

Reasoned Justification

Protected trees include all trees within conservation areas and those covered by Tree Preservation Orders (TPOs). Such trees are protected because of their high amenity value, and positive contribution to the environmental quality of the City. It is important that this is not gradually eroded, and so there is a presumption against their damage or loss. Where the benefits of development clearly outweigh the loss of protected trees, or the health of the trees has already been compromised, their removal may be permitted, but only where adequate replacements being of an appropriate size and maturity to secure the same amenity value for the area. The City Council will keep existing TPOs under review, and will designate new TPOs where appropriate, to ensure that the amenity, environmental quality and nature conservation value of the City are all protected.

Policy DES11 Design Statements states that:

Applicants for all major developments, and development that could impact on a sensitive location, will be required to demonstrate, as part of their application, how their development takes account of the need for good design. As a minimum this will consist of a written statement that explains the following:

- **The design principles and design concepts;**
- **How these are reflected in the development's layout, density, scale, visual appearance and landscaping;**
- **The relationship of the development to its site and the wider context; and**
- **How the development will meet the City of Salford's design objectives and policies.**

For the most prominent developments, scale representations of the proposal within its wider context must be provided.

Reasoned Justification

The provision of a design statement can assist in determining the merits of individual proposals, and enables an applicant to show how their development meets the requirements of the City Council's design policies. Sensitive locations will include conservation areas, the setting of listed buildings and ancient monuments, areas of existing high design quality, major visitor areas, and any other location where the visual impact of development will be an important material consideration.

The appropriate methods of representation will vary depending on the individual development, but may include, for example, plans, photographs, perspective views, photomontages, models, and virtual reality software.

This SPD therefore aims to inform and provide guidance to landowners and developers about (i) the requirement to accurately identify existing trees that are suitable for retention and need to be integrated into the development before the design stage (ii) how such retained trees are best protected for the long-term (iii) the impact of the development on trees on adjacent land and the effects these trees are likely to have upon the proposal and (iv) where new or additional tree planting is to be carried out. The guidance will also be used in the consideration of planning and other appropriate applications and in support of planning conditions.

3 Process for Producing this Document

Overview

- 3.1** This SPD has been produced in accordance with the advice contained in PPS12: Local Development Frameworks⁽ⁱ⁾, and the requirements of the Town and Country Planning (Local Development) (England) Regulations 2004.⁽ⁱⁱⁱ⁾

Sustainability Appraisal

- 3.2** The document has been subject to a Sustainability Appraisal⁽ⁱⁱⁱ⁾ (SA) at all stages. The SA considers the implications of the SPD from social, economic and environmental perspectives by assessing options and the draft SPD against available baseline data and sustainability objectives.
- 3.3** A copy of the SA report is available on the Council's website (www.salford.gov.uk/treesdevelopmentspd).

Consultation and Public Involvement

- 3.4** A Consultation Statement^(iv) is available on the council's website (www.salford.gov.uk/treesdevelopmentspd) which sets out who has been consulted in the preparation of this SPD, how they were consulted, a summary of the main issues raised, and how those issues have been addressed.
- 3.5** All of the consultation activity has provided a significant amount of information that has fed into the production of this SPD.

i PPS12: Local Development Frameworks. HMSO, 2005. [www.odpm.gov.uk]
 ii Town and Country Planning (Local Development) (England) Regulations 2004 [www.odpm.gov.uk]
 iii Trees and Development SPD: Sustainability Appraisal [www.salford.gov.uk/treesdevelopmentspd]
 iv Trees and Development SPD: Consultation Statement. [www.salford.gov.uk/treesdevelopmentspd]

4 Tree Surveys

- 4.1** A good design cannot be achieved without first recognising the constraints of the site. A full tree survey, where necessary, allows for real understanding of the site and the limitations that may exist. This will ensure that existing trees are allowed enough space to flourish without causing damage to buildings and nuisance to new occupants. An acceptable design will successfully incorporate any trees without damage or future conflict. The survey information will also help to identify potential areas for new tree planting and landscaping as well as those trees that can be removed without significant loss for local amenity to aid the development process.

Protected Trees? – Please check first!

- 4.2** Trees may be the subject of a Tree Preservation Order (TPO), or may be located within a Conservation Area. Please contact the Development Control Section on 0161 779 4986 prior to carrying out any works. **Unauthorised works to, or wilful damage of, protected trees may result in a prosecution.**
- 4.3** Any approved tree moving or pruning must be carried out by qualified tree surgeons to **British Standard 3998, (1989) Recommendation for Tree Work** and any subsequent updates.
- 4.4** Tree surveys should be carried out by a qualified Arboriculturist, with experience of trees on development sites. The Arboricultural Association holds a list of Registered Consultants who are competent to carry out this work. They can be contacted by telephone (01794 368717) or by visiting their website (www.trees.org.uk).

Policy TD 1

TREE SURVEYS

Where a proposed development could affect existing trees, a tree survey should be submitted with any planning application. The tree survey shall include all the information required as per the specification of BS 5837: 2005, or by any subsequent updates to this standard. This includes:

- Location of all existing trees (reference number to be recorded on the tree survey plan) over 75mm in diameter measured at 1.5m above ground level which are:
 - Within the site;
 - Overhanging the site;
 - Within a distance of the boundary of the site which is less than half the height of the tree; or
 - Located on land adjacent to the development site that might influence the site or might be important as part of the local landscape character.
- Trees which are less than 75mm diameter at 1.5m above ground need not be accurately surveyed but should be indicated;
- Existing buildings/structures;
- Hard surfaces;
- Water courses;
- Overhead cables;
- Underground services including their routes and depths;
- Ground levels throughout the site;
- Location of all existing hedges, a list of the woody species that they contain, and details of any features within the hedge, e.g. banks or supporting walls;
- Soil type(s);
- Wildlife features (e.g. birds, nests, bat roosts - see Wildlife and Countryside Act 1981);
- Historical features; and
- Any other hard features.

The tree survey must also include the following information about the trees (that have a diameter greater than 75mm) which are indicated on the plan:

- Species (common and scientific name, where possible);
- Height;
- Diameter of the stem measured at 1.5m above ground level;
- Root Protection Area (RPA);
- Canopy spread of each tree for all four compass points;
- Age Class (e.g. young, semi-mature, mature, over-mature, etc);
- Assessment of the condition including trunk, crown, roots;
- Life expectancy (e.g. very long, long, medium, short, very short);
- A full schedule of tree works including those to be removed and those remaining that require remedial works to ensure acceptable levels of risk and management in the context of the proposed development. The method of disposal of all arisings should also be included along with the precautions to be taken to avoid damage to Root Protection Areas and trees to be retained;

- **Amenity value-** both existing amenity value and proposed amenity value; and
- **British Standard status** - colour coded system identifying suitability for retention.

A schedule to the survey should list all the trees or groups of trees.

In assessing the amenity value of trees, regard should be given to three criteria:

1. **Visibility:** The extent to which the trees or woodlands can be seen from a public viewpoint (e.g. a footpath or road);
2. **Size and Form:** Taking into account factors such as the rarity of trees, their potential growth, and their value as a screen; and
3. **Wider Impact:** The significance of the trees in their local surroundings taking into account how suitable they are to their particular setting, as well as the presence of other trees in the vicinity.

All trees that are surveyed must be clearly tagged on site to enable their identification when considering the tree survey.

Reasoned Justification

Existing trees, particularly those that are mature, can offer significant amenity benefits for the local area and for local wildlife. Therefore, a detailed survey of trees on development sites is necessary to realise the importance of any trees and to prevent the loss of those trees which enhance the attractiveness and image of the city.

The survey should demonstrate that development would have no impact on any protected species, in order to comply with national legislation that protects wild birds, their nests and eggs, and other wild animals including bats and their roosts.

This policy supplements UDP Policies EN6, EN7, EN8, EN9, EN10, EN13 and DES11.

PLEASE NOTE, IF THE NECESSARY TREE SURVEY AS DETAILED ABOVE IS NOT RECEIVED YOUR APPLICATION MAY BE REFUSED ON THE GROUNDS OF INSUFFICIENT INFORMATION.

5 Considerations for Layout Design

- 5.1** Developments should be designed to ensure trees flourish and mature. All design elements (including buildings, roads, services, above and below ground, security equipment, changes in levels, and construction of hard landscapes) should be arranged to ensure a good relationship between development and trees to be retained and planted. In addition to avoid damage to trees during construction, sufficient space must be maintained beyond the crown spread of trees to take into account any future growth and allow retention while avoiding undue future pressure for felling or excessive pruning.
- 5.2** Using the data of a Tree Survey, developers should prepare a Tree Constraints Plan (TCP) detailing the Root Protection Area (RPA) and the current and potential tree height and current and maximum branch spread.

Policy TD 2

RETENTION OF EXISTING TREES

No development should take place within the Root Protection Area (RPA) or the maximum spread of a tree, taking into account the future likely growth of that tree.

Reasoned Justification

This policy applies to trees whose retention is considered necessary and reasonable. Guidance on how to accurately identify the RPA is clearly set out in BS5837:2005, where it is recognised that it may extend beyond the branch spread where there are barriers to root development on one or more sides of the tree. The physical size of a tree can dominate a building, causing concern about its safety and the obstruction of light. In order to maintain the growth of a tree and to avoid associated problems such as drain blockage and slippery surfaces, development should not take place within the maximum spread of the tree. This is to avoid damage to the tree and the building due to branches whipping against the structure.

This policy supplements UDP Policies EN12, EN13 and DES11.

Policy TD 3

RELATIONSHIP BETWEEN TREES AND HABITABLE ROOM WINDOWS

In the case of residential buildings, development will not be permitted where a principal habitable room window (main window to a lounge, dining room or main bedroom) would be overshadowed by a tree, or where any part of a tree would be sited within 3.6 metres of a principal habitable room window. This distance may be greater should it be necessary to prevent damage to the tree itself.

Reasoned Justification

This policy applies to trees whose retention is considered necessary and reasonable. The siting and design of new residential developments can place additional pressure on existing trees. Where principal habitable room windows are proposed in close proximity to existing trees, then future occupants of those units may seek to have the tree(s) excessively pruned to allow additional light in. In order to maintain a balance between an existing tree and a proposed development the city council considers it necessary to maintain a minimum separation distance of 3.6m from a principal habitable room window and any part of a tree.

This policy supplements UDP Policies EN12 and EN13

5.3 In addition to the policies above, the following factors should also be considered when laying out new developments

- a. The location of private gardens should take account of the location and potential growth of trees, in order to avoid excessive over shadowing. Careful choice of species and siting will reduce the need for pruning.
- b. Trees should not be planted over underground services or drains due to possible disturbance and blockage by root damage. Similarly, the routing of underground services through the RPA should be avoided, trenching will sever any roots present and may also affect local soil hydrology. Services should be kept together and trenchless techniques used wherever possible. Where it is not possible to avoid services passing through the RPA, the developer should provide a Method Statement and detailed plans demonstrating how damage to roots will be minimised. (To obtain guidance on planning, installation and maintenance of utility services in proximity to trees visit the National Joint Utilities Group (NJUG) web site at www.njug.org.uk).
- c. Care should also be taken to ensure that trees do not cause a traffic hazard by obstructing visibility or the passage of high-sided vehicles. Trees should not reduce the adequacy of street lighting due to overhanging branches and should not obstruct sight lines. Heavy leaf fall trees, such as Horse Chestnuts, should be avoided near roads, car parks and footpaths where slippery conditions could be dangerous. These trees should also be kept away from gutters and drains. Similarly, weeping trees should not be planted near roads or footpaths as these can cause obstructions when mature. In addition, thorny species should not be planted near to where children play and pathways, although they may provide barriers to intruders in appropriate situations.
- d. Ground levels within the RPA must not be raised or lowered and it is preferable for these areas to be left unpaved, however consideration will be given where the use of suitable "non-dig" design is used that avoid root loss and prevent future compaction. Further guidance is contained within the British Standard.

Considerations for Layout Design

- e. Trees such as Sycamore and Lime are affected by sugar secreting aphid. These trees should not be planted near to car parks or seating areas.
- f. Damage to drains and foundations by removal of water from the soil may be caused by certain trees (popular, willow, ash) on shrinkable clays.
- g. The shape, size and colour of trees should be carefully considered in relation to the design, size and layout of buildings.

6 Protection of Existing Trees During Construction

- 6.1** Trees on development sites should be protected at all stages of development as they may be damaged or felled in a few minutes after taking many years to reach maturity. Even when the site is vacant, damage may occur from waste tipping, interference with the drainage system or even by children or animals removing the bark or breaking the branches.

Policy TD 4

PROTECTION OF EXISTING TREES

In order to avoid damage to existing trees, the following precautions should be taken during development operations:

- a. Before construction commences, trees should be fenced around the Root Protection Area or the extent of the canopy, whichever is greatest, to prevent the storage of materials, lighting of fires or excavations, erection of site accommodation, deposition of waste due to tipping or leakage, ground compaction by traffic or any other actions likely to affect the health of the tree. Details of the fencing should be approved before work commences (see BS 5837, 2005).**
- b. The fence should be properly maintained during construction to provide adequate protection.**
- c. The site should be inspected frequently during works to ensure that trees are not being damaged.**

The City Council will where appropriate attach conditions to planning permissions detailing the requirements upon the applicant to provide a detailed arboricultural statement outlining the fencing of trees affected by the development. The fencing scheme submitted shall be in accordance with the requirements of BS 5837: 2005 and any subsequent updates.

Reasoned Justification

This policy applies to onsite trees whose retention is considered necessary and reasonable. Contrary to popular belief, the root system of most trees tends to be very shallow and radiates out for considerable distances, often outside the crown spread of the tree. As most of the root system is located in the top 0.6m of soil, even shallow excavations or minor changes in soil level can adversely affect the health of the tree and can render it unstable and a liability to the development. To avoid damage to trees, therefore, adequate fencing must be erected and maintained at the extent of the canopy.

This policy supplements UDP Policy EN13.

Policy TD 5

EXCAVATION NEAR TREES

Where excavation works within the Root Protection Area are unavoidable, the developer will be required to provide a detailed Arboricultural Method Statement on how the work will be carried out to minimize the damage to the tree and its roots system. All excavation should be carried out by hand in order to minimise the disturbance to the root system and should be supervised by a qualified arborist.

Reasoned Justification

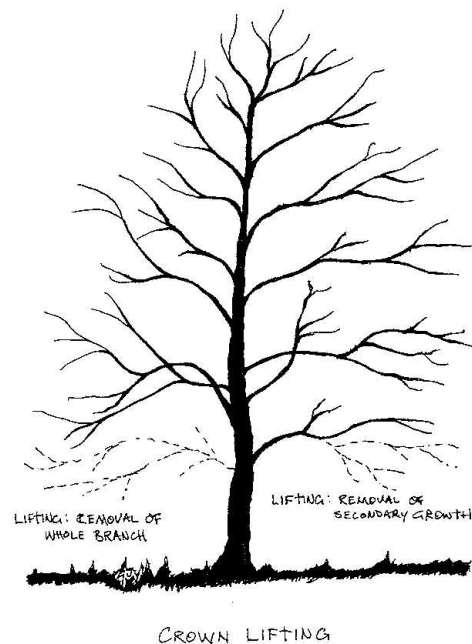
*This policy applies to trees whose retention is considered necessary and reasonable. On sites where trees are felt to be particularly vulnerable to damage, and where additional safeguards are felt necessary, a planning condition requiring the submission and approval of a detailed **Method Statement for Arboricultural Works** may be attached to the planning approval. Further information on Arboricultural Method Statements can be found in **BS 5837, 2005**. Arboricultural Method Statements will be expected to address the following:*

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

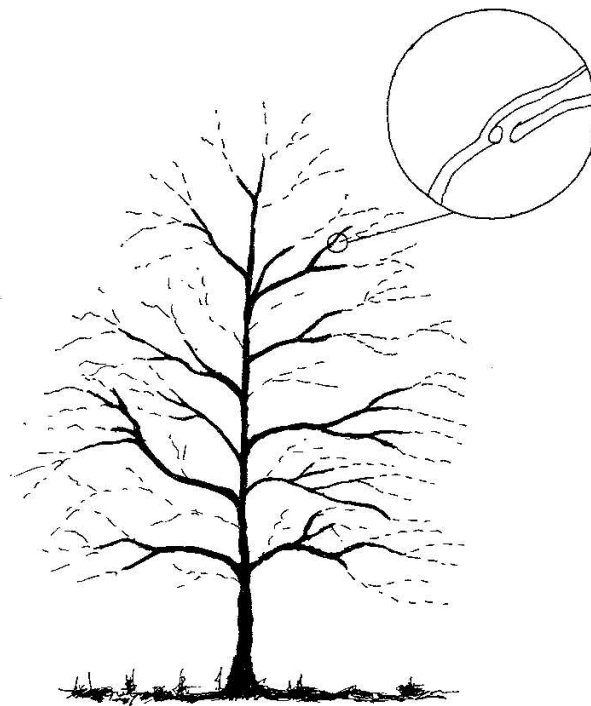
This policy supplements UDP Policy EN13.

7 Tree Preservation Orders

- 7.1** Many trees in Salford are protected by a Tree Preservation Order. These are trees that have been identified by the Council as being of a high public amenity value or which have a significant impact on the environment.
- 7.2** Where a Tree Preservation Order (TPO) is made under Section 198 of the Town and County Planning Act, 1990, the tree or group of trees are identified on a location plan. Copies of the order are served on the owners of land upon which the trees are growing, and on the owners or occupiers of affected adjoining properties. Details of which trees are protected can be obtained from the Development Control Section of Urban Vision, at Emerson House, Eccles. Once an order has been made, the consent of the Council is required before a tree may be pruned or felled. In certain circumstances, it may be agreed that pruning or removal may be permitted in order to accommodate development, but the TPO enables the Council to control these actions and to obtain new planting to replace trees which are removed.
- 7.3** If a tree is cut down, uprooted or willfully destroyed or is deliberately damaged, or pruned in a manner likely to destroy it, in contravention of a TPO, the responsible person may be prosecuted and liable to pay a substantial fine.
- 7.4** Illustrations of the types of works that can be performed upon trees are included below.



Picture 7.1 Crown Lifting



REDUCING THE CROWN

NOTE: BRANCHES PRUNED BACK TO A SUITABLE
OUTWARD POINTING BUD OR SMALL BRANCH.

Picture 7.2 Crown Reduce

8 Trees in Conservation Areas

- 8.1** Trees in Conservation Areas are also subject to special provisions introduced in 1974. Anyone wishing to fell, prune or uproot trees in a Conservation Area must give the Council six weeks notice. However, where trees are imminently dangerous then the City Council must be notified immediately so that they can inspect the tree and decide whether it should be removed as a matter of urgency. In addition, a Tree Preservation Order may cover some trees within Conservation Areas, in which case, no work is permitted until the Council has determined an application to carry out works to the tree.
- 8.2** Work must not be carried out within the six-week period without prior written acknowledgement by the Local Planning Authority, otherwise penalties may be incurred. Applicants are advised to contact the Development Control Section if they are in any doubts about the procedures.

Conservation Areas in the City of Salford

1. Flat Iron, Chapel Street,
2. The Crescent,
3. Adelphi and Bexley Square,
4. The Cathedral,
5. The Cliff
6. Ellesmere Park
7. Monton Green
8. Barton upon Irwell
9. St. Augustines
10. Irlams o'th Heights
11. Radcliffe Park Road
12. St.Marks
13. Worsley Village
14. Worsley Old hall
15. Roe Green/ Beesley Green
16. Mines Rescue Station.

9 Replacement Tree Planting

- 9.1** Whilst some trees may survive for a long time they do not live forever and they will eventually die of old age, disease, accidents due to bad weather, or just outgrow the situation. Even if all trees are retained successfully on a development site there may be a need to replace them with new, young trees after a relatively short period of time. It may also be necessary or desirable to replace certain unsafe trees, and planting schemes should take this factor into account. Any replacement trees should be of an appropriate size and species relative to the site and this should be agreed with the Development Control Section.
- 9.2** Provision for new tree planting should be made at the earliest stages of design. The layout plan must provide adequate space for the full growth of trees. This factor is governed by the amount of open land on the site and the use made of this open land. The future use of the development, the choice of species and the location of planting are influenced by physical and technical restrictions. Further guidance on layout design, including guidance on tree planting is contained in Chapter 5.

Policy TD 6

REPLACEMENT TREE PLANTING

In the case of replacement tree planting the Council will require, wherever practicable, the replacement on the basis of at least two new trees for each tree lost. The size and species of the trees shall be agreed with the Local Planning Authority.

Where replacement trees cannot be accommodated on site, contributions to off-site planting will be sought.

Reasoned Justification

Where a development site contains mainly older trees, new planting will normally be included in the landscaping conditions for the site. The most desirable state is to aim for a mixture of young, middle-aged and mature trees on any one site and provision should be made to replace the older trees with new growth.

*Where appropriate, the planting of native species will be encouraged. In particular, in appropriate locations the planting of the Manchester (Black) Poplar (*Populus nigra betulifolia*) is encouraged as it is very rare and under threat from disease. More information on native species is provided on the Flora Locale website (www.floralocale.org). Regard should also be had to Salford's Nature Conservation and Biodiversity Supplementary Planning Document.*

This policy supplements UDP Policy EN12 and EN13.

10 Implementation, Monitoring and Review

IMPLEMENTATION

- 10.1** The provisions of this SPD will be implemented primarily through the development control process and the determination of planning applications and applications relating to trees in Conservation Areas and trees protected by Tree Preservation Orders (TPOs). The SPD does not have the status of the development plan (for the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004), but will be an important material consideration in determining planning applications.
- 10.2** Developers are advised to discuss possible schemes with Urban Vision (which provides Salford's development control service on behalf of the city council), at the earliest opportunity, and wherever possible prior to any planning application being submitted. This will help to ensure that the requirements of this SPD are fully understood and are taken into account.

MONITORING

- 10.3** The effectiveness of the SPD will be assessed each year in Salford's Annual Monitoring Report. This will identify whether there have been any problems in implementing the SPD, and assess whether it is having its intended effect. The key indicator will be the net change in the number of trees resulting from planning permissions.

REVIEW

- 10.4** The assessment of SPD performance in the Annual Monitoring Report will help to identify if there is a need for the SPD to be reviewed. If a need for the review of the SPD is identified, then a timetable for this process will be included in Salford's Local Development Scheme as resources permit.

11 Further Information

- 11.1** Detailed technical advice on all the above matters is not normally available from council officers. It is the developer's responsibility to seek the appropriate expert advice from external sources. Qualified landscape architects should be used to design any landscape scheme and qualified arboriculturists for carrying out tree reports/method statements.
- 11.2** For general information about trees and arboriculture visit the Arboricultural Association's web site (www.trees.org.uk). This site includes a full list of the associations approved contractors and consultants.
- 11.3** For detailed information on every aspect of trees and tree care visit the International Society of Arboriculture (ISA) web site www.isa-uki.org.
- 11.4** The Development Control Section can be contacted at:
- Emerson House
Albert Street
Eccles
Salford
M30 0TE
- Telephone 0161 779 4986
E.mail: planning.contact@salford.gov.uk
Website: www.salford.gov.uk/planning
- 11.5** Technical Advice and publications can be provided from the Tree Advice Trust:
- 11.6** Telephone: 09065 161147
- 11.7** Website: www.treehelp.info

Salford City Council

Spatial Planning

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