

Trees, Woodlands, and Hedges SPD – Amendments to SPD following first round of consultation:

Page Amended	Nature of Amendment	Representation Amendment is in response to
P5 – para 1.3	<p>To provide clarification</p> <p>“This SPD provides guidance on good practice and is not a design standard. It will...”</p> <p>“It will be considered alongside other design guidance such as the Building for Life SPD, Developer Contributions SPD, Design Code SPD and specific masterplans.”</p>	Avant Homes (North East) Bellway Homes Ltd
P7 – para 1.15	<p>“1.15 PPG provides more details to support the NPPF. The guidance specifically related to trees is set out in sections on the ‘Natural Environment’ with covers ancient woodland and ancient or veteran trees, Tree Preservation Orders and trees in conservation areas’ ”.</p>	Formatting
P7 – para 1.16	<p>“National Design Code 1.16 The National Design Code and National Design Guide provide guidance on the production of design codes, guides and policies to promote successful design (see also Durham Design Code SPD below). In respect of trees and other green infrastructure, the National Design Guide advises that:</p> <ul style="list-style-type: none"> • <i>A well-designed movement network defines a clear pattern of streets that...incorporates green infrastructure, including street trees to soften the impact of car parking, help improve air quality and contribute to biodiversity (77)</i> • <i>Well-designed streets create attractive public spaces with character, through their layout, landscape, including street trees (79)</i> • <i>Well-designed parking... incorporates green infrastructure, including trees, to soften the visual impact of cars, help improve air quality and contribute to biodiversity (86)</i> • <i>The siting and layout...of utilities services and infrastructure including water supply, sewerage, drainage, gas, electricity, full fibre broadband, digital infrastructure and telephones should take into account convenient maintenance while not impeding the planting of street trees (89)</i> 	City of Durham Trust

	<ul style="list-style-type: none"> • <i>Natural features are integrated into well designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water (90).</i> • <i>Well-designed places....have trees and other planting within public spaces for people to enjoy, whilst also providing shading, and air quality and climate change mitigation (100)</i> • <i>Well-designed public and open spaces incorporate planting, structures and water for comfort. They create shade and shelter for their users, improve air quality and mitigate the effects of pollution. Deciduous trees provide shade to buildings, helping to manage solar gain when needed in summer months. These landscape features also contribute to reducing the 'heat island' effect whereby the temperatures in built up areas are significantly higher than outside them (148)."</i> 	
P8 – para 1.17	To follow paragraph formatting “ 1.16 1.17 ”	Formatting
P9 – para 1.18	To provide a link for the England Trees Action Plan “ 1.71 1.18 The England Trees Action Plan is published on the Government website: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/987432/england-trees-action-plan.pdf ”	Formatting. Hyperlink changed.
P9 – para 1.19	To follow paragraph formatting “ 1.18 1.19 ”	Formatting
P10 – para 1.20	To follow paragraph formatting “ 1.19 1.20 ”	Formatting
P10 – para 1.21	To follow paragraph formatting “ 1.20 1.21 ”	Formatting
P10 – para 1.22	To follow paragraph formatting “ 1.21 1.22 ”	Formatting
P10 – para 1.23	To follow paragraph formatting	Formatting

	"1.22 1.23"	
P11 – para 1.24	To follow paragraph formatting "1.23 1.24"	Formatting
P12 – para 1.25	To incorporate further details on neighbourhood plans "Neighbourhood Plans 1.25 A number of neighbourhood plans site alongside the County Durham Plan (CDP), forming part of the development plan against which planning decisions must be determined. Many neighbourhood plans contain policies on design, local heritage, sustainability, local green spaces, green infrastructure and other matters to which the protection, planting and management of trees may be relevant. They are supported by local evidence documents and statements which may provide additional information on green infrastructure including trees, woodlands and hedges in the neighbourhood."	City of Durham Trust
P12 – para 1.26	To link the Trees SPD to other Council SPDs "County Durham Design Code Supplementary Planning Document (SPD) 1.26 Durham County Council are producing a Design Code SPD which first went out for consultation in March 2023. The Design Code aims to inspire excellence through the creation of locally inspired buildings and places which celebrate and reinforce the unique character, identity, heritage, and culture of County Durham. By providing clarity about what is meant aby high quality locally distinctive design – in the context of CDP Policy 29 (Sustainable Design) and requirements set down in other policy guidance – it can aid the planning and implementation of all types and scale of new development. It is intended to support all types of development, from household works to large scale housing and commercial proposals, although the document is housing focused. It provides commentary and guidance on open spaces and landscaping including trees and hedges."	City of Durham Trust
P12	"County Durham Climate Change Strategy and Emergency Response Plan 2022-24"	
P12 – para 1.27	To follow paragraph formatting "1.24 1.27"	Formatting
P12 – para 1.28	To follow paragraph formatting	Formatting

	"1.28"	
P13 – para 1.29	<p>"County Durham Ecological Action Plan 2022</p> <p>1.29 The Council declared an Ecological Emergency on 6 April 2022. An Ecological Emergency Action Plan was adopted on 14th December 2022. As part of that action plan a Local Nature Recovery Strategy is being produced by the County Durham Partnership, specifically the Ecological Emergency workstream of the Environment and Climate Change Partnership. The SPD, along with the Biodiversity SPD, forms part of the Council's response to the ecological emergency. More information can be found on the Council's website and the County Durham Partnership website. https://www.durham.gov.uk/article/28811/Action-plan-to-tackle-ecological-emergency#:~:text=Our%20Cabinet%20will%20be%20presented,in%20biodiversity%20in%20County%20Durham.https://countydurhampartnership.co.uk/environment-climate-change-partnership/vision-and-priorities/ecological-emergency/#:~:text=The%20Ecological%20Emergency%20Workstream%20provides,and%20species%20across%20the%20county"</p>	City of Durham Parish Council Belmont & Gilesgate Neighbourhood Plan Partnership
P13	To follow paragraph formatting	Formatting
	"1.25"	
P13 – para 1.30	<p>To provide clarity</p> <p>"1.26 1.30 The County Durham Landscape Strategy (CDLS) is the Council's adopted strategy for the landscape and is a material consideration for the Council when dealing with planning applications. # The Strategy maps the sensitivity of different areas for new planting. It contains objectives for woodlands and forestry that include under the following headings: "</p>	City of Durham Trust
P11 – para 1.31	<p>"It maps the sensitivity of different areas to woodland creation and identifies priority areas for new planting. the Strategy also contains objectives for field boundaries under the following headings:</p> <ul style="list-style-type: none"> • Hedgerow removal • Neglect and abandonment • Hedgerow and headland management • Hedgerow and field trees 	City of Durham Trust

	<ul style="list-style-type: none"> • New hedges in the landscape 	
P14 – para 1.32	To follow paragraph formatting “ 1.28 1.32 ”	Formatting
P14 – para 1.34	To follow paragraph formatting “ 1.30 1.34 ”	Formatting
P14 – para 1.35	To follow paragraph formatting “ 1.31 1.35 ”	Formatting
P14 – para 1.36	To follow paragraph formatting “ 1.32 1.36 ”	Formatting
P14 – para 1.37	To follow paragraph formatting “ 1.33 1.37 ”	Formatting
P14 – para 1.38	To follow paragraph formatting “ 1.34 1.38 ”	Formatting
P18 – para 2.12	<p>“(7.12) which and include...</p> <ul style="list-style-type: none"> • Contribution to, and relationship with, the landscape or townscape, and • contribution to the character or appearance of a conservation area, and • function as part of an area’s green infrastructure.” 	City of Durham Trust
P20	Removal of Figure 4 “ Figure 4. Woodlands in County Durham DCC ”	Formatting
P20 – para 2.19	To follow paragraph formatting “ 2.19 ”	Formatting
P21	Insertion of Figure 4	Formatting

	“Figure 4. Woodlands in County Durham DCC”	
P25 – para 2.36	To follow paragraph formatting “2.36”	Formatting
P29 – para 2.49	To add guidance “More information on landscape character can be found in the County Durham Landscape Character Assessment on the Durham Landscapes website. https://durhamlandscape.info/”	Natural England
P30 – para 3.6	To clarify “The contents of a tree and hedgerow assessment will vary depending on the nature of the development and its potential affects, but it should be based on the methodology set out in the <u>British Standard BS 5837: 2012 Trees in Relation to Design, Demolition and Construction-Recommendations</u> . For outline and full planning applications an Arboricultural Impact Assessment (see 3.65) will be required. Applications accompanied only by pre-development tree surveys will not meet the validation requirement. ”	City of Durham Trust
P32 – para 3.11	“In preparing any development proposals you will need to undertake a land survey which shows site levels and the location of features such as buildings, boundary features, hard surfaces and vegetation. Where mature or semi-mature trees/hedgerows are present within the site or on land adjacent that could influence or be affected by the development trees are present this needs to be accompanied by a detailed Tree Survey...”	Taylor Wimpey Theakston Land
P40 – para 3.47	“It should take into account any potential impacts during the construction phase including those arising from: <ul style="list-style-type: none"> • access and parking • operational activities • contractor accommodation • storage of materials, including topsoil. 	City of Durham Trust

	<ul style="list-style-type: none"> • During the progress of the planning application the AIA, and associated documents such as the TPP and AMS, should be revised to capture the effects and consequences of any significant design changes.” 	
P47 – para 4.8	To follow paragraph formatting “ 4.8 ”	Formatting
P47 – para 4.9	“ 4.8 4.9 The removal of tress, or works to trees, may also have consequences for the visual enviroment, the character of landscape or townscape, for green infrastructure, biodiversity, or the setting of heritage assets. These effects will determine how the proposals are assessed against other policies in the plan and particularly Policy 26 Green Infrastructure, Policy 39 Landscape, Policy 41 Biodiversity and Geodiversity and Policy 44 Historic Environment. These should be taken into account fully when considering removal or works of trees.”	City of Durham Trust
P47 – para 4.10	To follow paragraph formatting “ 4.9 4.10 ”	Formatting
P47 – para 4.11	To follow paragraph formatting “ 4.10 4.11 ”	Formatting
P48 – para 4.12	To follow paragraph formatting “ 4.11 4.12 ”	Formatting
P48 – para 4.13	To follow paragraph formatting “ 4.12 4.13 ”	Formatting
P48 – para 4.14	To follow paragraph formatting “ 4.13 4.14 ”	Formatting
P48 – para 4.15	To follow paragraph formatting “ 4.15 ”	Formatting
P48 – para 4.16	“ 4.16 For developments involving the loss of publicly owned amenity trees, the value of the trees will be established using the Capital Asset Value for Amenity Trees (CAVAT) method.	City of Durham Trust

	This will inform the level of mitigation required. More information on CAVAT can be found on the London Tree Officer's Association website https://ltoa.org.uk/resources/cavat	
P48 – para 4.17	<p>“4.14 4.17 Ideally compensation should be delivered on-site and where this is not possible developers should provide an off-site location where mitigation can be delivered or use a third-party organisation to deliver on their behalf. Enhanced management of tree resources controlled by the developer but outside of the site should be considered where appropriate.</p> <p>The Local Planning Authority may be able to provide land for off-site delivery or accept a financial contribution towards planting elsewhere where developers are unable to undertake off site planting. Off-site compensation should form part of a considered approach to the context of the development having regard to the contribution replacement planting can make to the wider green infrastructure network.”</p>	City of Durham Trust
P49 – para 4.18	<p>To follow paragraph formatting</p> <p>“4.18”</p>	Formatting
P49 – para 4.19	<p>To follow paragraph formatting</p> <p>“4.15 4.19”</p>	Formatting
P49 – para 4.20	<p>To follow paragraph formatting</p> <p>“4.16 4.20”</p>	Formatting
P49 – para 4.21	<p>To follow paragraph formatting</p> <p>“4.17 4.21”</p>	Formatting
P50 – para 4.22	<p>To follow paragraph formatting</p> <p>“4.18 4.22”</p>	Formatting
P50 – para 4.23	<p>To follow paragraph formatting</p> <p>“4.19 4.23”</p>	Formatting
P50 – para 4.24	<p>To follow paragraph formatting</p> <p>“4.20 4.24”</p>	Formatting
P50 – para 4.25	<p>To follow paragraph formatting</p>	Formatting

	"4.21 4.26"	
P50 – para 4.26	To follow paragraph formatting "4.22 4.26 ...The buffer zone should be at least 15m from the boundary of the woodland to avoid root damage and may need to be larger where assessment shows other impacts (such as air pollution) are likely to extend beyond that distance (see also Section 5). The boundary of the woodland is generally taken to mean the boundary fence, where one exists, rather than the canopy edge, but all need to be determined on a site-specific basis. For ancient or veteran trees on the edge of ancient woodland see also section 6.4."	Durham University City of Durham Parish Council
P50 – para 4.27	To follow paragraph formatting "4.23 4.27"	Formatting
P51 – para 4.28	To follow paragraph formatting "4.24 4.28"	Formatting
P51 – para 4.29	To follow paragraph formatting "4.25 4.29"	Formatting
P51 – para 4.30	To follow paragraph formatting "4.26 4.30"	Formatting
P51 – para 4.31	To follow paragraph formatting "4.27 4.31"	Formatting
P51 – para 4.32	To follow paragraph formatting "4.28 4.32"	Formatting
P52 – para 4.33	To follow paragraph formatting "4.33"	Formatting
P52 – para 4.34	"4.34 Loss of damage to woodland may also have consequences for the visual environment, the character of landscape or townscape, for green infrastructure, biodiversity, or the setting"	City of Durham Trust

	of heritage assets. These effects will determine how the proposals are assessed against other policies in the plan and particularly Policy 26 Green Infrastructure, Policy 39 Landscape, Policy 41 Biodiversity and Geodiversity and Policy 44 Historic Environment. These should be taken into account fully when considering loss or damage to woodland."	
P52 – para 4.35	To follow paragraph formatting " 4.30 4.35 "	Formatting
P52 – para 4.36	To follow paragraph formatting " 4.31 4.36 "	Formatting
P52 – para 4.37	To follow paragraph formatting " 4.32 4.37 "	Formatting
P52 – para 4.38	To follow paragraph formatting " 4.33 4.38 "	Formatting
P52 – para 4.39	To follow paragraph formatting " 4.34 4.39 "	Formatting
P53 – para 4.40	To follow paragraph formatting " 4.35 4.40 "	Formatting
P53 – para 4.41	To follow paragraph formatting " 4.36 4.41 "	Formatting
P53 – para 4.42	To follow paragraph formatting " 4.37 4.42 "	Formatting
P53 – para 4.43	To follow paragraph formatting and further detail " 4.38 4.43 Ideally compensation should be delivered on-site and where this is not possible developers should provide an off-site location where mitigation can be delivered or use a third-party	City of Durham Trust

	organisation to deliver on their behalf. Enhanced management of woodland controlled by the developer but outside of the site should be considered where appropriate. The Local Planning Authority may be able to provide land for off-site delivery or accept a financial contribution where developers are unable to undertake off site planting. Off-site compensation should form part of a considered approach to the context of the development having regard to the contribution replacement planting can make to the wider green infrastructure network. ”	
P53 – para 4.44	To follow paragraph formatting “ 4.39 4.44 ”	Formatting
P53 – para 4.45	To follow paragraph formatting “ 4.40 4.45 ”	Formatting
P53 – para 4.46	To follow paragraph formatting “ 4.46 ”	Formatting
P54 – para 4.47	To follow paragraph formatting “ 4.47 Loss of, or damage to, hedges may also have consequences for the visual environment, the character of landscape or townscape, for green infrastructure, biodiversity, or the setting of heritage assets. These effects will determine how the proposals are assessed against other policies in the plan and particularly Policy 26 Green Infrastructure, Policy 39 Landscape, Policy 41 Biodiversity and Geodiversity and Policy 44 Historic Environment. These should be taken into account fully when considering loss of or damage to hedges. ”	City of Durham Trust
P54 – para 4.48	To follow paragraph formatting “ 4.41 4.48 ”	Formatting
P54 – para 4.49	To follow paragraph formatting “ 4.42 4.49 ”	Formatting
P54 – para 4.50	To follow paragraph formatting	Formatting

	"4.43 4.50"	
P55 – para 4.51	To follow paragraph formatting	Formatting
	"4.44 4.51"	
P55 – para 4.52	To follow paragraph formatting	Formatting
	"4.45 4.52"	
P55 – para 5.53	To follow paragraph formatting	Formatting
	"4.46 4.53"	
P56 – para 4.54	To follow paragraph formatting and further detail "4.47 4.54 Ideally compensation should be delivered on-site and where this is not possible developers should provide an off-site location where mitigation can be delivered or use a third-party organisation to deliver on their behalf. Enhanced management of hedges controlled by the developer but outside of the site should be considered where appropriate. The Local Planning Authority may be able to provide land for off-site delivery or accept a financial contribution where developers are unable to undertake off site planting. Off-site compensation should from part of a considered approach to the context of the development having regard to the contribution enhanced management and new planting can make to the wider green infrastructure network."	City of Durham Trust
P56 – para 4.55	To follow paragraph formatting	Formatting
	"4.48 4.55"	
P58 – para 5.2	"On housing sites, the layout should be designed to accommodate those trees that are to be retained existing trees within areas of functional public open space rather than in private gardens where there may be conflict with future occupiers and pressure for removal. Careful consideration needs to be given to how the space is to be used and it should be designed to	Theakston Land

	avoid where possible other impacts on the tree such as footpaths or desire lines crossing the RPA, street furniture or road salt bins.”	
P58 – para 5.3	“The relationship between trees and new buildings, structures and land uses need careful consideration, and particularly in terms of the potential for shading of rooms, garden and other outdoor spaces, shading of solar panels, interference with satellite reception , and seasonal nuisances such as falling leaves, bird droppings and aphid honeydew. These issues can’t always be avoided, and many existing buildings and trees co-exist in close proximity without causing insurmountable problems. These matters are subjective and depend on the attitude of individuals towards trees and their willingness to tolerate some of these impacts in order to enjoy the benefits of living with trees. They are impossible to be prescriptive about, but it is nevertheless the case that the closer trees are to the people affected by them, the greater the likelihood of issues arising. This can lead to pressure in the future from users and occupiers to heavily prune or remove trees.”	City of Durham Parish Council
P60 – para 5.10	“While in some cases development close to woodland, and particularly ancient woodland, may be designed to avoid or control public access, woodland should generally be integrated positively into the layout as part of the public realm. In housing development it is often appropriate to address the woodland edge should be with active frontages rather than rear gardens. This sets the building line back from the woodland edge, reducing conflicts with residents and the likelihood of encroachment and tipping of garden wastes. It also creates natural surveillance which reduces anti-social behaviour and helps design out crime. Similarly, the use of appropriately located footpaths and public open spaces between housing and woodland can assist with integration and surveillance. ”	Bellway Homes LTD Taylor Wimpey Theakston Land
P61 – Figure 25	Removal of Figure 25 “Figure 25. A hedge and integrated into new development Google Street View”	Formatting
P61 – para 5.14	“5.14 When retaining hedges particular regard needs to be had to their management requirements. To be maintained as a hedge they will need to be trimmed every two or three	Bellway Homes LTD Taylor Wimpey Theakston Land

Figure 26	<p>years and/or laid on a longer cycle and this requires physical access and single ownership or management responsibility. Hedges generally, and particularly those of higher value, are therefore best retained in the public realm where they can be managed as a single entity. This is often best can be achieved, for example, by having active frontages facing a hedges rather than retaining them to the rear of gardens where consistent management can be difficult, or by retaining them alongside, or within, areas of open space.”</p> <p>“Indicative example of hHedgerow retained in the public open-space realm with active frontage...”</p>	
	<p>Insertion of Figure 25.</p> <p>“Figure 25. A hedge retained and integrated into new development Google Street View”</p>	Formatting
P62 – para 5.15	<p>To follow paragraph formatting</p> <p>“5.14 5.15”</p>	Formatting
P63 – para 5.16	<p>To follow paragraph formatting</p> <p>“5.16”</p>	Formatting
P63 – para 5.17	<p>To follow paragraph formatting</p> <p>“5.16 5.17”</p>	Formatting
P63 – para 5.18	<p>To follow paragraph formatting</p> <p>“5.17 5.18”</p>	Formatting
P63 – para 5.19	<p>To follow paragraph formatting</p> <p>“5.18 5.19”</p>	Formatting

P65 – para 6.2	<p>“Development should seek to maximise tree planting, wherever feasible and appropriate to the design of the development, to optimise the site’s tree canopy cover...</p> <ul style="list-style-type: none"> • Street trees • Trees in hard and soft landscaping of car parks, service areas and external spaces • Trees in structural landscaping / green infrastructure • Trees in parks and open spaces • Trees in community orchards • Hedges and hedgerow trees • Trees planted, or allowed to colonise naturally, in the creation of open habitats, scrub and woodland” 	Avant Homes (North East) Natural England
P66 – para 6.5	<p>“A detailed landscape scheme can form part of the planning application, or it can be submitted at a later date determined by a planning condition. A detailed landscape scheme should may include the following, depending on the nature of the development.”</p>	Taylor Wimpey Theakston Land
P71 – para 6.33	<p>“Root barriers along the base or sides of tree pits can significantly limit root development and should not be used unless sufficient soil volume is accessible to the tree (see Planting in hard landscapes below). They should be deployed along the edges of the structures they are installed to protect rather than around individual trees.”</p>	Internal consultee
P73 – para 6.43	<p>“NPPF requires (131) that planning policies and decisions should ensure that new streets are tree-lined. Street trees bring many benefits including...”</p>	Formatting
P74 – para 6.44	<p>“The The siting and species-selection specification of street trees needs to be coordinated with other aspects of highway design and, in the case of adopted roads, with the agreement of the Council as highway authority. NPPF states (131) that applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”</p>	Taylor Wimpey Theakston Land
P74 – para 6.45	<p>“6.45 ‘Streets for a Healthy Life: a companion guide to Building for a Healthy Life’ (SFHL) published by Homes England advises that street trees should typically feature in all levels of the road street hierarchy. SFHL refers to a number of common street typologies:</p> <ul style="list-style-type: none"> • Principal / Main Streets • Secondary Streets 	Avant Homes (North East) Bellway Homes Taylor Wimpey Theakston Land

	<ul style="list-style-type: none"> • Tertiary Streets • Edge Lanes / Private Driveways <p>This is not a rigid typology but is followed in this SPD to illustrate how trees can be accommodated in different types of streets.</p> <p>https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1089852/Streets-for-a-Healthy-Life.pdf.”</p>	
P74 – para 6.46	<p>“6.46 While street trees can be a feature of all levels of the street hierarchy, the level, scale and type of tree provision that is appropriate will vary according to the function of the streets and wider design objectives.”</p>	<p>Avant Homes (North East) Bellway Homes Taylor Wimpey Theakston Land</p>
P75 – para 6.47	<p>“Principal / main streets are the strategic vehicular and cycle routes through larger developments. They are typically designed to accommodate buses and higher vehicle numbers. They have a clear distinction between vehicular, cycle and pedestrian space and vary in their design according to their specific context and function. Not all developments will have a principal / main street as described in SFHL . The majority of small and medium sized developments in County Durham are accessed from existing main streets via new secondary or tertiary streets.”</p> <p>“6.46 Street trees are an important feature of principal streets, making an attractive contribution to the overall street scene and reducing the dominance of the large spaces between buildings required for movement. Street trees should generally should be by be provided within the public realm on one or both sides of the road depending on context, within the public realm and typically in broad verges of soft or hard landscaping or hard surfaces forming part of on-street parking areas (depending on the character of the area) between the highway and footpaths or cycleways. Street lighting is always present on principal streets and trees need to be positioned not to conflict with it. The scale of principal streets may allow for the planting of larger tree species and verges should be broad enough to accommodate them. Examples of good practice given in Streets for a Healthy Life are shown below:”</p>	<p>Avant Homes (North East) Bellway Homes Taylor Wimpey Theakston Land</p>
P75 – para 6.48	<p>To follow paragraph formatting</p> <p>“6.48 Figure 30. Principal / Main Street: the Chase Newhall HarloSaddler Drive, Sedgfieldw Google Street View”</p>	<p>Avant Homes Belmont & Gilesgate Neighbourhood Plan Partnership</p>

P76 – Figure 31	“Figure 31. Main Street Whitmore Drive, Colchester Google Street View”	Avant Homes Belmont & Gilesgate Neighbourhood Plan Partnership
P76 – para 6.49	“6.49 Secondary streets are quieter residential streets although some non-residential uses may be present. They are not usually bus routes. As many of those using the street aren’t its immediate residents but people travelling through to reach other residential streets, they typically have a clear distinction between vehicular and pedestrian space, with a defined kerb and footways although some level surface sections may be incorporated. Where traffic volumes are low cycling within the carriageway is normally acceptable. They can vary in width and character according to adjacent land uses.”	Avant Homes (North East) Bellway Homes Taylor Wimpey Theakston Land
P76 – para 50	“Street trees are are an important feature of secondary streets making an attractive contribution to the overall street scene and assisting with legibility and wayfinding. Street trees should generally should typically be provided on at least one side of the road within the public realm and typically in soft or hard verges (depending on the character of the area) between the highway and footpaths or within street parking bays. Trees do not need to be in continuous linear features such as avenues unless called for by the design, but can vary along the street, being deployed on different sides and combining with trees in incidental open spaces to create a varied streetscape responding to wider design objectives. Street lighting is typically present on secondary streets and trees need to be positioned not to conflict with it. Being narrower than principal streets, trees of a medium size or those of a compact form and habit are more appropriate to the scale of the space. Trees of a larger size may be more appropriate where the street passes areas of public open space. Trees in private gardens can contribute to the overall tree cover of the street but can’t be relied on as permanent features of the streetscape as they are not within the public realm, and particularly where gardens are small and only suitable for small trees species. Examples of good practice given in Streets for a Healthy Life are shown below. ”	Avant Homes (North East) Bellway Homes Taylor Wimpey Theakston Land
P77 – Figure 31	Figure to include Durham example. “Figure 312. Secondary Street: Derwenthorpe, York. Winterton Avenue, Sedgefield Google Street View.”	Avant Homes Belmont & Gilesgate Neighbourhood Plan Partnership
P78 – Figure 32	Figure to include Durham example.	Avant Homes

	<p>“Figure 323. Secondary Street: Enterprise Way, Spennymoor Chetcombe Street, Poundbury Google Street View”</p>	Belmont & Gilesgate Neighbourhood Plan Partnership
P78 – para 6.52	<p>“Tertiary Streets are quieter residential streets including mews and streets designed to home-zone principles. They are residential in character and well enclosed, with buildings usually situated on both sides of the street. Traffic volumes are low.”</p> <p>“6.48 Trees can make an important contribution to the quality of tertiary streets helping to create a positive and safe environment for pedestrians. These are typicallyAs they are of a smaller scale and finer grain than secondary streets and regular linear solutions to the provision of street trees are not always rarely appropriate, although they can be successful. Opportunities should be taken to create space for trees, integrating them into areas of incidental open space and hard or soft landscaping within the public realm. Street lighting may be present, and trees need to be positioned not to conflict with it. Being narrower and more intimate in scale than principal and secondary streets, trees of a small size and/or of a compact form and habit are more appropriate to the scale of the space. Trees of a medium or larger size may be appropriate where areas of public open space allow. As with secondary streets trees in private gardens can contribute to overall tree cover. While they but can’t be relied on as permanent features of the streetscape, and particularly where gardens are small, they are often appropriate to the domestic scale and character of the street. Examples of good practice given in Streets for a Healthy Life are shown below, demonstrating how trees in the public realm can contribute to the quality of spaces.—”</p>	<p>Avant Homes (North East) Bellway Homes Taylor Wimpey Theakston Land</p>
P79 – Figure 33	<p>Figure to include Durham example.</p> <p>“Figure 33. Tertiary Street: Upton Northamptonshire Highgate, Durham Google Street View”</p>	<p>Avant Homes Belmont & Gilesgate Neighbourhood Plan Partnership</p>
P80 – Figure 35	<p>“Figure 35. Mews Street: Newhall, Harlow Google Street View”</p>	<p>Avant Homes Belmont & Gilesgate Neighbourhood Plan Partnership</p>
P80 – 6.54	<p>“Edge lanes and private driveways are typically single-sided streets which form active frontages on outward looking settlement edges and often incorporate existing landscape features or</p>	<p>Avant Homes (North East) Bellway Homes Taylor Wimpey</p>

	border onto areas of open space or structural landscaping. Traffic levels are very low. Surfaces are often shared. They are often not through routes for motor vehicles. "	Theakston Land
P80 – para 6.55	"6.49 Because of their location, there are often opportunities for street trees on the open side of edge lanes and private drives. The scale of trees appropriate and their planting pattern will vary depending on context. New planting can often usefully augment existing features – for example by introducing trees into or alongside existing hedges and woodland edges. An example of good practice given in Streets for a Healthy Life is shown below "	
P81 – Figure 34	"Figure 346 . Private drive: Trumpington Meadows, Cambridge Temperley Way, Sacriston Google Street View"	Avant Homes Belmont & Gilesgate Neighbourhood Plan Partnership
P81 – para 6.56	"6.50 6.56 The species selected for street trees need to be attractive, tough and pollution tolerant with an upright habit and a clear stem. They also need to have a degree of winter hardiness suited to the climate of northern England. Although species choice is restricted, planting monocultures should be avoided to ensure robustness to disease or changing conditions. The species selected for garden trees can be more varied. Attractive and distinctive species and cultivars of an appropriate size and habit are more likely to be valued and retained by householders. You should take advice on species selection from a Landscape Architect or Arboricultural Consultant."	Avant Homes (North East) Bellway Homes Taylor Wimpey Theakston Land
P81 – para 6.57	To follow paragraph formatting " 6.51 6.57 "	Formatting
P82 – 6.58	To follow paragraph formatting " 6.52 6.58 ... In most circumstances this will involve the use of proprietary tree pit or root cell systems. In some situations, these can form part of a SuDS system. Tree pits may be individual per tree, or an interconnected or continuous trench shared between a number of trees. They can also be different shapes, extended or asymmetrical in order to optimise the available soil volumes for trees and the fit of the pit with the surface detailing. "	Clarification
P82 – Figure 35	"Figure 357 . Typical tree pit arrangements for medium sized trees DCC"	Formatting

P82 – para 6.59	“ 6.59 The optimum soil volumes for tree pits / root cell systems are given in the table below. A detailed Tree Species Soil Volume Guide has been produced by GreenBlue Urban and is available from their website: https://greenblue.com/gb/”	Update: newly published information.
P83 – para 6.60	To follow paragraph formatting “ 6.54 6.60 ”	Formatting
P83 – figure 36	“Figure 368 . Typical tree pit for medium sized trees with shared rooting space DCC”	Formatting
P83 – para 6.61	To follow paragraph formatting “ 6.55 6.61 ”	Formatting
P83 – para 6.62	To follow paragraph formatting “ 6.56 6.62 ”	Formatting
P83 – para 6.63	To follow paragraph formatting “ 6.57 6.63 ”	Formatting
P83 – para 6.64	To follow paragraph formatting “ 6.58 6.64 ”	Formatting
P84 – para 6.65	To follow paragraph formatting “ 6.59 6.65 ”	Formatting
P84 – para 6.66	To follow paragraph formatting “ 6.60 6.66 ”	Formatting
P84 – para 6.67	To follow paragraph formatting “ 6.61 6.67 ”	Formatting
P84 - Figure 37	“Figure 379 . Planting pit in hard landscaping GreenBlue Urban”	Formatting
P84 – para 6.68	To follow paragraph formatting “ 6.62 6.68 ”	Formatting
P85 – para 6.69	To follow paragraph formatting and to add more detail	Internal consultee

	<p>“6.63 6.69 Trees planted in soft landscapes need to have a good rooting environment. This is readily achieved on undisturbed soils but on many development sites, soils are stripped and reinstated, or imported soils are used, and above particular care needs to be taken to get conditions right (see soils 6.6-6.11 above). As with trees planted in hard landscapes, trees in soft landscapes need access to sufficient soil volumes to support healthy growth (see 6.53-6.55 above). Planting in small, isolated patches of ground confined by hard surfaces such as roads, paths and drives that don’t meet the trees long term requirements is a common cause of failure. It should be avoided unless the rooting environment can be extended under those surfaces with proprietary root cell systems. When planted into soft landscapes which also form a drainage function such as swales, filter strips and rain gardens the selection of soils is particularly important.”</p>	
P85 – para 6.70	<p>To follow paragraph formatting and to add further detail on root protection.</p> <p>“6.64 6.70 Planting pits should be of an appropriate size to accommodate the size of planting stock. For most standard trees a pit of around 1m x 1m x 0.5m will be appropriate – the depth of being greater if necessary to accommodate the root ball. Topsoil and subsoil should be removed and set aside separately. The base of the planting pit should be broken up. Soils should be replaced in the order removed. Root barriers should not be used around planting pits as this will leave insufficient soil volumes to sustain growth (see also 6.33).”</p>	Internal consultee
P85 – para 6.71	<p>To follow paragraph formatting</p> <p>“6.65 6.71”</p>	Formatting
P86 – Figure 38	<p>“Figure 4038. Typical tree pit details in soft landscaping DCC”</p>	Formatting
P86 – para 6.72	<p>To follow paragraph formatting</p> <p>“6.66 6.72”</p>	Formatting
P86 – para 6.73	<p>To follow paragraph formatting</p> <p>“6.67 6.73”</p>	Formatting
P86 – para 6.74	<p>To follow paragraph formatting</p>	Formatting

	“6.68 6.74”	
P86 – para 6.75	To follow paragraph formatting “6.69 6.75”	Formatting
P87 – para 6.76	To follow paragraph formatting “6.70 6.76”	Formatting
P87 – para 6.77	To follow paragraph formatting “6.71 6.77”	Formatting
P87 – para 6.78	To follow paragraph formatting “6.72 6.78 Mesh cages should be installed with a gap at ground level to allow mulch to be spread evenly and litter removed. When planting standard trees on its own land the Council uses mesh guards combined with three timber stakes as shown in the detail in Figure 39 below.”	Formatting
P87 – Figure 41	To remove Figure 41 “Figure 41. Typical planting detail for standard trees in public open space DCC”	Formatting
P88 – Figure 42	To remove Figure 42 “Figure 42. Typical planting detail for trees in public open space DCC”	Formatting
P88 – para 6.79	To follow paragraph formatting “6.79”	Formatting
P89 – Figure 39	Insertion of Figure 39 “Figure 39. Typical planting detail for standard trees in public open space DCC”	Formatting
P89 – Figure 40	Insertion of Figure 40 “Figure 40. Typical planting detail for trees in public open space DCC” “6.73”	Formatting

P90 – para 6.80	To follow paragraph formatting “ 6.74 6.80 ”	Formatting
P90 – para 6.81	To follow paragraph formatting and to add further details regarding trees and SuDS “ 6.81 Tree planting can form part an important part of sustainable drainage systems. Trees contribute to surface water management by intercepting rainfall in their canopies, slowing and reducing the amount of surface water entering the system, while providing an infiltration medium in their rooting environment that stores water and slow run-off. Some of that water is absorbed by the roots and evaporated through the leaves in transpiration. Trees can be successfully incorporated into a range of SuDS features but it is important to design those features with trees in mind, creating conditions in which trees can thrive whilst meeting their functional drainage requirements. ”	City of Durham Trust
P90 – Figure 41	Insertion of Figure 41 “ Figure 41. Use of tree pits in SuDS Green Blue Urban ” “ 6.75 ”	Formatting
P91 – para 6.82	To follow paragraph formatting “ 6.76 6.82 ”	Formatting
P91 – Figure 42	Removal of Figure 42 “ Figure 42. Use of tree pits in SuDS GreenBlue Urban ”	Formatting
P91 – para 6.83	To follow paragraph formatting “ 6.77 6.83 ”	Formatting
P92 – para 6.84	To follow paragraph formatting and add further detail regarding tree root protection. “ 6.78 6.84 Swales can include linear rain gardens in hard landscapes or simpler ‘soft’ features in open spaces or highway verges. A typical swale in a highway verge is shown in the drawing below. Most swales will be relatively free draining with brief periods of waterlogging. The physical environment for trees can be less exacting and suited to a wider range of species,	Internal consultee

	including some natives. Species selection should be site specific. When planting in the highway verge the general characteristics of street trees – winter hardiness, toughness, pollution resistance and an upright habit – remain important. It is essential that any root barriers installed to protect adjacent hard surfaces or perforated drains are positioned so as to allow the tree access to sufficient soil volume. ”	
P92 – para 6.85	To follow paragraph formatting “ 6.85 Trees can be planted in and around large attenuation basins either as individual specimens, as wet woodland on the floor or margins of the basin , or as a mosaic of woodland, scrub and open habitats... 6.79 ”	City of Durham Trust
P92 – para 6.86	To follow paragraph formatting “ 6.80 6.86 ”	Formatting
P92 – para 6.87	To follow paragraph formatting “ 6.81 6.87 ”	Formatting
P92 – para 6.88	To follow paragraph formatting “ 6.82 6.88 ”	Formatting
P93 – para 6.89	To follow paragraph formatting “ 6.83 6.89 ”	Formatting
P93 – para 6.90	To follow paragraph formatting “ 6.84 6.90 ”	Formatting
P93 – para 6.91	To follow paragraph formatting “ 6.85 6.91 ”	Formatting
P93 – para 6.92	To follow paragraph formatting “ 6.92 ”	Formatting

P93 – para 6.93	<p>To follow paragraph formatting and add further detail regarding Natural England’s ‘Right Tree Right Place’</p> <p>“6.93 Woodlands and other woody habitats such as scrub, wood pasture and parkland created for wider objectives such as biodiversity and flood control, should be designed to meet those objectives. The guidance referenced in 6.87 above contains useful information on creating native woodland habitats. Natural England’s advice on the six principles of ‘Right Tree Right Place’ for woodland creation is given in the box below.”</p>	Natural England
P94	<p>Further detail included regarding Natural England’s ‘Right Tree Right Place’</p> <p>Six principles of ‘Right Tree Right Place’ for woodland habitat creation</p> <ol style="list-style-type: none"> 1. Check for existing interest and restoration potential - ensure that existing environmental assets (priority habitats, peat, protected sites, priority species (especially breeding waders) are not compromised by tree planting and opportunities for restoring non-wooded habitat are considered when assessing the suitability of a site for tree planting. Please refer to relevant guidance on woodland creation as listed below. 2. Go native and diverse – native woodland has co-evolved with our native wildlife and is proven to support a greater range of priority species than conifer plantations, in which only 18 of the 257 priority species are primarily found. Native communities also tend to be more resilient to climate change and environmental stressors, as they are better adapted to local geology, soils and conditions and are generally more diverse in age and vertical structure, occupying a greater range of niches than plantations. 3. Get better connected – creation of native woody habitats should enhance functional connectivity between existing wooded habitat patches within the landscape, in particular to buffer and join up with any existing Ancient Woodland and Wood Pasture protected sites. This increases permeability of the landscape for both woodland and non-woodland species. 4. Go large – larger woodlands are likely to host a greater range of species, pertinently woodland specialist species. However, trees outside of woodland are also critical for providing wooded habitat corridors and connecting presently fragmented woodlands. 5. Be edgy – incorporation of structural heterogeneity i.e. open space in the form of glades and rides and edge ecotones whereby woodland grades into scrub and avoiding straight edges can maximise opportunities for nature recovery. Promoting natural colonisation, 	Natural England

	<p>where there is a viable seed source and nature conservation objectives, will support the development of a diverse age and vertical structure.</p> <p>6. Get wet – restore hydrology and other natural processes i.e. natural interactions between trees and water through riparian woodland creation, which can also address issues of nutrient and sediment transfer from farmland</p>	
P94 – para 6.94	<p>To follow paragraph formatting and to add further detail regarding natural colonisation</p> <p>“6.94 In developments where larger new woody habitats are created, natural colonisation from a nearby native seed source may be practical either instead of, or in combination with, planting. Natural colonisation ensures that seed is of local provenance and therefore site adapted and thus more likely to successfully establish in the first instance. Local provenance seed of native species also tends to be of higher genetic diversity than that available through nurseries, which fosters resilience to environmental stressors. The phenology of trees of local provenance is also more compatible with local fauna and flora. The process of natural colonisation ensures vertical and age structure diversity and in turn creates niche diversity.”</p> <p>“6.86”</p>	Natural England
P95 – para 6.95	<p>To follow paragraph formatting</p> <p>“6.87-6.95”</p>	Formatting
P95 – para 6.96	<p>To follow paragraph formatting</p> <p>“6.88 6.96”</p>	Formatting
P95 – para 6.97	<p>To follow paragraph formatting</p> <p>“6.89 6.97 Priorities for new woodland creation in the Strategy include:”</p>	City of Durham Trust
P95 – para 6.98	<p>To follow paragraph formatting</p> <p>“6.90 6.98 These can inform decisions about the creation of new woodlands as part of a development, or those planted in mitigation for woodland loss. Some weight will be given in the planning balance to woodland creation that aligns with priorities in the CDLS as the Council’s adopted strategy. Similarly, weight will be given to woodland creation that aligns with emerging Nature Recovery Strategies, the North Pennines AONB Management Plan, and the</p>	City of Durham Trust

	objectives of landscape partnerships and initiatives such as the NECF, or meets other established environmental objectives such as flood prevention / attenuation at a wider landscape scale. "	
P95 – para 6.99	To follow paragraph formatting " 6.91 6.99 "	Formatting
P96 – para 6.100	To follow paragraph formatting " 6.92 6.100 "	Formatting
P96 – para 6.101	To follow paragraph formatting " 6.93 6.101 "	Formatting
P96 – para 6.102	To follow paragraph formatting " 6.94 6.102 "	Formatting
P96 – para 6.103	To follow paragraph formatting " 6.95 6.103 "	Formatting
P96 – para 6.104	To follow paragraph formatting " 6.96 6.104 "	Formatting
P97 – para 6.105	To follow paragraph formatting " 6.97 6.105 "	Formatting
P97 – para 6.106	To follow paragraph formatting " 6.98 6.106 "	Formatting
P97 – para 6.107	To follow paragraph formatting " 6.99 6.107 "	Formatting
P97 – para 6.108	To follow paragraph formatting " 6.100 6.108 "	Formatting

P97 – para 6.109	To follow paragraph formatting “ 6.101 6.109”	Formatting
P97 – para 6.110	To follow paragraph formatting “ 6.102 6.110”	Formatting
P97 – para 6.111	To follow paragraph formatting “ 6.103 6.111”	Formatting
P98 – para 6.112	To follow paragraph formatting “ 6.104 6.112”	Formatting
P98 – para 6.113	To follow paragraph formatting “ 6.105 6.113 For schemes that involve the planting of trees, woodlands and hedges in creation of areas of public open space, and public realm or structural landscaping, a long-term Management Plan will be required that provides for their retention and maintenance . This may take the form of a Landscape Management Plan, a Woodland Management Plan or a Biodiversity Management Plan depending on the site. ”	Michael Preston
P98 – para 6.114	To follow paragraph formatting “ 6.106 6.144”	Formatting
P98 – para 6.115	To follow paragraph formatting “ 6.107 6.115”	Formatting
P107 – para 7.45	“Tree branches can cause obstructions to roads, footways, public rights of way, signs, streetlights and open spaces. Appropriate pruning to eliminate hazards remove branches caused by an obstruction ve branches will normally be supported provided that it is in accordance with good arboricultural practice (see Appendix 1: Tree Management) and preserves the health, longevity and amenity value of the tree . Works to maintain a minimum of 5 metres clearance over roads, 2.54 metres over footpaths / public rights of way and 3 metres over railway paths will normally be considered acceptable as would the removal of epicormic growth from the base of the trees.”	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)

P109 – para 7.59	<p>“Proposals to fell or prune trees because of a personal medical complaint will not normally be supported where the works are otherwise in accordance with good arboricultural practice (see Appendix 1: Tree Management). Where it can be established through supporting information that the presence of a tree is causing a detriment to the health of residents, careful consideration will be given to the benefits of the proposed tree works taking into account the quality and importance value of the tree/s as well as and the its benefits to the wider community.”</p>	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)
P109 – para 7.60	<p>“Proposals to fell or prune trees because of the presence of tree roots in gardens will not be supported. The simple encroachment of roots into adjoining land is not considered to amount to actionable nuisance. Tree roots in gardens are a natural occurrence and root presence is unlikely to be affected by tree pruning or removal. Most species of deciduous tree will re-sprout from the stump when cut down. Many species will produce a new growth shoot from a root if it becomes exposed to sunlight through ground erosion. Some species readily produce shoots from their buried roots as a way to regenerate and this is often stimulated by stresses, such as heavy pruning or felling. Numerous tree species (including Cherry and Poplar) are therefore likely to produce vigorous root suckers as a response to being felled. Poisoning a stump to prevent such suckering is not always successful since application of herbicide onto a stump face often only affects the stump and the upper roots. Tree felling or branch pruning in response to root invasion in gardens would therefore not normally be appropriate, as such works are likely to worsen existing problems. Landowners have a common law right to cut roots back to their boundary, providing that this would not lead to the death or instability of the tree. However, in the case of trees covered by a TPO or in a conservation areas permission is required. Proposals to fell or prune trees because of the presence of tree roots in gardens will not normally be supported unless they are causing an actionable nuisance such as structural damage.”</p>	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)
P110 – para 7.63	<p>“It is often possible to repair paths to take account of adjacent trees and tree roots. Where roots protrude, they can be root pruned, or the path re-laid around the tree with flexible materials such as asphalt or flexiOpave to provide a smooth surface. Proposals to fell trees that are considered to be damaging paths will not be supported unless it can be demonstrated that there is a clear risk to public safety health that cannot otherwise be mitigated.”</p>	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)
P110-111 – para 7.65	<p>“Proposals to fell or prune trees because they are causing damage to a structure through subsidence or other mechanisms will not be supported unless there is clear evidence of damage and an ambiguous correlation between the damage and the effects of the trees. Tree</p>	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)

	removal will not normally be supported unless it is shown that the trees in questions are a significant contributory factor in the reported damage and that their removal is essential to enable effective repairs to be carried and there are no practical alternatives..."	
P111	"7.66 Even when there is a clear correlation between a tree and subsidence damage, removal of the tree is not always the most appropriate course of action. When a tree is removed in a shrinkable clay sub-soil, the soil will rehydrate and swell in volume. The expansion may lift the foundations and cause further damage to the property. This is known as 'heave'. This is more likely to occur if the removed tree was mature and had a high water demand. In those circumstances works such as underpinning foundations may be more appropriate."	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)
P111 – para 7.66	To follow paragraph formatting "7.67 7.66"	Formatting
P111 – para 7.67	To follow paragraph formatting "7.68 7.67"	Formatting
P111 – para 7.68	To follow paragraph formatting "7.69-7.68"	Formatting
P111 – para 7.69	To follow paragraph formatting "7.70 7.69"	Formatting
P111 – para 7.70	To follow paragraph formatting "7.71-7.70"	Formatting
P111 – para 7.71	To follow paragraph formatting "7.73 7.72"	Formatting
P112 – para 7.73	To follow paragraph formatting "7.74 7.73"	Formatting
P112 – para 7.74	To follow paragraph formatting "7.75 7.74"	Formatting

P112 – para 7.75	To follow paragraph formatting <i>“7.76 7.75”</i>	Formatting
P112 – para 7.76	To follow paragraph formatting <i>“7.77 7.76”</i>	Formatting
P113 – para 7.77	To follow paragraph formatting <i>“7.78 7.77”</i>	Formatting
P113 – para 7.78	To follow paragraph formatting <i>“7.79 7.78”</i>	Formatting
P113 – para 7.79	To follow paragraph formatting <i>“7.80 7.79”</i>	Formatting
P113 – para 7.80	To follow paragraph formatting <i>“7.81 7.80”</i>	Formatting
P113 – para 7.81	To follow paragraph formatting <i>“7.82 7.81”</i>	Formatting
P113 – para 7.82	To follow paragraph formatting <i>“7.83 7.82”</i>	Formatting
P113 – para 7.83	To follow paragraph formatting <i>“7.84 7.83”</i>	Formatting
P114 – para 7.84	To follow paragraph formatting <i>“7.85 7.84”</i>	Formatting
P114 – para 7.85	To follow paragraph formatting <i>“7.86 7.84”</i>	Formatting

P114 – para 7.86	To follow paragraph formatting “ 7.87 7.86 ”	Formatting
P114 – para 7.87	To follow paragraph formatting “ 7.88 7.87 ”	Formatting
P114 – para 7.88	To follow paragraph formatting “ 7.89 7.88 ”	Formatting
P114 – para 7.89	To follow paragraph formatting “ 7.90 7.89 ”	Formatting
P114 – para 7.90	To follow paragraph formatting “ 7.91 7.90 ”	Formatting
P116 – para 1	To follow paragraph formatting “ 1 ”	Formatting
P116 – para 2	To follow paragraph formatting “ 12 ... Poorly considered operations like topping and heavy pruning can make trees more dangerous, removing material the tree needs to maintain its health and opening up large wounds that invite infection and decay. In some species they can stimulate a flush of undesirable dense re -growth which can make problems such as shading worse or create an unstable crown with new stems growing from decaying anchor points.”	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)
P116 – para 3	To follow paragraph formatting “ 23 Trees are nevertheless living organisms subject to change and there are situations where they need to be managed to accommodate their immediate surroundings or to maintain their health and condition, for example by pruning to remove dead or diseased branches or provide clearances. remove dead or diseased branches, to accommodate development or to avoid or redress impacts on people and property. In extreme cases trees may need to be removed that are in poor condition or unsuitably located. Regular inspection of trees can help	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)

	identify any management issues and enable appropriate maintenance to be undertaken in advance of problems arising, before they need major works. "	
P116 – para 4	To follow paragraph formatting "34 Tree works should be carried out by a qualified arborist working to the British Standard: BS3998:2010 Tree Work – Recommendations. The main forms of management works to trees are described below. The main forms of tree management works are described in the British Standard and can be summarised as below. "	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)
P116 – para 5	To follow paragraph formatting "45 Formative pruning is carried out to improve the form of young trees and encourage the formation of good stem and branch structure. It involves the removal of dead, diseased, potentially weak or damaged branches, crossing or co-dominant growth together with undesirable low branches and epicormic growth at the base of the main stem. Formative pruning can reduce the need for pruning later in the life of the tree by encouraging good branch structure at the early stages of a tree's development. It can be is generally carried out on young and semi-mature trees to produce a tree which at maturity will be free from any major physical weakness and will be compatible with future site management objectives. but should be avoided on mature specimens. Pruning normally involves removal of small diameter branches and stems Only branches and stems of a small diameter are removed, using hand tools such as secateurs, loppers and pull saws or bowsaws."	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)
P117 – para 6	To follow paragraph formatting "56 Crown lifting involves the removal of the lowest branches of a tree to achieve a desired height clearance above ground level. so that the remaining lowest branches are at the desired height. This operation may be undertaken for a number of reasons, such as to allow access under a tree, enhance clearances from nearby structures or to allow more light under the canopy, to clear branches from low structures, or to allow light under the canopy. Excessive pruning should be avoided as this can be damaging to the tree's form and structure by creating an unbalanced crown or by making the tree. branch removal can lead to an unbalanced crown and the tree becoming top heavy. Ideally it should not exceed 15% of the original crown volume or 1/3 of the tree's top height. Pruning should be limited to small diameter, secondary branches where possible and not include the removal of larger	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)

	<p>structural branches back to the main stem. This will reduce the risk of stem decay that can be caused by leaving large pruning wounds and will help to retain a balanced and attractive crown structure. Large wounds on the main trunk of a tree can instigate decay which can reduce its long term integrity. Where possible the size and number of pruning wounds should be limited, and they should be well spaced to reduce the chance of decay pockets combining to form larger cavities within the stem of the tree. To maintain a balanced crown the lifting operation should retain at least 85% of the original crown. In some cases, the objectives can be achieved by the reduction of branches to lateral/secondary growth rather than removal at the main stem. This should always be considered first as it can help retain a balanced and attractive crown and avoid large pruning wounds. An image of an example of crown lifting is shown in Figure A1.1 below.”</p>	
P117 – Figure A1.2	<p>Insertion of Figure A1.2.</p> <p>“Figure A1.2. Crown thinning: before and after DCC”</p>	Formatting
P117 – para 7	<p>To follow paragraph formatting</p> <p>“67 Crown thinning involves the removal of a proportion of branch material from the interior of the crown without affecting the shape of the tree. This operation is usually undertaken to reduce crown density, to form an evenly spaced and balanced branch structure by removing dead, diseased, weak or damaged branches, and to allow more light through the canopy. form a healthy branch structure by removing dead, diseased, damaged, crossing and rubbing branches, allow more light through the canopy or reduce wind resistance. The percentage of leaf bearing twig structure to be removed in crown thinning should be kept to a minimum and The percentage of crown to be removed is normally be limited to between 10 and 25% crown volume , and most branches removed will be less than 4cm in diameter. Material should also be removed systematically from throughout the tree, rather from the inner crown only, to prevent ‘lion-tailing’ of branches. Many tree species evolve a canopy density for adaptive reasons to cope with varying degrees of light and exposure and uneven thinning or over-thinning can increase the likelihood of branch failures due to increased exposure and turbulence within the tree. If the objective is to reduce wind loading this should normally be achieved by crown reduction to reduce overall leverage. and crown thinning can increase turbulence and cause drought stress and branch failures. For this reason, crown thinning is</p>	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)

	usually only acceptable when carried out as part of crown cleaning or balancing works. An image of an example of crown thinning is shown in Figure A1.2 above.	
P119 – figure A1.2.	Removal of Figure A1.2. “Figure A1.2. Crown thinning: before and after DCC”	Formatting
P119 – para 8	To follow paragraph formatting and add further detail “78 This operation is similar to a crown thin except that only dead, diseased, crossing and rubbing weak or damaged branches are removed to improve the health and appearance of the tree and reduce risks of the risk of harm from any falling material. The dieback and shedding of branches are natural processes within the development and aging of trees and deadwood provides valuable habitat for a wide range of species of flora and fauna. Removal of deadwood is normally only recommended where it presents an unacceptable risk of harm or where it is otherwise appropriate to maintain the health and condition of the tree. No healthy, sound wood is removed. Dead wood provides valuable habitat for a wide range of species and seldom represents a threat to the health of the tree. Removal of deadwood should be done carefully to avoid injury to living bark or sapwood as this can result in the ingress of decay or disease into to otherwise sound tissues. Crown cleaning may include removal of deadwood but will also include removal of deleterious material such as invasive climbing plants, inappropriate objects such as wires, clamps or other fixings. Removal of deadwood is generally recommended only where it presents an unacceptable risk or where it is otherwise necessary to help maintain a safe and healthy tree.”	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)
P119	“Crown reduction and reshaping ”	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)
P119 – para 9	To follow paragraph formatting and add furth detail “9 Crown reduction involves reducing the size of a tree’s crown area in proportion to its original shape. This normally involves pruning back the outermost branches and leaders back to subordinate lateral branches that are large enough to assume a terminal role (at least one third the diameter of the cut stem). It is often undertaken to allow retention of a tree in a confined space; maintain clearances from buildings or other structures, or to balance an asymmetrical crown. It can be specified on the whole tree or limited to parts of the crown or	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)

	<p>selected branches as required. The aim should be to maintain or create a balanced structure by carefully pruning back to suitable branch junctions. It should also limit the volume of leaf area to be removed to within an acceptable limit considering the species of tree, its age and vitality and its ability to withstand the treatment. It should not normally be combined with other pruning operations due to the potentially negative effects of excessive leaf loss and branch wounding. the overall size of the crown area by pruning back the leaders and branch terminals to lateral branches that are large enough to assume the terminal roles (at least one third the diameter of the cut stem). It is normally undertaken to reduce contact with buildings or other structures or balance an asymmetrical crown. It can be specified to cover the whole crown or limited to a particular branch or branches. The aim should be to maintain or create a balanced structure. Pruning should only take place back to appropriate pruning points. Poor or excessive pruning can destroy a tree's natural shape and substantially reduce its leaf cover causing physiological problems and decay, increasing the risk of failure. It often results in a proliferation of new growth which increases the need for future maintenance."</p>	
P120 – para 10	<p>Insertion of para 10 following paragraph formatting</p> <p>"10 Specifications for crown reduction are often given as a percentage, however this should also be clarified with reference to length, height or spread in metres to avoid ambiguity. For example, a 30% reduction of a tree with a 10m crown height and spread is equivalent to a 1.2m branch reduction all round. Crown reduction up to a maximum of 30% may be acceptable to semi-mature trees however pruning volume should be reduced in older mature trees to 15-20% as it can have an increased negative impact on their health and condition. Crown reduction pruning should only involve the shortening or removal of smaller diameter branches not exceeding 75mm diameter, not main structural branches or older mature wood over this size."</p>	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)
P120 - para 11	<p>Insertion of para 11 following paragraph formatting</p> <p>"811 Inappropriate or excessive pruning should also be avoided as this can permanently disfigure a tree and adversely affect its health and long term viability. Excessive pruning can also result in a proliferation of dense re-growth which can be counterproductive and increase the need for future ongoing maintenance. An image of an example of crown reduction is shown in Figure A1.3 below."</p>	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)

P120-121 – para 9	<p>Removal of para 9</p> <p>“9 Crown reduction up to a maximum of 15-20% may be acceptable to semi-mature trees providing cuts do not exceed 5-7cm and where shaping and restricting size and spread is essential. Crown reduction of mature or older trees is not normally acceptable as it can severely affect tree health and may lead to the death or decline of the tree and is generally only acceptable as management of last resort. An image of an example of crown reduction is shown above.”</p>	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)
P121 – Figure A1.4.	<p>Removal of Figure A1.4.</p> <p>“Figure A1.4. Pollarding: before and after DCC”</p>	Formatting
P121 – para 12	<p>To follow paragraph formatting and to add further detail</p> <p>“10 12 Pollarding is an ancient way of maintaining trees, typically in pasture where the timber of the tree was harvested in a cyclical fashion above the height where livestock could browse. It has been adapted as a specialised form of management for some urban trees where it is used to contain height and spread while maximising leaf cover. It is done by lopping cutting back a young tree to create a branch framework that supports a dense head of branches and foliage, which is then cut back to the original pruning positions on a regular cycle. The regenerating shoots are typically cut back on a cycle of between one and five years depending on the extent of regrowth and other site management objectives a young tree when it has reached a desired height and structure. Once the desired framework is established the regenerating shoots are cut back on a cycle of between one and five years.”</p>	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)
P121 – para 13	<p>To follow paragraph formatting and add further detail</p> <p>“13 There are very few traditional pollards in County Durham and o nly certain species will tolerate this degree-type of pruning, and new growth may be weak and prone to tearing off. It is a very specialised and labour intensive form of management as it that requires regular repeated pruning of a specific trained form of tree intervention on a regular cycle to maintain a healthy tree. It is generally not an appropriate form of management for trees which have not been grown and managed as pollards, however it can sometimes be undertaken as a last resort to management option to deal with trees in an advanced state of decline that have suffered major branch dieback. An image of an example of pollarding is shown in Figure A1.4</p>	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)

	below It is not an appropriate form of management other than for previously pollarded trees. In maiden trees it creates large pruning wounds, introduces decay into the canopy and promotes the development of unstable new growth arising from weak anchorage points. An image of an example of pollarding is shown above. ”	
P122 – Figure A1.4	Insertion of Figure A1.4. “ Figure A1.4. Pollarding: before and after DCC ”	Formatting
P122 – para 14	Insertion of para 14 “ 14 Topping’ involves the heavy cutting back of a tree to reduce its height and to remove most or all of the major branches. Topping is not considered good arboricultural practice as it severely affects the health and amenity of the tree, and often leads to a much reduced lifespan or death of the tree. As with other inappropriate or excessive pruning it creates large pruning wounds, which can introduce decay and disease into the tree and generate a flush of weakly attached new shoot growth which is increasingly prone to failure as it increases in size. ”	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)
P122 – para 15	Insertion of para 15 and following paragraph formatting “ 12 15 Where height reduction is considered necessary or desirable, an appropriate amount of crown reduction pruning (see above) is preferred. Where a tree has previously been topped it may be necessary and therefore acceptable to prune it back to the previous pruning points to reduce the risk of branch failures. Where a tree is in poor health and structural condition and may pose a risk of harm but its retention is desirable for biodiversity, it may be possible to undertake monolithing as an alternative to felling the tree (see below Topping involves cutting at a certain height to reduce the height of the tree and removing most or all of the major branches. Topping is not generally an acceptable practice as it severely affects the amenity value and health of the tree, and often leads to death or a shortened life. As with inappropriate pollarding it creates large pruning wounds, introducing decay into the canopy and the development of unstable and potentially dangerous new growth. Where height reduction is considered essential and unavoidable, crown reduction (see above) is preferred.	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)

	Where a tree has previously been topped it may be acceptable to prune back to the previous pruning points as with pollarding. Where a tree has become hazardous and cannot be made safe by other means, but the retention of the tree in a much reduced form is desirable for biodiversity, monolithing (see below) is preferred. ”	
P123 – Figure A1.5.	Removal of Figure A1.5. “Figure A1.5. Monolithing: before and after DCC”	Formatting
P123 – para 16	To follow paragraph formatting and furth detail “16 A monolith tree is created when the entire crown is removed back to the main stem or short stubs of limbs. This is carried out only where trees are in very poor condition and would otherwise be felled. It retains the main stem of the tree as habitat, and particularly for species depending on decaying wood and cavities. Monolith trees need periodic inspection to ensure that they remain safe. An image of an example of pollarding is shown in Figure A1.5 below. ”	Formatting
P123 – Figure A1.5.	Insertion of Figure A1.5 “Figure A1.5. Monolithing: before and after DCC”	Formatting
P123 – para 13	Removal of para 13 following paragraph formatting “13”	Formatting
P124 – para 17	To follow paragraph formatting “17”	Formatting
P124	Insertion of new title “Dealing with tree stumps”	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)
P124 – para 18	Insertion of para 18 following paragraph formatting “18 Where a tree is to be felled an appropriate stump management option should be chosen, taking account of the future use of the site and the advantages or disadvantages of each option. This may include for example the potential for trip hazards, pest and disease management, aesthetics, or making space for a replacement tree or new landscaping. Stumps	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)

	can either be ground out to below ground level using a machine, dug out by hand or by mechanical means, winched out, chemically treated or left in situ.”	
P124 – para 19	Insertion of para 19 following paragraph formatting “19 Most broadleaved tree species and a few other coniferous species will produce new shoots when stumps are retained after felling. Such regrowth might be desirable in some situations, however if left unchecked the shoots will have potential to develop into mature trees of similar proportions as the original trees.”	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)
P124 – para 20	Insertion of para 20 following paragraph formatting “20 The chosen method will also be influenced by access constraints, level or risk or site disturbance involved. Chemical treatment should normally be applied directly to the stump surface as soon as possible after felling. All herbicides should be applied in strict accordance with the manufacturers recommendations and with extreme caution where there is a risk of other plants being affected or possible exposure to humans, pets or livestock. ”	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)
P125 – para 21	Insertion of para 21 following paragraph formatting “21 Stump grinding is preferable to digging out or winching as it is less disruptive, however any hole of void left should be filled with soil or other material in consideration of future site usage and to avoid leaving a trip hazard.”	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)
P125 – para 22	Insertion of para 22 following paragraph formatting “22 Stumps can also be retained in some situations to provide habitat or a carved or sculpted feature.”	Internal consultee (to capture changes arising from review of DCC Tree Management Policy)
P125	Removal of paragraph 14 “14”	Formatting
P126 – para 23	To follow paragraph formatting “15-23”	Formatting
P126 – para 24	To follow paragraph formatting	Formatting

	"16 24"	
P126 – para 25	To follow paragraph formatting "17 25"	Formatting
P126 – para 26	To follow paragraph formatting "18 26"	Formatting
P126 – para 27	To follow paragraph formatting "19 27"	Formatting
P126 – para 28	To follow paragraph formatting "20 28"	Formatting
P127 – para 29	To follow paragraph formatting "21 29"	Formatting
P127 – para 30	To follow paragraph formatting "22 30"	Formatting
P127 – para 31	To follow paragraph formatting "23 31"	Formatting
P128 – para 32	To follow paragraph formatting "24 32"	Formatting
P128 – para 33	To follow paragraph formatting "25 33"	Formatting
P128 – para 34	To follow paragraph formatting "26 34"	Formatting
P128 – para 35	To follow paragraph formatting	Formatting

	“27 35”	
P128 – para 36	To follow paragraph formatting “28 36”	Formatting
P128 – para 37	To follow paragraph formatting “29 37”	Formatting
P129 – para 38	To follow paragraph formatting “30 38”	Formatting
P130 – para 39	To follow paragraph formatting “31 39”	Formatting
P130 – para 40	To follow paragraph formatting “32 40”	Formatting
P130 – para 41	To follow paragraph formatting “33 41”	Formatting
P130 – para 42	To follow paragraph formatting “34 42”	Formatting
P131	“The following common trees and shrubs are native to County Durham. The following common trees and shrubs are native to County Durham.”	Formatting
P132	Insertion “See also: See also:”	Formatting
P132	“Native woodland planting communities found in County Durham” “Native woodland plant communities found in County Durham.”	Formatting
P134	“See also:”	Formatting

	Native Woodland in County Durham (durhamlandscape.info)	
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