

North York Moors
National Park Authority
Local Development Framework

Design Guide

Part 3: Trees and Landscape Supplementary Planning Document



North York Moors
National Park Authority

Design Guide
Part 3: Trees and Landscape
Supplementary Planning Document

Adopted June 2008

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- This document can be made available in Braille, large print, audio and can be translated. Please contact the Planning Policy team on 01439 770657, email policy@northyorkmoors-mpa.gov.uk or call in at The Old Vicarage, Bondgate, Helmsley YO62 5BP if you require copies in another format.

1 Introduction

1.1 Background

The 'Trees and Landscape' Supplementary Planning Document (SPD) is the third in a series of SPDs that collectively form the North York Moors National Park Authority's Design Guide. As the Design Guide expands, it will cover the most common types of new development occurring in the National Park and include more detailed advice on the following topics:

- Part 1:** General Principles
- Part 2:** Extensions and Alterations to Dwellings
- Part 4:** The Re-use of Rural Buildings
- Part 5:** New Agricultural Buildings

Part 3 – 'Trees and Landscape' should be read in conjunction with other relevant parts of the Design Guide.

The Design Guide has been developed to provide practical advice and guidance on issues relating to new development and tree and landscape matters. It is intended for use by designers, house builders and all those who promote new development and apply for planning permission within the National Park. It will be relevant to officers and Members of the Authority who guide and control development, but more widely, will also be of interest to anyone who wants to see greater care taken in the design of the landscape in new development proposals within the National Park.

The Guide will be referenced when making decisions on planning applications and in providing general landscape and tree advice to prospective applicants.

Each planning application submitted to the Authority will be judged on its own merits and against the policies of the *Core Strategy and Development Policies Development Plan Document (2008)* and having regard to the design principles in Parts 1 and 2 of the Design Guide (and in due course Parts 4 & 5).

1.2 Policy Context

The importance of tree protection and good landscape design is supported in a number of national, regional and local planning documents.

National Policy

The Government's policy for design in the planning system is contained in Planning Policy Statement 1¹, which states that a key objective for local planning authorities is to ensure that developments, '*...are visually attractive as a result of good architecture and appropriate landscaping*'.

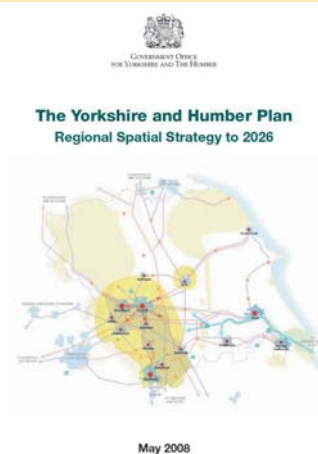
Additional design advice is also contained in Planning Policy Statement 7², a key objective of which is, '*To raise the quality of life and the environment in rural areas*', which is achievable through the promotion of '*...good quality, sustainable development that respects and where possible, enhances local distinctiveness and the intrinsic qualities of the countryside*'.



PPS7: Provides the Governments objectives for rural areas and makes explicit reference to the landscape character

Footnotes:

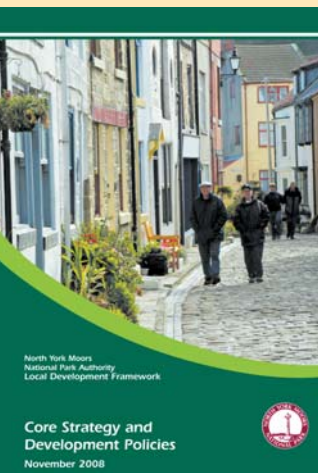
- ¹ PPS 1 'Delivering Sustainable Development' (DCLG 2005)
- ² PPS 7 'Sustainable Development in Rural Areas' (DCLG 2004)



The Yorkshire and Humber Plan
Regional Spatial Strategy to 2026

May 2008

RSS: Lends support to the protection of woodland and landscapes across the region



North York Moors
National Park Authority
Local Development Framework

Core Strategy and
Development Policies
November 2008

Core Strategy and
Development Policies
Document (2008):
Provides the planning
policy framework for the
National Park

Footnote:
3 PPS 9 'Biodiversity and
Geological Conservation'
(DCLG 2005)

Furthermore, Planning Policy Statement 9³ advises that, *'Plan policies and planning decisions should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests'*.

Regional Spatial Strategy

Regional planning guidance is set out in the Yorkshire and Humber Plan, which is the Regional Spatial Strategy (RSS) for the Yorkshire and the Humber area. The current RSS was issued in December 2004 and is based on a selective review of Regional Planning Guidance 12, which itself was issued in 2001. The RSS seeks to protect and increase woodland areas and to safeguard and enhance biodiversity and distinctive landscapes across the Region.

The draft Yorkshire and Humber Plan was submitted to Government in December 2005. Public consultation took place on the draft Plan between January and April 2006 and an Examination In Public was held to test the Plan between September and October 2006. The main findings and recommendations from the Examination were used by the Government Office for Yorkshire and Humber to inform the final Plan document, which was formally published in May 2008.

North York Moors Core Strategy and Development Policies Development Plan Document (2008)

This sets out the local planning policies against which proposals for new development within the National Park are assessed. Of most significance to this particular SPD are Core Policies C and G.

CORE POLICY C

Natural Environment, Biodiversity and Geodiversity

The quality and diversity of the natural environment of the North York Moors National Park will be conserved and enhanced. Conditions for biodiversity will be maintained and improved and important geodiversity assets will be protected. Protected sites and species will be afforded the highest level of protection with priority also given to local aims and targets for the natural environment.

All developments, projects and activities will be expected to:

- 1** Provide an appropriate level of protection to legally protected sites and species.
- 2** Maintain, and where appropriate enhance conditions for priority habitats and species identified in the North York Moors Local Biodiversity Action Plan.
- 3** Maintain and where appropriate enhance recognised geodiversity assets.
- 4** Maintain and where appropriate enhance other sites, features, species or networks of ecological or geological interest and provide for the appropriate management of these.
- 5** Maximise opportunities for enhancement of ecological or geological assets, particularly in line with the North York Moors Local Biodiversity Action Plan, Tees Valley and North East Yorkshire Geodiversity Action Plans and the regional Habitat Enhancement Areas.
- 6** Mitigate against any necessary impacts through appropriate habitat creation, restoration or enhancement on site or elsewhere.

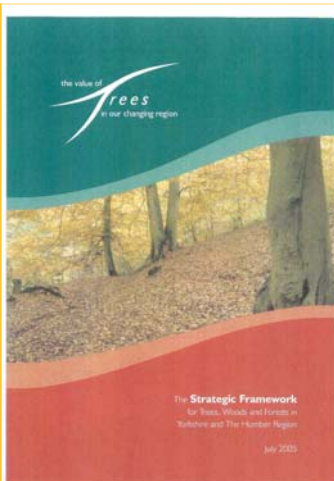
CORE POLICY G

Landscape, Design and Historic Assets

The landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced. High quality sustainable design will be sought which conserves or enhances the landscape setting, settlement layout and building characteristics of the landscape character areas identified in the North York Moors Landscape Character Assessment. Particular protection will be given to those elements which contribute to the character and setting of:

- 1** Conservation Areas
- 2** Listed Buildings
- 3** Historic Parks and Gardens
- 4** Scheduled Monuments and other sites of archaeological importance

The re-use of buildings of architectural and historic importance which make a positive contribution to the landscape and character of the National Park will be encouraged.



The Regional Forest Strategy (2005): Provides a strategic framework for the management of trees in the Yorkshire and Humber Region

Other development policies that are relevant to this SPD include Development Policy 3 – ‘Design’, a copy of which is reproduced in full at Appendix A.

North York Moors National Park Management Plan (1998)

The North York Moors National Park Management Plan (1998) recognises that the Park is an area renowned for its scenic beauty and appearance with a unique character and local distinctiveness. The special qualities of the Park are protected through a number of landscape, tree, woodland and forestry objectives that are contained in the Management Plan. The most relevant of these include:

Landscape Objective 1: *To maintain and enhance the scenic character of the North York Moors.*

Woodland Objective 5: *To protect individual trees of amenity and conservation value and to encourage their planting as new features as well as replacement.*

‘A high level of protection should be given to most valued townscape and landscapes, wildlife habitats and natural resources. Those with national and international designations should receive the highest level of protection’.

Planning Policy Statement 1 ‘Delivering Sustainable Design’ (DCLG 2005)

The Regional Forest Strategy for Yorkshire and the Humber Region (2005)

The Regional Forest Strategy for Yorkshire and the Humber Region was published in 2005 and provides a strategic framework for the future management of trees in the region. The document recognises that trees in the landscape are important to regional identity and that the integrity, character and quality of the region’s landscapes should be actively maintained and enhanced by new tree and woodland planting.

1.3 Design Guide Supplementary Planning Documents

Purpose

The purpose of the Design Guide Supplementary Planning Document is to:

- supplement the relevant policies contained within the ‘Core Strategy and Development Policies Development Plan Document’ and the objectives contained in the ‘National Park Management Plan’;
- raise the quality of landscape design by reflecting and building on the existing surrounding landscape character;
- raise awareness of the importance of trees within the built environment and the wider landscape;
- provide information on how to protect trees of value and their required growing conditions; and
- ensure that sustainability principles are incorporated into new landscape designs.

Development of the Document

Organisations and individuals with a particular interest in design, tree and landscape matters were initially consulted on a Discussion Paper which outlined the aims of the Supplementary Planning Document and the types of issues that might be covered. The Paper included a number of questions seeking feedback from consultees on what information the document should contain. It was also considered at the April 2007 meeting of the Authority's Planning Committee. The feedback from the consultation process formed the basis of the draft Supplementary Planning Document. Public consultation, including a formal exhibition was carried out in March and April 2008, the comments from which informed the final document.

Status

The Design Guide Supplementary Planning Document forms part of the Local Development Framework and therefore has statutory weight and is a **material consideration** in the determination of planning applications.

The adopted SPD is accompanied by:

- A Sustainability Statement: setting out how sustainability considerations have informed the SPD;
- Statement of Consultation: detailing the consultation undertaken in producing the SPD.

In some instances, Village Design Statement Supplementary Planning Documents and Conservation Area Assessment and Management Plan Supplementary Planning Documents may contain more detailed, local guidance on tree and landscape matters and these should be referred to alongside the Design Guide.

1.4 Aims and Objectives

The aim of the Guidance is to ensure that new development contributes positively to the landscape character of the National Park through the retention and protection of good quality trees and trees of amenity value, through planting additional trees where appropriate and by providing well-designed, sustainable landscape schemes.

This will be achieved by:

- i. Ensuring the protection and retention of existing trees that make a positive contribution to the locality and/or wider landscape.
- ii. Encouraging the appropriate integration of existing trees within new development sites.
- iii. Ensuring that trees are only removed from a development site after a proper assessment of their value has been carried out and, where feasible, they are replaced.
- iv. Encouraging the use of species which take account of and are appropriate to the locality.
- v. Ensuring that any new tree planting makes a positive contribution to maintaining or enhancing the existing landscape character.
- vi. Promoting and encouraging good landscape design as an integral part of new development proposals.
- vii. Ensuring that any new landscape proposals are appropriate to the locality and the wider landscape types/areas in the National Park.

- viii. Protecting landscape features that make an important contribution to the character of the existing landscape.
- ix. Minimising any adverse impacts on biodiversity interests and enhancing biodiversity conditions where possible.

1.5 Why Do We Need a Design Guide?

Different landscapes hold great significance for many people and are fundamental to a sense of place and identity. The North York Moors holds evidence of mans early occupation and intervention, which dates from prehistoric times. The shape and character of the moors has been influenced, to a large extent, by human intervention.

The details of field patterns, the farms, woods and tracks and the built environment all reflect the centuries of use by man. The landscape that we see today has been changed in some form or other by the successive communities which lived here and it is important to ensure that change brought about through current land use will leave a positive legacy for future generations to enjoy.

As planning authority for the National Park, the Authority deals with all applications for planning permission, Listed Building Consent and Conservation Area Consent. This mechanism of approvals allows the Authority the opportunity to work with applicants to ensure that new development proposals respect the distinctive character of the National Park and are consistent with the policies set out in the *Core Strategy and Development Policies Development Plan Document*.



Human intervention has helped shape the landscape (Rosedale Ironstone mine)
(Photo courtesy of Chris Ceaser)

2 Landscape

2.1 Introduction

The landscape is a complex combination of physical and cultural elements, the character of which has been created over a long period of time and through environmental changes and human intervention. In order to maintain a balanced relationship between the two, it is important to ensure that development proposals respect their context and are sensitively designed to protect and enhance the intrinsic character and local distinctiveness of this precious and delicate landscape.

'Landscape' can be defined as:

'An area as perceived by people whose character is the result of the action and interaction of natural and/or human factors'.

European Landscape Convention (Council of Europe 2000)

Landscape design is an integral part of the planning and development process. Its early consideration in the design process is essential if development is to successfully integrate with and blend into its surroundings. High quality landscape design can enhance both the development itself and the local environment.

Within a generally open landscape, the appropriate use of landform and trees can be a valuable asset in reducing the visual dominance of buildings



Considering the landscape early in the design process can mean the difference between a successful development and a poor one. It can also be time saving as a lack of detailed information at the submission stage can sometimes result in the failure to register an application. It can also be cost effective in the longer term by avoiding unnecessary delays.

The inherent characteristics of a landscape are vital factors in giving it local distinctiveness and, in order to maintain this distinctiveness, the characteristics must be retained and enhanced wherever possible.

2.2 Landscape Character

Understanding the character of a site and its broader setting is fundamental to the development of a successful landscape scheme. On this basis, landscape assessments that have already been undertaken for the North York Moors area should be carefully considered as a useful starting point.

National context

In 1996 the (former) Countryside Commission and (former) English Nature⁴, with support from English Heritage, produced the *'Character of England Map'*. This map combines English Nature's *'Natural Areas'* and the Countryside Commission's *'Countryside Character Areas'*, into a map consisting of 159 *'Joint Character Areas'* covering the whole of England. This map provides detailed descriptions of the key physical, historical and cultural characteristics of each of the 159 Joint Character Areas.

More specifically, the North York Moors National Park is covered by Landscape Character Area 25, which is known as the *'North Yorkshire Moors and Cleveland Hills'*. This provides detail of the core elements that characterise the local landscape and set it apart from other character areas. Character Area 25 is available for download from the Natural England website (www.naturalengland.org.uk) or can be obtained from the Natural England Publications Department.

Local level

In 2003, the Authority commissioned a detailed Landscape Character Assessment of the whole of the National Park. The study identified 9 distinctive Landscape Character Types containing 31 Landscape Character Areas. The study was informed, supported and guided by the work previously undertaken by the Countryside Commission and English Nature.

Landscape Character Types:

'A single landscape type will have broadly similar patterns of geology, landform, soils, vegetation land use, settlement and field pattern in every area where it occurs. This does not mean that every area will be identical but rather that there is a common pattern'.

Landscape Character Areas:

'Landscape Character Areas are the unique individual geographical areas in which landscape types occur. They share generic characteristics with other areas of the same type but have their own particular identity'.

Landscape Character Assessment: Guidance for England and Scotland 2002 (Countryside Agency)

Footnote:

⁴ The Countryside Commission and English Nature combined in October 2006 to create 'Natural England'.

The Assessment identifies the key patterns and characteristics of each Character Type in the context of the physical and human influences that have helped to shape them. This has been achieved by considering:

- the underlying geology of the area and its relationship with the existing land use pattern;
- the types of land cover, for example moorland, arable land, pasture, scrub or woodland;
- the 'experience' of views;
- settlement patterns, (in terms of the layout of villages and individual farmsteads); and
- access, (e.g. the pattern of roads and public rights of way etc).



Hedgerows form a strong repetitive linear pattern linking the woodlands on higher ground with woodlands lower down in the dale, which contributes to the landscape character.

Each Landscape Character Type has a different vegetation pattern. The vegetation pattern is the combination of vegetation types (grassland, scrub, woodland, hedgerows, parkland, moorland etc) and how these relate to each other and the pattern that they create.

2.3 Landscape Character Types

The 9 Landscape Character Types found within the North York Moors National Park are summarised below. A location map illustrating the geographical extent of each of the landscape types can be found in Appendix B.

1 Moorland

Characterised by open, expansive uplands with panoramic, long distance views across extensive tracts of heather into the low-lying dales. Settlements are almost entirely absent with only the occasional farmstead.



(Photo courtesy of
White Young and Green)

2 Narrow Moorland Dale

Characterised by dales, deeply incised into open moorland, with smoothly sloping lower-valley sides and steep upper-valley sides. River valley vegetation provides a strong linear vegetation pattern. It is a settled landscape containing scattered traditional farmsteads.



(Photo courtesy of
White Young and Green)

3 Forest

Usually found either within gradually rising upland areas on former moorland or moorland fringe areas. Land cover is primarily coniferous forest and settlements are almost entirely absent.



4 Coast and Coastal Hinterland

Undulating or rolling coastal and coastal hinterland with characteristic coastal settlements and fishing villages crowded into tight cliff-foot locations or confined into narrow valleys where they meet the sea. Other deep valleys are frequently lined with deciduous woodland, which contrasts with the openness of the surrounding farmed landscape.



(Photo courtesy of
White Young and Green)

(Photo courtesy of
White Young and Green)

(Photo courtesy of
White Young and Green)

(Photo courtesy of
White Young and Green)

5 Limestone Hills

A smoothly contoured plateau landscape rises at a shallow angle to prominent and impressive escarpments with conspicuous flat tops, deeply dissected and divided by a series of densely wooded dales. The largely open, elevated landscape allows extensive long distance views, sometimes broken by often regularly shaped plantations (mainly coniferous), concentrated on the higher land.



6 Narrow Glacial Channel and Griifs

Narrow steep-sided wooded valleys with a narrow, flat valley floor are typical within this landscape character type. The upper-valley sides are frequently marked by impressive cliffs.



7 Limestone Dales

Characterised by steep-sided, winding, relatively broad u-shaped valleys with pronounced winding steep-sided tributary valleys carved from the flat-topped limestone and sandstone plateau. The steep slopes of the valley sides in the central and lower dale are almost continuously wooded, with smaller blocks of woodland also occurring on the lower valley sides. The upper dale is generally more open with farmland.



8 Central Valley

The key landscape characteristics of this landscape type include a narrow, deep and sinuous central valley that is located between areas of heather moorland. Land cover is varied and comprises a mixture of farmland with broadleaved woodland and areas of coniferous and mixed plantations. Small patches of scrub, bracken, rough pasture, wet grassland and areas of upland grass moor also occur.



(Photo courtesy of
White Young and Green)

9 Upland Fringe

A distinctive, steeply-graded escarpment landscape forms an outward facing transition area between the moorland and the intensively farmed and forested landscape. Long views across the lowlands are a key feature, the detractors within these areas having a strong influence on the character of the upland fringe. There is a 'sense of prosperity' created through higher status halls, parklands, large houses and large farms. Farmland with an occasional arable field is confined to the more gently graded lower slopes of the escarpment.



More detailed descriptions of the key landscape characteristics, settlement patterns and vegetation patterns for each landscape type are detailed in Appendix C.

It is also acknowledged that there are some elements contained within the landscape that will detract from and dilute its visual character. These can range from busy roads, telecommunication masts, large modern agricultural buildings to inappropriate tree planting. Whilst many of these elements are a recognised part of the landscape fabric - they are not positive landscape features.

2.4 Landscape Surveys

Landscape surveys are an effective tool in providing a sound understanding of the landscape character of a particular site and its wider setting or context. They are also a useful mechanism to ensure that, where appropriate, existing features such as trees, hedgerows, dry stone walls and water-courses are successfully incorporated into a scheme to add maturity to a newly created environment.

The necessity (or otherwise) for a landscape survey to be undertaken will depend on the nature of the planning application, particularly in terms of its location, scale and sensitivity. Small domestic householder applications are unlikely to warrant a detailed survey whilst proposals for new dwellings or the conversion of buildings in more exposed rural locations where landscape is a more significant issue, will require further detail and analysis.

Early discussions with the appropriate planning officer are recommended in order to clarify the extent and scope of any surveys that are likely to be required as part of the formal planning application process.

It is important that some form of landscape survey is undertaken before any design work begins in order to provide a sound basis from which to develop a landscaping scheme.

Failure to demonstrate that the landscape has been fully considered in the design process may result in a delay in registering your planning application.

A successful landscape survey will generally include the following key stages:

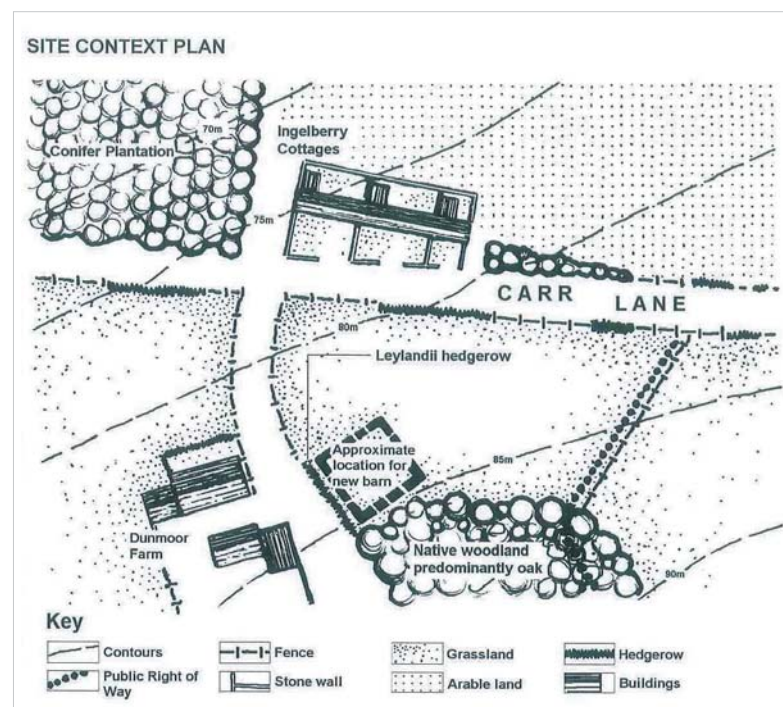
- A Understanding the context**
- B A site survey**
- C A site evaluation**

A Understanding the context

An understanding of the broader landscape setting and character requires consideration of the area around the site and the key features that lie within it. A simple annotated site context plan (Figure 1) can be a useful source of information to provide an understanding of the key features of the locality and should include:

- contours, to give a clear representation of the landform of the area and show any significant physical features such as steep slopes;
- areas of different vegetation types, for example grass, arable land, moorland and types of woodland (i.e. broadleaf or coniferous);
- the position of any significant buildings and/or roads;
- the location of any streams, spring lines or other water features;
- boundary features such as walls, hedgerows and fencing;
- any historic landscape features (i.e. hollow-ways, kilns, sheepfolds);
- the route of any Public Right of Way including, in some cases, non- designated/informal routes such as footpaths and trods;
- the position and location of all services (both underground and over ground);
- any statutory designations (i.e. Sites of Special Scientific Interest, Conservation Areas, Tree Preservation Orders etc); and
- visual qualities (i.e. views in/out, quality of views, character, dominant features, etc).

Figure 1:
Example of a
Site Context
Plan



B Site Survey

Having considered the broader context of the landscape, an assessment can then be made of the application site itself. A site survey can help to identify and accurately locate the extent of all features within the site on a site survey plan (ideally at a recognised scale of 1:250 or 1:500) and should include the following:

- the location of any trees and shrubs – including the position; height; girth; species; and accurate crown spread;
- existing features such as walls; fencing; hedgerows; gateways; watercourses; (e.g. ponds, streams); ridges; ditches; and earth mounds;
- topography of the site with spot heights and contours to show any significant changes in levels;
- the position of all existing surface treatments such as tarmac; stone paving; compacted hardcore; etc
- the position of any existing buildings or structures;
- the position of all services – both underground and overground; and
- any areas of woodland or other vegetation – including any trees on adjacent land which might be affected by the development.

Accurately recording the above can assist in determining the optimum location for the siting of a building that makes the most sustainable and best use of existing landscape features. **Getting the siting right in the first place is important and can help to avoid the perceived need to ‘screen’ new development with planting.**

Additional Surveys

In certain circumstances, further information in the form of additional survey work may be required to support an application. Early discussions with the planning officer will help to establish the need for this as well as the likely level of detail that will be required. Additional survey work could include ecological or archaeological studies or a Landscape and Visual Impact Statement.

Ecological Surveys

In the 1980s the National Park Authority undertook a ‘Phase 1 Habitat Survey’ which gives an indication of the key plant species for each of the different habitat types across the whole of the Park. Other more detailed ecological information may also be available for some sites and further advice can be obtained from the Authority’s Ecology Officer.

Where there is the potential for trees and vegetation to support legally protected species and priority species that are identified in the Local Biodiversity Action Plan⁵, applicants will be expected to employ the services of a suitably qualified and experienced ecological consultant to undertake a more detailed survey. Where a survey is undertaken, it should provide the following information:

- confirmation of the type of species present;
- an estimate of the size of the population present; and
- the distribution of the species across the site and in the local vicinity.

Where protected species/habitats are known to be present, a further detailed assessment of the likely impacts of the development should be made and appropriate mitigation measures developed to support the planning application.

Surveys should be undertaken at the appropriate time of year and employ best practice techniques.

Footnote:

⁵ North York Moors National Park Authority Local Biodiversity Action Plan (2008–2012)

A veteran oak tree can be a habitat for a number of protected species but may also be a striking landscape feature

Applicants should be particularly aware that veteran trees can support a wide range of species, including bats, birds, fungi and a range of invertebrates, some of which may have legal protection.

If you are unsure whether or not your proposal might adversely affect a veteran tree or a protected species, you are strongly advised to consult with the Authority's Conservation Officers at an early stage.



Archaeological Surveys

The North York Moors has a rich archaeological and historic landscape with over 12,000 known sites and features, over 800 of which are protected as Scheduled Ancient Monuments (historic assets). These represent a finite and non-renewable resource that can be easily damaged or destroyed by development. Once lost, they cannot be replaced.

English Heritage has prepared Guidance Notes to assist applicants in preparing appropriately detailed applications, particularly those involving archaeological excavation. Further details can be obtained directly from English Heritage.

Right:
A line of sandstone slabs known as a 'Trode' provides an historic route across the moors

Far Right:
Historic trode in Ugglebarnby



The National Park Authority, through its Archaeological Conservation Officers, provides information and advice relating to the archaeology of the Park, and also maintains the Historic Environment Record. The latter, together with subsidiary databases, provides information on recorded sites and finds within the National Park and these are subject to continuous enhancement.

If you are unsure whether or not your landscape proposal might impact upon an archaeological site or feature, you are strongly advised to consult with the Authority's Senior Archaeologist at an early stage.

Landscape and Visual Impact Assessments (LVIA)

This process enables a comprehensive assessment of the likely effects of a proposal on the local landscape and on views of the site. Assessments of this kind will usually only be required for the larger projects proposed within the National Park.

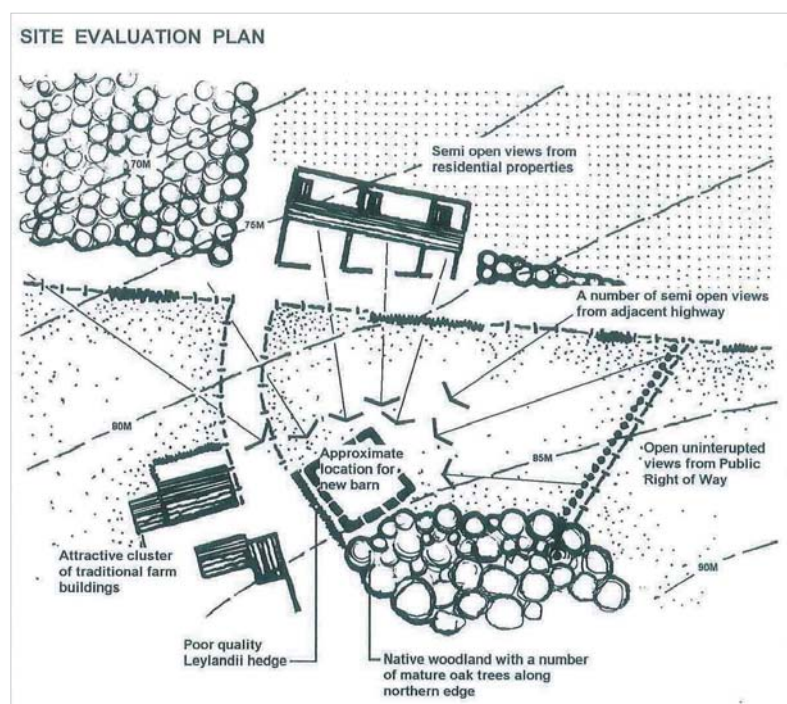
C Site Evaluation

A site evaluation allows an appraisal of the issues identified in the survey and can be annotated on a simple site evaluation plan (Figure 2). It should highlight any significant landscape constraints and opportunities on the site and establish 'what matters and why'. The site evaluation is an important component in understanding the landscape setting as it informs the overall development concept from which an appropriate landscape strategy or landscape master plan will evolve.

In evaluating a site, the key points to consider are:

- what landscape features and characteristics should be retained and protected;
- which features could be removed;
- whether new planting in the surrounding area could enhance the proposal and whether any existing vegetation on the site relates to this; and
- views into the site from public highways or public rights of way.

Figure 2:
Example of a Site
Evaluation Pan



2.5 Landscape Proposals

Understanding the site context and undertaking a landscape survey and evaluation, allows for a more detailed and informed approach to the design layout. Where trees are already present on the site it is important that the design layout takes them into account as well (refer to Section 3 for more advice on how to do this).

The landscape survey and evaluation highlight what is important within the site and what landscape features are characteristic of that particular area. The preparation of annotated proposal plans and sketches allow a planning application to be assessed on a more fully informed basis.

Early discussions with the appropriate planning officer are recommended in order to clarify the extent and scope of any additional plans that are likely to be required as part of the formal application process.

The different types of landscape proposal plan that can be used to support a planning application include the following:

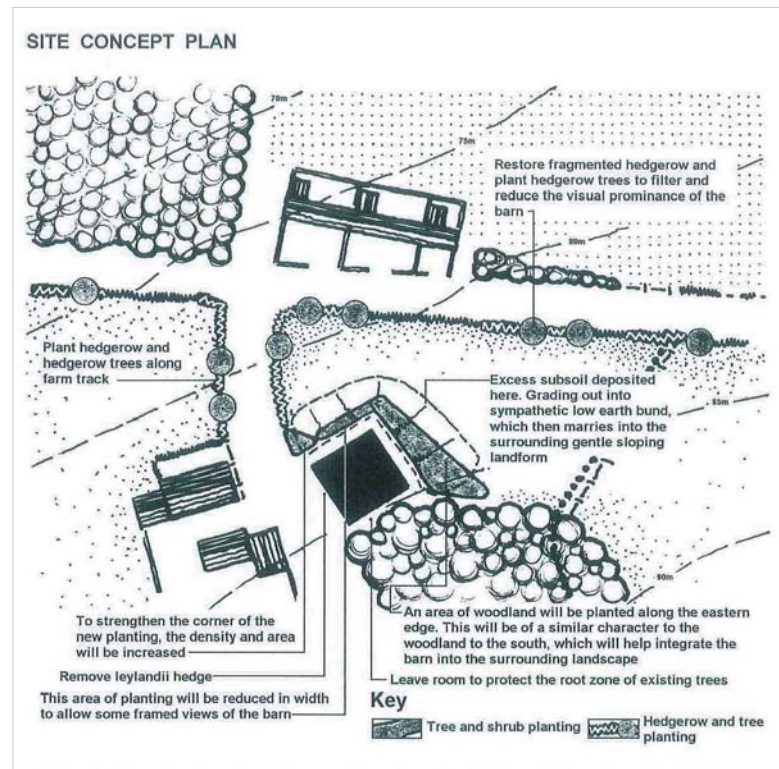
Concept Plans

A concept plan (Figure 3) should illustrate the key landscape principles of the development and identify the layout and extent of any proposed areas of soft and hard landscaping (see Sections 2.6.1 & 2.6.2). Ideally, the concept plan should show the following details:

- the proposed access to the site and position of the development;
- the height of proposed buildings (in the interests of avoiding any visual intrusion);
- areas proposed for new planting, the species type and style;
- any proposed areas of informal and formal landscaping;
- any proposed boundary treatment;
- existing and proposed ground levels (where applicable); and
- proposals for the storage and re-use of any topsoil excavated from the site (where applicable).

Concept plans allow an appreciation of how a site will be developed without going into too much detail.

Figure 3:
Example of a Site
Concept Plan



Masterplans

For larger developments where planting and hard landscaping may be a significant component of the proposal, a more detailed masterplan will be required. Where a masterplan is required it should show the following:

- the existing vegetation to be retained and removed;
- any proposed areas of planting, (this can be annotated as woodland, individual trees, shrubs and grass, wildflower or amenity);
- the position of driveways and entrances;
- details of any boundaries, walls, hedgerows etc; and
- proposed lighting (if any).

In some (more exceptional) circumstances it might also be appropriate to provide:

- cross sections to show how the proposal relates to the surrounding landform; and/or
- before and after photomontages, (that can be done within the 'leafless' winter months and summer months to show the relative visual impacts).

Planting Plans

A planting plan can provide supporting detail to the concept plan and should show any retained existing trees and vegetation. Existing trees should be numbered and where undertaken, relate to the tree survey schedule. For any proposed new tree and shrub planting, the following details should be included on a planting plan and/or an accompanying schedule:

- the proposed location of specimen trees and shrubs;
- the area to be planted, the density of planting and the total number of trees and shrubs to be planted;
- the species names (common and Latin);
- the type of nursery stock to be used (such as transplant, whip, feathered, container, standard as defined in British Standard 3936-1:1992 (*Nursery stock. Specification for trees and shrubs*) including stem circumference and height where appropriate; and
- whether they are bare rooted, root balled or container-grown. Where container-grown, the size/capacity of the container should also be given.

The use of plants which are adapted to the local environment (and its wildlife) should be considered for both tree and shrub planting. In some cases the origin (where the parent plants originated) or provenance (where the parent material was grown) can be important and should be specified wherever possible.

For grass or wild flower seeding the following details should be provided:

- the type of grass seed mix, showing percentages of different wild flowers/grasses;
- the proposed supplier; and
- the rates of sowing per square metre.

Where turf is proposed, information should be provided about the quality and, where appropriate, the grass species mix.

Details about how trees and shrubs will be established will also be required for new planting schemes. This may include some or all of the following:

- the planting method to be used (e.g. notch or pit planting and tree support or watering systems to be used);
- any tree protection measures (e.g. stock fencing, use of treeshelters or guards to protect from stock or wild mammals);
- watering, weeding, use of mulches, including type of mulch, and depth;
- root barriers (if required);
- the depth of topsoil (if it is to be imported);
- any ground treatment, including fertilisers or any soil ameliorants; and
- when planting will be carried out in relation to the development (e.g. first season after development finishes). Generally for the most successful establishment, planting should be undertaken between November and March.

(Further guidance relating to planting can be found in Section 2.6.1).

Hard Landscape Plans

Where hard landscaping forms an integral part of a proposal, a hard landscape plan should accompany the planning application and show the following information:

- the proposed ground works (alterations to ground levels);
- any surfacing such as stone paving, timber decking, compacted hardcore etc;
- edge detailing, such as kerb stones;
- lighting, its position and type;
- street furniture - including seats, tree grills, guards, bollards and signs;
- the position of any surveillance equipment;
- any other structures such as steps, retaining walls – including their proposed materials and design;
- the type of boundary treatment, for example dry stone wall, gates, fencing; and
- any water features, and drainage details, with reference to sustainable drainage features such as balancing ponds and swales.

(Further guidance relating to hard landscaping can be found in Section 2.6.2).

Maintenance Responsibilities

All landscape schemes will require an on-going commitment to maintenance so it should be ensured that a longer-term programme of management is in place.

The maintenance of newly planted trees and shrubs is of a particular importance during the critical establishment period (usually three to five years after planting). The objective of a maintenance plan is to set out what works are required during this period. A maintenance plan should make reference to some or all of the following:

- watering frequency, if required;
- additional 'firming-in' of plants and maintenance of fences, tree shelter/guards/stakes etc;
- formative pruning of trees and shrubs to establish and encourage form and good growth;
- tree and shrub replacement, time of year for replanting;
- on-going vermin control (rabbits, deer, etc);
- soil amelioration, the adding of fertilizers; and
- weed control, grass cutting and or the use of weed killers (although the use of chemical herbicides should be kept to a minimum).

Management Plan

For larger (more exceptional) schemes, it may be appropriate to prepare a management plan. A management plan should compliment the maintenance plan and clearly set out how the longer-term landscape objectives will be achieved.

A management plan is particularly important when the responsibility for the long-term maintenance of an area will pass to a body other than the applicant after the initial works have been completed.

Major Development Proposals

Major development⁶ includes proposals for things such as mineral workings, waste disposal facilities, larger energy generating schemes, water storage reservoirs, high voltage electricity transmission schemes, large scale military development and larger road schemes.

In these instances, it is more likely that an Environmental Impact Assessment will be required, in which case, advice set out within the 'Guidelines for Landscape and Visual Impact Assessment' (Institute of Environmental Assessment and the Landscape Institute second Edition 2002), should be followed.

2.6 Landscape Guidance

Landscape design should be considered as an integral part of the design process and as such, applicants should anticipate the need to retain and accommodate good quality trees and shrubs or provide open space for future owners/occupiers to undertake their own planting. This is explained more fully in Section 3.

Locating new development in a position that takes account of existing features on the site can negate the need for screen planting.

Planting is an important part of any landscape proposal and can be used to perform an array of functions including screening and privacy, shelter, softening a harsh built environment, creating a sense of enclosure or assimilating development into the landscape. Landscape proposals can be either 'soft' or 'hard'.

Carefully considered tree planting alongside the poorer quality existing trees would minimise the visual impact of the new sheds



Footnote:

⁶ For further guidance refer to Paragraph 5.3 of the Core Strategy and Development Policies Document (NYMNP 2008)

Planting should be used to enhance good design rather than screen poor quality development



Locally collected acorns

2.6.1 Soft Landscaping

Soft landscaping refers to all 'growing' landscape features including earth modelling, soil and grass, trees and shrubs but also extends to streams, ponds, ditches and wetlands.

Soft landscaping can be employed to fulfil a number of functions including the definition of spaces and boundaries, creating 'soft edges' to development to integrate it into the surrounding landscape, providing green corridors and habitat links, encouraging biodiversity and enhancing the streetscape and road corridors.

In simple terms the choice of plants used for soft landscaping purposes should reflect its function, purpose and location.

Planting should be sympathetic and make a positive contribution to the existing local landscape character. It should also compliment the surrounding vegetation pattern and be used to encourage biodiversity on the site. **Proposed planting should never be used as a tool to mitigate or remedy poor design.**



When developing planting proposals, consideration should be given to the following points:

Species Choice

The use of locally native tree and shrub species can be important in some situations. They often reflect the native woodland types of the North York Moors and if used with care, can help to maintain local distinctiveness and enhance the landscape of the National Park. Local wildlife populations may be better adapted to native tree species and they are usually considered to have a higher wildlife value than other species. Generally, the planting of native trees and shrubs will be encouraged in planting proposals, particularly those that are situated outside of settlements or in the wider countryside.

Where possible, planting stock should be from local seed sources. Although our knowledge is still developing (and climate change may be a factor to consider in the future), local provenance trees and shrubs, which are growing well in the area, will usually be better adapted to the local environment and be preferred in a new landscape scheme. Using local origin stock (trees and shrubs which originated in the area) might be important for some of the less widely planted or more localised species to help conserve unique local characteristics (genotypes). For example, small-leaved lime, field maple, dogwood, spindle or juniper, particularly when sourced from ancient woodlands or trees, could have locally distinct populations. Planting local origin stock for some species such as these should be considered.

Many species of tree are now well established in the landscape and some, such as the spruces and larches, have been widely planted for timber and are important to the local economy. Where non-native tree species are to be used they should respect and enhance the surrounding landscape. Purple leaf plants such as copper beech, or some conifers can draw attention to the development and may increase the visual impact. Species such as Scot's pine and beech are not considered native to the area but if used with care can enhance a well designed scheme. Sycamore has been present in the North York Moors for centuries and can be a traditional and valued landscape feature, for example when planted around farmsteads (although its use near to some native woodlands might be discouraged if it is not already present).

Scale of Planting

The scale of planting is an important factor in determining how successfully a development integrates into and becomes part of the landscape and the surrounding vegetation pattern. Where large areas of woodland are a key feature of the landscape, larger planting schemes might be more appropriate.

In landscape character types where the landscape is made up of simple large scale components where the landform dominates (rather than the field pattern), small scale planting can be inappropriate. For example, large arable fields or where large coniferous woodlands are present a more bold approach would build on the existing landscape character. Conversely in more intimate landscapes where the field pattern is the dominant feature, woodland planting should reflect this scale.

There is a misconception that new development can be 'hidden' by planting belts of trees and shrubs to create a screen. However, caution should be exercised as the resultant screen can often be as intrusive in the landscape as the original development. In these instances, clumps of trees can often be more effective in reducing the visual impact of buildings.

Clumps of trees can be effective in reducing the visual impact of buildings



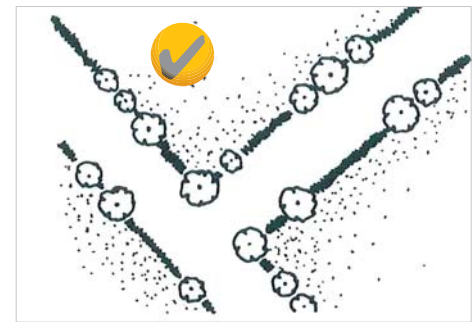
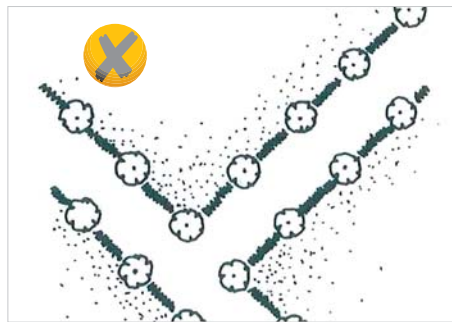
Planting Design

The way in which new vegetation is planted and the species chosen will have a strong influence on how a development fits into the landscape. Considering the existing vegetation pattern can provide clues about how to proceed.

Figure 4:
Planting Styles

Right: Regimented and formal style of tree planting along boundaries

Far Right: Irregular spacing for tree planting along boundaries



Observing which trees and shrubs already grow well in an area can indicate which species will grow well together in the local environment. For larger planting proposals, species choice can reflect natural groupings found in native woodland types and design might include variations of species across the site to reflect changes in soils and topography. Planting patterns can also introduce diversity and open spaces to increase 'naturalness' as the wood develops⁷.

Although innovative planting schemes will be encouraged in certain circumstances, generally formal styles of planting within open areas (outside of settlement boundaries and wider countryside) such as avenue planting along farm access tracks will be inappropriate (see Figure 4). Over-elaborate gardens are not features of farmsteads/buildings within these locations.

Areas of Grass and Lawns

Areas of grass can offer a variety of suitable habitats for animals as well as supporting wildflowers. Areas of long grass with a mowing regime around the traditional hay making calendar can provide suitable growing conditions for native wildflowers and grasses. For larger areas of grass/lawn, consideration should be given to setting aside areas for these purposes.

Native grassland with wild flowers can provide a wealth of colour and texture



Footnote:

⁷ Further information can be found in Rodwell and Patterson, 'Creating New Native Woodlands' or contact the National Park Authority's Conservation Officers for further advice.

Rivers, Streams and Ponds

The choice of plant species should reflect the underlying soil conditions. Where sites are adjacent to rivers, streams or ponds a selection of plant species more suitable for wet conditions will relate more successfully to the surrounding riparian vegetation pattern. Care should be taken to ensure important wetland habitats are not affected by planting and that the right balance of open and shaded habitats are maintained near to water.

Boundaries

Boundaries can provide a link with the surrounding landscape character and vegetation pattern. If hedgerows are characteristic of the surrounding landscape, they may be appropriate as a form of boundary treatment. Where boundary hedgerows exist, their retention and incorporation into a scheme is encouraged.

Sufficient space must be left for boundaries which are in keeping with the surrounding landscape. For example, it would be out of character to have a wooden close boarded fence as a boundary treatment for housing adjacent to an area of open countryside where a hedgerow or a belt of native tree and shrub planting might be more acceptable.

Additional information relating to boundary treatment can be found in Section 2.6.2 and Part 2 of the Design Guide – ‘Extensions and Alterations to Dwellings’.

Restoration and Management

All new planting should maintain and where necessary strengthen the diversity of habitats by encouraging restoration of native grassland, management of hedgerows and woodland and wildlife-friendly gardening.

Although there may be a number of older trees within a development site, new trees should also be planted to offer replacements for the future.

Occasionally a site may contain trees or woodland which has a valuable screening function, even though made up of poor specimens or inappropriate species. In these cases a management plan should set out planting proposals which will seek to provide replacement trees for those to be felled in the longer term.

Replacement tree planting provides an opportunity to strengthen the diversity of habitats



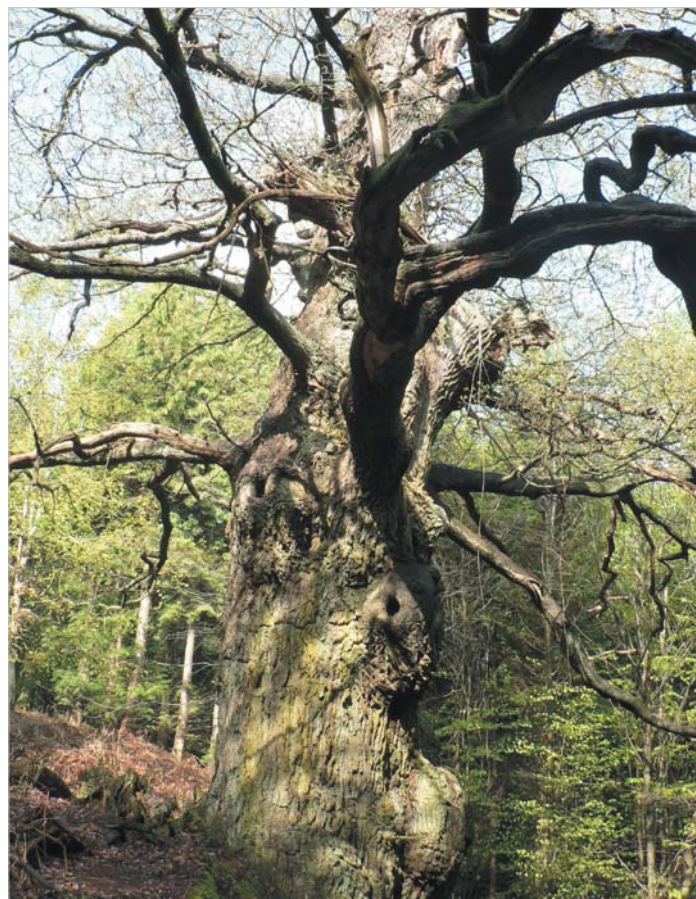
Veteran trees are implied to have 'gone through the wars'

Veteran and Large Trees

Large trees are an important feature in some settlements within the National Park and make a significant contribution to their character. There will be a strong presumption against the felling of such trees or development which will result in pressure for their removal or replacement with smaller trees.

Veteran trees are the oldest living plants in Britain. They can be many hundreds or even thousands of years old. Veteran trees are found throughout the National Park, but there are particular concentrations in certain landscapes. Ancient woodland is a good place to find huge small-leaved lime coppice stools, one of the less common native trees. Deer parks and wood pasture will often contain many impressive old pollards, particularly oaks. Hedgerows still contain an abundance of veteran trees, and old specimens of species such as oak and field maple may be found as field trees or on village greens.

Veteran trees should always be retained and where there are no young trees nearby, trees should be planted for their replacement.



'Aged or 'veteran' trees found outside ancient woodland are also particularly valuable for biodiversity and their loss should be avoided. Planning authorities should encourage the conservation of such trees as part of development proposals'.

Planning Policy Statement 9: Biodiversity and Geological Conservation (DCLG 2005)

Tree and Shrub Species Selection

In general, planting is likely to be more successful if a few well adapted and common species are planted. Although not exhaustive, the following list provides brief details about the more common native trees and shrubs of the North York Moors. In interpreting the list, consideration should also be given to the particular landscape character of the area within which the proposed planting is to be undertaken (see Section 2.3).

Alder	Has a wide distribution on neutral soils, especially wet areas near to watercourses.
Ash	Widespread, although prefers neutral or alkaline soils and will survive exposure quite well.
Aspen	Generally found in small groups on heavy neutral soils, although not particularly common in the North York Moors.
Crab apple	Occurs on a range of generally neutral soil types from light and dry to heavy.
Downy birch	Found on a range of damp, generally acidic soils (can hybridise with silver birch).
Silver birch	Generally prefers acidic dry soils and may establish on bare mineral soils.
Blackthorn	Found on a range of soil types including wet and dry (except very acidic sites) and tolerates exposed conditions. Can form dense thickets.
Bird cherry	Prefers generally wet, neutral sites in upland districts.
Wild cherry (Gean)	Favours heavy neutral to alkaline soils.
Gorse	Prefers light dry and acidic to neutral soils and tolerates exposure well but can be invasive once established.
Elder	Favours a range of neutral soil types, especially nutrient enriched soils.
Hazel	Prefers light dry soils although it is found in a wide range of conditions from acidic to alkaline. Present in most woodland types in the area.
Holly	Widespread and to be found on soils ranging from acidic to alkaline, but generally prefers lighter soils.
Hawthorn	Most soil types (except wet) are tolerated and can stand exposure. British provenance is preferred because European stock is less thorny and has been shown to come into leaf earlier than native stock.

Sessile oak	Generally prefers lighter drier soils than pedunculate oak and grows well on neutral to acidic soils as well as exposed sites. Some dale-head or moor edge woods contain pure sessile whose integrity should be preserved if planting nearby (many oaks in the North York Moors appear to be hybrid between pedunculate and sessile oaks).
Pedunculate oak	Found on a wide range of soil types from neutral to acidic and damp to dry and will survive some exposure.
Small-leaved lime	Has a localised distribution and is rarely planted so is generally a good indicator of ancient woodland (only plant if stock of local origin is available).
Field maple	Is at the northern edge of its range in the North York Moors and is locally distributed, usually on alkaline soils in ancient woodland and old hedgerows. Stock of local origin should be preferred.
Guelder rose	Prefers wet or heavy neutral to alkaline soils.
Rowan	Likes light, dry acidic soils and is resistant to exposure.
Goat willow	Prefers wet or damp, heavy neutral soils (although tolerates drier sites than other willows) and tolerates exposure well.
Grey willow	Generally as goat willow but prefers more acidic conditions.
Crack willow	Prefers neutral or alkaline wet sites, usually near to a watercourse. It can dominate wet sites and this should be considered before planting.

Plants to Avoid

Avoid planting invasive plant species, such as sea buckthorn in coastal grassland areas or *Rhododendron ponticum*. Where conditions are suitable, the latter will out-compete most native plants allowing very little light to penetrate through its thick leaf canopy eliminating other native plant species. This in turn can lead to the consequent loss of the associated native animals.

The planting of some tree species, such as *Leylandii*, is not recommended as a form of screening or hedge outside of villages (although within villages it can also be visually intrusive if not maintained properly). Alternatives such as a beech hedge, which if trimmed, will retain its leaves throughout the winter months and offer a semi-screen are more appropriate.

Rhododendron ponticum –
invasive species



Woodland Planting

New woodland planting should link with the surrounding vegetation pattern, reflect the landform and be suitable for the underlying soil conditions.

Where timber production is not a major objective, planting trees close together and uniformly across a site will be less important. In general, to provide successful establishment, trees should be planted at 2-3 metre spacing (2,500 to 1,100 per hectare). The closer spacing will help early canopy closure and weed suppression whereas wider spacing will allow trees to develop a spreading branch structure but will take longer for woodland conditions to be created. If trees are clumped in groups of one or two well-suited species they will not out-compete each other and glades and open space between groups will help provide stand diversity. Shrubs can be used to good effect if planted in groups or at the edges of plantations to create interest.

In some cases dense screen planting might be appropriate, although this should not be seen as a remedy for bad siting and poor design of a development. Generally an area of native planting will need to be 20m wide before it can offer all year screening. Species such as Scot's pine or holly can help provide winter cover.

Generally smaller plants will establish more quickly than larger plants. Therefore for instant effect and good long term success a number of larger trees (feathered, standards/semi-mature) could be planted at key locations, with smaller plants (such as transplants, undercuts or cell grown stock) making up the bulk in the planting.

Suggested Natural Woodland Groups

The following are general suggestions for species to plant in small woodlands as variations in soils, drainage and altitude will vary with each site.

1 Neutral brown earths sites (most farmland and other sites where soils are deep and relatively well drained)

<i>Main canopy trees</i>	Pedunculate oak Silver birch Ash
<i>Other trees and shrubs</i>	Hazel Hawthorn Rowan Holly Crab apple Wild cherry

2 Free draining calcareous soils (usually derived from limestone, shale or glacial drift).

<i>Main canopy trees</i>	Ash Sessile oak
<i>Other trees and shrubs</i>	Field maple Hazel Goat willow Hawthorn Rowan Birch (<i>both species</i>) Holly Crab apple Wild cherry Aspen

3 Acidic, upland sites (generally where sandstones underlie peaty or sandy soils).

<i>Main canopy trees</i>	Sessile oak
<i>Other trees and shrubs</i>	Silver birch Rowan Holly
<i>Occasionally present</i>	Downy birch Hawthorn Ash Bird cherry

4 Wet sites or wet areas within sites (care should be taken not to plant on sites of existing conservation interest).

<i>Main canopy trees</i>	Alder Downy birch Goat willow
<i>Other trees and shrubs</i>	Grey willow Bird cherry Blackthorn Guelder rose

5 Very exposed or coastal situations

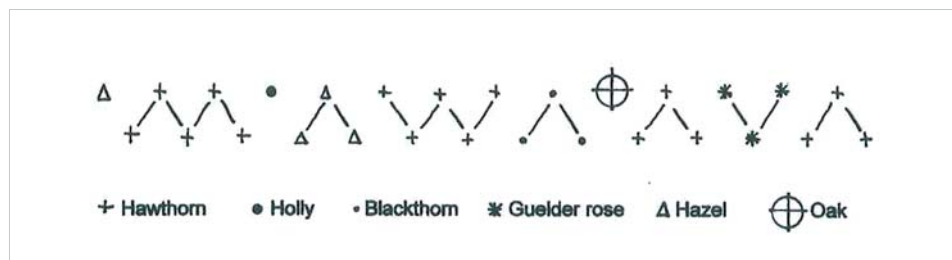
<i>Main trees and shrubs</i>	Sycamore Hawthorn Blackthorn Gorse (<i>although can be difficult to get established</i>)
<i>Other species to consider</i>	Ash Holly Hazel Rowan

Hedgerow Planting

As a boundary treatment, good hedgerows should be planted with small stock (for example 45-60cm) such as 'transplants' in two staggered rows at 30-50cm centres (6 plants per metre) (Refer to Figure 5). The closer the shrubs are planted the quicker they will establish and grow. In the North York Moors hawthorn should be the major species interspersed with two or three others planted in groups of 3-5. If holly is included it should be container grown and planted singly within the hedge.

Hedgerow trees should be planted at irregular intervals to avoid a formal design developing.

Figure 5:
Hedgerow
Planting Plan
for a Rural
Setting



New hedgerow
planting with stock
proof fencing as an
additional measure





The future growth of a tree should be considered when planting close to buildings

Planting Near Buildings and Building Near Trees

Trees, hedgerows and shrubs take moisture from the ground. In cohesive soils such as clays found within areas covered with glacial till (clays) this can cause volume changes resulting in ground movement and possible subsequent damage to buildings and structures.

The relationship between trees and buildings is inherently complex. The depth of foundations, the angle of slope of the land and the choice of plant species will all contribute to the site-specific circumstances. Where a complex situation arises, professional advice from an engineer and a specialist arboriculturist should be sought.

When planting trees close to buildings or other structures, consideration should be given to their future growth to avoid any direct damage or nuisance. Further advice is given in Section 3.

Topsoil and growing conditions

Plants need to be given enough space, both above and below ground to establish and perform their intended function. New planting requires sufficient soil to provide food and moisture to support healthy growth and planting should be on soils which have been protected during the development phase. Within farm sites or redundant industrial sites the underlying soil might be contaminated by oil, diesel fuel and/or toxic waste. Where contamination is apparent, the soils will need to be analysed for structure and content by an expert. If soils have been badly contaminated it is possible that they will need to be removed to the full planting depth and replaced with new soils.

Storage of topsoil

The re-use of topsoil from a site can be less expensive and more sustainable than importing topsoil.

Topsoil and subsoils should be carefully stripped and stockpiled in reasonably dry conditions to avoid unnecessary compaction and damage to soil structure. They should be stacked separately and strict precautions taken to prevent the mixing of subsoil and topsoil.

Topsoil heaps should not exceed 3m in height, including topsoil existing on site and should be used within 12 months. If greater time is required for stacking, special precautions and remedial procedures may be necessary.

Poor storage of topsoil can lead to a loss of the 'crumb' structure, usually as a result of compaction of wet topsoil when put into store, loss of aeration, waterlogging and anaerobic decay of organic matter.

Recommended topsoil depths for planting are as follows:

- 150mm for grass areas after firming
- 400mm for shrubs and small trees after firming

2.6.2 Hard Landscaping

Hard landscaping encompasses all hard surfaces to be retained or formed within the site including paved areas, car parking surfaces, driveways, steps, boundary walls, fences, contouring, remodeling of the ground and pathways.

The visual character and quality of a place is significantly affected by the nature of the surface materials, their longevity and the characteristics they develop with age. Natural materials such as stone, gravel and brick often last longer, weather better and suit localities more than artificial materials. Natural materials can be recycled and are more likely to be reused.

As a general rule, simple designs using a limited range of good quality and robust materials that suit the character of the locality and reflect local styles and traditions look and work better.

Where it is practical to do so, the re-use or retention of existing original features such as walls, fences and hedges – all of which contribute to local rural landscape character, is encouraged.

Hard landscape design should also take full account of the security and safety of all users and in particular, those of the disabled.

Where possible, all development sites should minimise areas of hard surfacing to reduce the rate of water run-off and the consequent need for drainage systems.

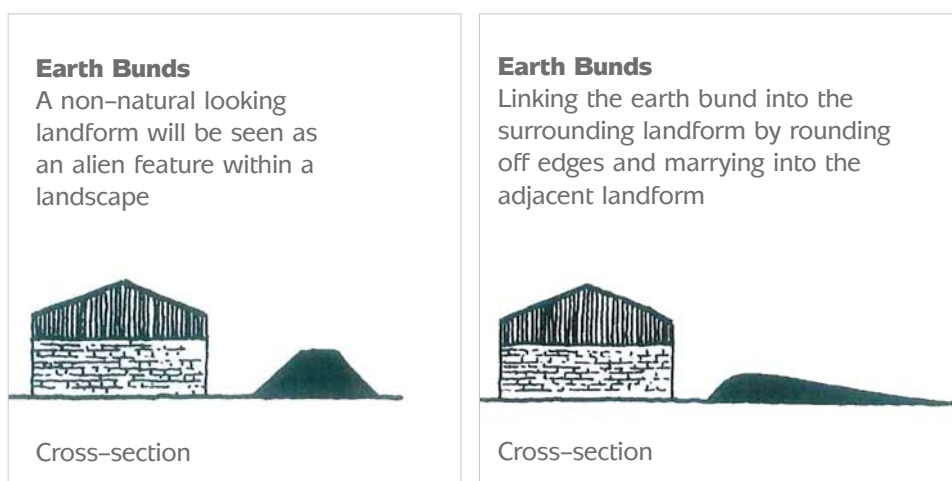
Landform

Landform features give a site its character. Attention should therefore be paid to the proposed scale of a development and the extent of remodelling of the existing levels that might be required.

A change in the landform may require the use of high retaining walls which have the potential to be visually intrusive in the wider landscape. Similarly, remodelling of the ground might produce excess fill, which will then need to be deposited elsewhere. It is important to consider issues like this at an early stage to address how excess can be dealt with.

If required, earth mounds (which historically have been used for screening) should 'marry' into the surrounding landform and avoid appearing as an alien or discordant feature in themselves (see Figure 6).

Figure 6:
Earth Bunds



Boundaries

Boundary features such as walls, fences and hedges can significantly contribute to the character of the wider landscape and should, where practical to do so, be retained or reinstated.

At a local level, poorly designed and sited boundaries can potentially detract from the overall qualities of a development, so it is important that the same time and effort is applied to the choice of boundary as to the design of the remainder of the scheme.

Boundaries should be sensitively designed to help the new development fit into the surrounding landscape. Their function must also be considered and can range from delineating the extent of land ownership, creating shelter and defining spaces to providing security and privacy. Boundaries should be sufficiently high to screen storage, parking areas, clutter, domestic sheds and other garden paraphernalia.

Within villages and towns, a lack of coordination and too many styles can fragment the unity of the streetscape. Conversely, too little variety and long lengths of unrelieved walling or fencing can lead to monotony.

Stone Walls

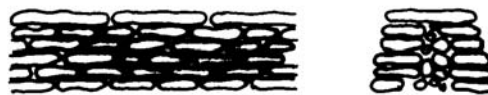
The availability of suitable building stone has led to dry stone boundary walls being a locally distinctive feature both within the landscape and the streetscape of many of the settlements within the Park. They often make a significant contribution to the unique character of the environment and can also have important historic significance.

Stone wall designs vary in style and intricacy, but generally include the following:

'FLAT'

The simplest type of coping is a flat top, which uses through-stones placed side by side along the entire length of the top of the wall.

Flat top coping is found within villages, where looks are important and disturbance minimal.



'TILTED'

The top stones vary at different angles, often responding to changes in slope.

Tilted coping is most commonly used as a field boundary and on walls associated with farmsteads.



'RUBBLE FINISH'

Rubble or rough stone copings use any size and type of stone. Material is arranged loosely according to circumference. The only requirement is that the stones span the width of the wall.

Rubble coping is found in a range of locations across the Park.

**'UPRIGHT WITH EVEN-SIZED TOP STONES'**

This is a neat style of walling and generally requires trimmed stones for a good fit.

This form of coping is generally found throughout the Park, but is more often used for Estate walls and walls adjacent to roads.

**'COCK AND HEN' OR 'BUCK AND DOE'**

This style of coping alternates tall and short top stones to give a castellated effect.

This type of coping is used where a decorative touch is required, such as gardens, roadsides and Estate walls.



Right: Dry stone wall with simple flat-top coping

Far right: Dry stone boundary wall with tilted coping stones



Right: Dry stone field boundary wall with random rubble coping stones

Far right: A neat dry stone roadside wall with upright, even sized coping stones



A decorative wall with 'cock and hen' coping stone detail



Fences

Fences and railings can be appropriate alternatives to stone walls. Fences and railings should be used sensitively and in a manner that enhances the appearance of the streetscape in a subtle and attractive way.

The use of wooden picket fencing, traditional iron railings and metal railings on top of traditional walls can all be very attractive when used in the correct context. However, fences should not be used to hide away development, whilst over-elaborate pre-fabricated panelled designs which are not in keeping with the locality will be discouraged.

Right: Traditional wooden picket fence

Far right: Ornate pre-fabricated panelled fencing is not traditional and should be avoided – particularly in rural locations



Wooden post, wire and netting is a cheaper alternative to stone or hedging in a rural landscape setting



In areas of open countryside, wooden post and rail and post and wire fencing are increasingly being used as alternative methods of boundary treatment. This is on the basis that they can more readily accommodate changes in direction and slope and are relatively easy to maintain and repair.

Post and wire/rail fencing is often used in conjunction with hedgerows to provide a measure of protection for the hedgerow until it becomes established and the fence becomes subordinate.

The use of four or five rails ensures that fences are stock proof against lambs, sheep, horses, cattle and calves. If lambs are not present, a four rail fence is generally adequate for other livestock.

Right: Four rail timber fence

Far right: Closeboard timber fencing can look harsh and alien in a rural setting



Closeboard timber fencing is an urban boundary feature often associated with housing, business and industrial areas of larger settlements. In rural settings it can look stark, linear and visually out of place. If not properly maintained, closeboard timber fencing can also become damaged and unsightly over time.

Gates and Gate Posts

Gate posts vary in style across the Park but can be important in contributing to the local distinctiveness of a particular area. In many instances, the type of stone and the complexity of the detailing and craftsmanship of the gate posts often reflects the status of the gateway and can help to reinforce local identity and create a 'sense of place'. When considering a new gate, time and care should be taken to look at the wider context and see what kind of styles, materials and treatments are common in the locality.

Right: Traditionally carved stone gate posts with iron railings

Far right: Elaborate ironwork is appropriate at this scale



Right: A simple stone gate post with coping

Far right: Intricately carved stone gateposts with a gothic theme



Right: Simple rounded stone gate posts

Far right: Simple wooden garden gate



Traditional field gates were usually made of wood and hung from stone or timber gate posts. The size of the gate opening often related to the dimensions of the hay wagon using it.

Today, field gates need to be substantially wider to allow access for modern agricultural machinery. Whilst wooden field gates are still produced, many farmers prefer gates of cylindrical metal which are perceived to require less maintenance and are generally lighter.

Right: Traditional 5 bar wooden field gate. Note that the diagonal bracing rises from the bottom hinge to the top of the slamming edge



Far right: Modern 5 bar cylindrical metal field gate with wooden gate posts



Right: A combination of 'Cock and Hen' coping detail, double gate and picket fence. The appropriate choice of colour softens and tones down the potential visual prominence of the fence



Far right: A more elaborate wooden gateway with stone gate posts reflects the elegant design and setting of the house

Additional information relating to boundary treatment can be found in both Section 2.6.1 and in Part 2 of the Design Guide – *'Extensions and Alterations to Dwellings'*.

Surfacing

Hard surfaces form the foreground of almost every street scene. Quality in the design and construction of surfaces contributes to the overall character of an area and provides the context within which buildings are viewed. When properly used, stone is invariably the best performing and most durable material. There are wide colour and textural variations within and between each piece which create an attractive and subtle backdrop for buildings and people. When wet these qualities are accentuated and stone mellows beautifully with age.

Where possible, the areas of hard surfacing should be kept to a minimum in order to reduce the rate of water run-off and the consequent need for drainage systems, while maximising the area of permeable surfaces within the site for a more sustainable drainage solution.

Right: Tarmac can appear suburban and generate higher levels of run-off

Far right: Large areas of block paving can appear too regular and unyielding as well as creating higher levels of run-off



Pathways

One of the most attractive features of many of the National Park's established rural settlements is the simplicity of the external surfaces. This simplicity applies particularly to the natural stone-flagged footpaths and paved areas which characterise many villages across the Park.

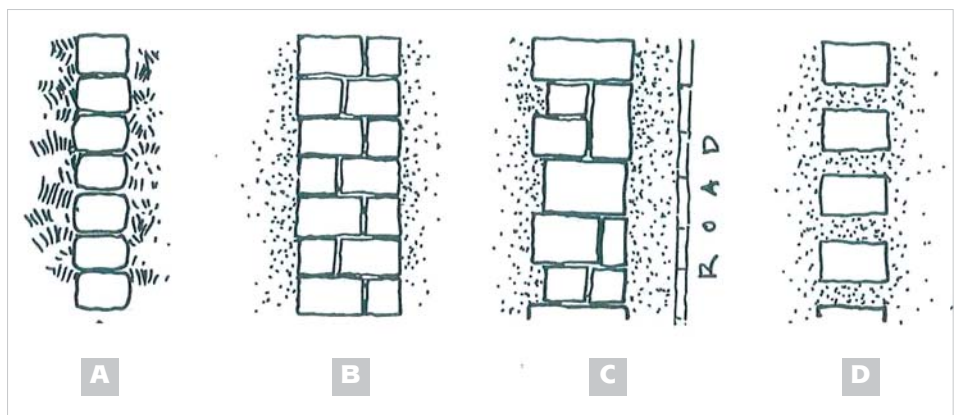
When choosing hard surfacing materials consideration should be given to matters such as the colour, the permeability, the brightness and reflectivity of the surfaces and how they appear (particularly from a distance).

Right: Stone flag pathway adds to the visual character of the streetscape

Far right: York Stone slabs are commonly used as a hard surface within the National Park



A range of pathway designs using York Stone



- A** A single line of regular shaped stones based on the traditional 'Trode' Paths.
- B** A simple pathway with straight edges.
- C** An asymmetrical path with a straight edge adjacent the roadside.
- D** Simple single stepping-stones set in grass, for low density use.

Hard surface materials and floor pattern can be used to articulate and define different activities such as pedestrian and vehicular areas, static areas and through routes



Three complimentary types of surface material are usually sufficient, more can start to look too busy and contrived



Lighting

Light pollution is probably best described as artificial light that is allowed to illuminate or pollute areas that are not intended to be lit.

As well as impacts on neighbouring properties and people, many birds and animals are also affected by stray light intruding into their night world confusing their natural patterns, deterring them from established foraging areas, and affecting their breeding cycles (causing premature breeding). This is not just limited to urban areas; the detrimental effect of light pollution penetrates deep into the heart of the rural landscape. Lighting can be particularly harmful if used along river corridors, near woodland edges and near hedgerows.

Before going to the expense and effort of installing a security light, ask yourself:

- Is lighting really necessary?
- Could safety or security be achieved through an alternative method, e.g. screening?
- Do lights have to be on all night?
- Is the lighting appropriate and properly installed?

If security lighting is to be installed as part of a development the following points should be considered.

- **Power:** It is rarely necessary to use a tungsten halogen lamp of greater than 150W in security lights. The use of a higher power (300-500W) is not as effective for the intended function and can be more disturbing – particularly for wildlife.
- **Movement sensors:** Many security lights are fitted with movement sensors which, if well installed and aimed, will reduce the amount of time a light is on each night. This is more easily achieved in a system where the light unit and the movement sensor are able to be separately aimed. Remember, vegetation may screen a light – but may also trigger it.
- **Timers:** If the light is fitted with a timer this should be adjusted to the minimum to reduce the amount of 'lit time'.
- **Aim of light:** The light should be aimed to illuminate only the immediate area required by using as sharp a downward angle as possible. To keep glare at a minimum the main beam angle of light should generally be kept below 70°. The higher you fix the light from the ground, the lower the angle you will need to cover the area you wish to light. Avoid illuminating at a wider angle as this will be more disturbing to foraging and commuting wildlife as well as people. Lights should not be aimed skywards. A shield or hood can be used to control or restrict the area to be lit.
- **Alternatives:** It may be a better solution for security lighting on domestic properties to use a porch light which generally gives off less glare, uses less energy and tend to be cheaper.

Inappropriate or ill considered lighting has the potential to create unacceptable light pollution – particularly in the predominantly dark areas of the Park.

3 Trees

3.1 Introduction

Trees are a valuable feature of the North York Moors and can make a positive contribution to local landscape character, amenity and in many cases, nature conservation. The Authority will therefore encourage the retention of trees and woodlands of quality and value and will ensure that they are fully considered at an early stage in the planning application process.



Trees can be an important component within the street scene and significantly contribute to the character of a settlement

This section provides advice about how a structured and consistent approach to dealing with trees on a development site can be achieved as a part of any planning application. It will help support effective and efficient decision making through improved communications and high quality and sustainable tree retention and protection.

The Town and Country Planning Act 1990 (Section 197) confers a duty on the National Park Authority, 'to ensure whenever it is appropriate that in granting planning permission for any development, adequate provision is made, by the imposition of conditions, for the preservation or planting of trees'.

A good development proposal needs to fully consider trees at an early stage in the planning process to help inform design and to ensure that good existing trees flourish and mature. As well as allowing room to protect trees identified for retention, space should also be allowed for new planting where this is appropriate. If new buildings are constructed too close to existing trees, or if newly planted trees are of the wrong species for their surroundings, this can lead to pressure for their removal in the future.

The way in which trees are dealt with are a material consideration which the Authority will take fully into account when considering a planning application.

Information about trees on a site or trees on adjacent land which might influence a site will need to be provided as part of the planning application and should not be left until later in the development process.

As well as defining the areas required to protect existing trees, site layouts must:

- allow for the future growth of trees;
- ensure that trees at maturity do not dominate buildings;
- ensure that trees do not unreasonably obstruct direct sunlight/daylight;
- allow for gardens large enough for domestic use;
- allow for television reception;
- consider extensions/permitted development, and
- consider the pruning requirements of retained trees.

‘Layouts may require careful adjustment to prevent trees from causing unreasonable inconvenience, leading inevitably to requests for consents to fell’.

*Tree Preservation Orders: A Guide to the Law and Good Practice
Section 5.11(ii) (DETR March 2000)*

This section will cover the following:

- Planning for trees on development sites – the ‘Method Approach’.
- Land and tree surveys and tree categorisation.
- The tree constraints plan, tree protection plan and arboricultural method statement.
- The protection of trees during construction.
- Existing trees and proposed trees on development sites, planting distances from hard landscape works and buildings.
- The legal protection of trees.
- Wildlife and habitat considerations.

Further detailed guidance on all of the above aspects can be found in British Standard 5837:2005 *‘Trees in relation to construction – Recommendations’ (BS 5837)*.

Trees around farm buildings help reduce the visual dominance of development in open countryside locations



3.2 Forward Planning – The Method Approach

The 'Method Approach' follows a standard sequence of stages, which is based on that recommended in *BS 5837* and is considered to be 'best practice' for providing the most appropriate conditions for long term retention of existing trees and new landscaping.

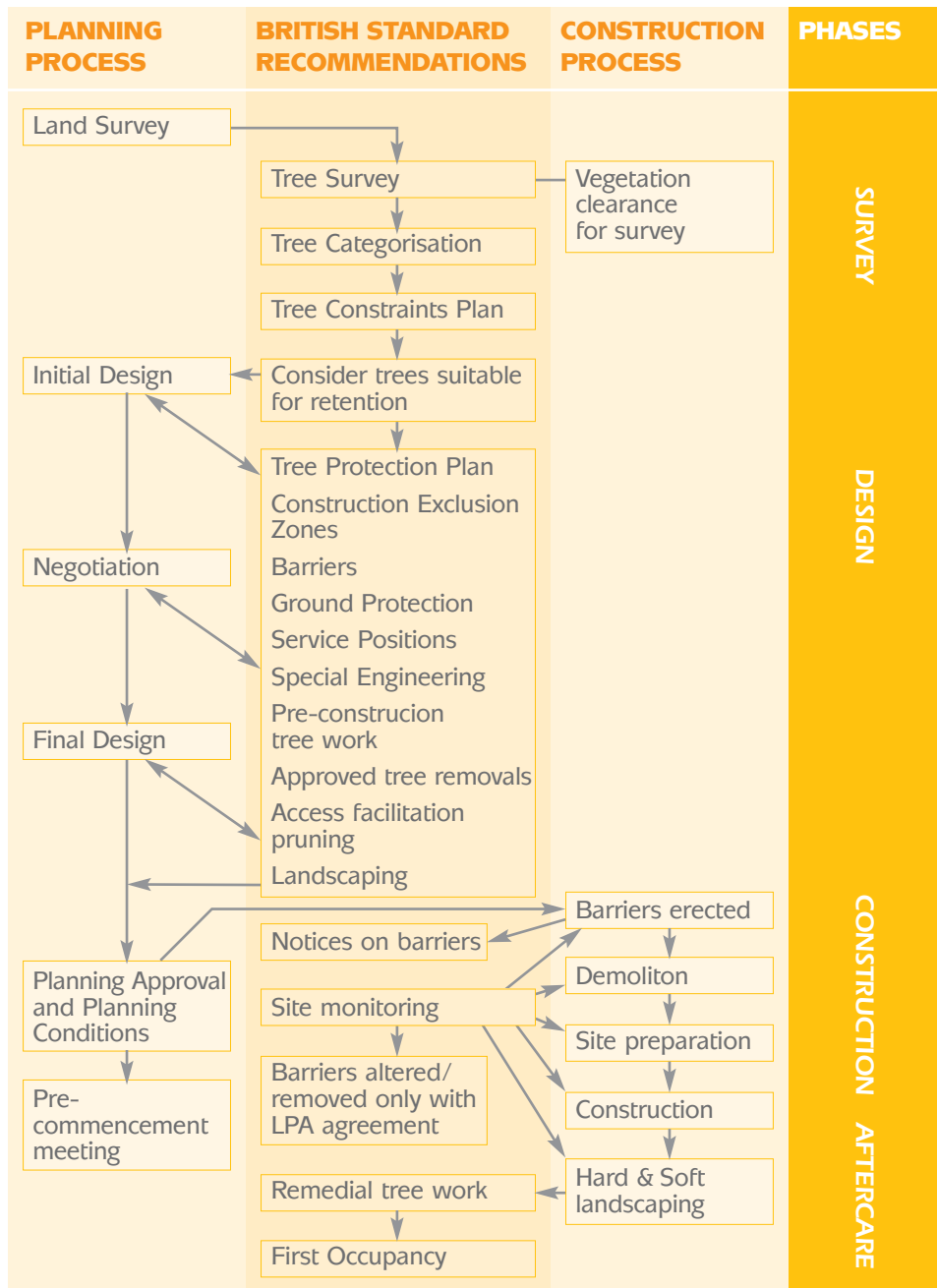
The sequence, as summarised from *BS 5837* is as follows:

- Site survey
- Tree survey and categorisation of trees
- Tree Constraints Plan
- Tree Protection Plan and Arboricultural Method Statement
- New planting

This is shown in further detail in Figure 7 below.

Figure 7: Flow Chart Summarising Planning for Trees on Development Sites

Source: British Standard 5837:2005 'Trees in relation to construction – Recommendations' (BS 5837)



Specialist Advice

Where trees are a significant factor on a development site, seeking advice from an arboriculturist at the outset could avoid later delays because all of the information needed to determine an application will have been provided. Overall costs could be reduced and the applicant is more likely to achieve a satisfactory balance between trees and the development of the site.

3.3 Land Surveys

In most cases a land survey will need to be undertaken to show all relevant existing site features. These might include the location of vegetation on the site and on adjacent land where it might influence the site or affect landscape character (including trees, shrub areas and hedges) as well as other features such as streams, buildings and boundary features. Recording spot heights throughout the site is important to provide the basis for avoiding changes to soil levels around retained trees.

3.4 Tree Surveys

Where trees are present on or adjacent to a site a tree survey should always be undertaken prior to finalising any specific design for the development or submitting a planning application. It is important that the tree survey is undertaken at the outset (with the Land Survey) to ensure that trees are fully considered at the design stage and so that the Authority has all the information it needs to be able to register the application when it is submitted.

The tree survey should normally be undertaken by an arboriculturist or a suitably qualified person, although occasionally this may not be a requirement (for example on small scale applications where trees will not be a major factor affecting the development).

If there is any uncertainty about whether a tree survey is needed, or about the level of professional input required, the applicant should contact the Authority for advice.

Existing trees should be plotted on a plan and cross referenced to the schedule to the survey. The schedule should include all trees or groups of trees on or near the site which have a stem diameter of 75mm or greater when measured at 1.5 metres above ground. The following would normally be recorded:

- A reference number for each tree (*to be recorded on the tree survey plan and cross referred to the tree schedule*).
- The species type (*common and scientific names*).
- The height of the tree in metres.
- The stem diameter in millimetres measured 1.5 metres above ground level.
- Crown spread in metres taken at the four cardinal points to derive an accurate representation of the crown (*recorded on the tree survey plan*).
- The height, in metres, of the crown clearance above adjacent ground.
- The age class (*young, middle-aged, mature, over-mature, veteran*).
- The physiological condition (*e.g. good, fair, poor, dead*).
- The structural condition (*e.g. collapsing, the presence of any decay and physical defects*).
- Preliminary management recommendations, including further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat.
- An estimation of the remaining contribution in years.
- A category grading – to be recorded on the plan and in the schedule (*category grading is set out in Figure 8 overleaf*).

Figure 8: Tree
Categorisation

Source: *British Standard 5837:2005 'Trees in relation to construction – Recommendations' (BS 5837).*

BS 5837 tree categorisation is as follows:

Category A: High quality and value - Trees which can make a substantial contribution (for at least 40 years) and they might also be:

- particularly good examples of their species;
- essential components of arboricultural features – for example principle trees in an avenue;
- trees which provide definite screening or of particular visual importance;
- of significant conservation, historical, commemorative or other value – for example veteran trees or wood pasture.

Category B: Medium value - Trees of moderate quality and value which can make a significant contribution for at least 20 years. They might be:

- downgraded from A because of impaired condition (e.g. defects or storm damage);
- trees of group value;
- trees with identifiable conservation or cultural benefits.

Category C: Low Value - Trees of low quality and value that could be retained until new trees are established or are young trees with a stem diameter of less than 150mm. They are not considered important enough to be a significant constraint on the development.

Category R: Trees for removal - Trees whose condition would require their removal within 10 years and should be removed for reasons of sound arboricultural management.

3.5 Planning for the Protection of Trees

Once the trees on the site have been assessed it is important to plan how the development can then be integrated with them. The constraints plan will set out how trees might affect the proposed development and should assist with the design process, the tree protection plan sets out exactly how trees will be protected during the development phase and, where trees are particularly vulnerable, the Arboricultural Method Statement will clearly state how the process will be carried out.

3.5.1 Tree Constraints Plans

After the tree survey has been completed a constraints plan should be prepared to illustrate both the above and below ground constraints to the development to help inform site layout and design.

The current and likely future height of category A, B and C trees should be noted where there might be obstruction to sunlight or daylight to the development. The ultimate size of the trees in relation to the use of the site should also be considered on the plan.

Root damage in
the upper soil

The below-ground constraints are represented on the plan by the Root Protection Area (RPA), which represents an area around each tree where the main roots are to be found. It does not include all roots but is considered to be the minimum area which should remain undisturbed and is very important to the well-being of the tree.

The Root System of a Tree

Tree roots are largely unseen and their needs are not always fully understood and so they are very easily damaged. Damage to the root system can affect the health, life expectancy and the stability of the tree.



To this extent it should be remembered that:

- Tree roots are typically concentrated in the uppermost 600mm of the soil and they usually grow outward well beyond the canopy spread of the tree.
- Roots occupy a volume of soil to access sufficient water, oxygen and nutrients to supply the tree's needs. Many roots are very small (less than 0.5mm diameter) and they can often have close associations with soil fungi to increase their ability to forage – these fine roots and fungi are very vulnerable to accidental damage within the RPA.
- Direct damage to roots or damage to or contamination of the soil occupied by roots will have an impact on tree health and can cause decline or even death of the tree over a number of years.
- The root system does not generally show the symmetry seen in the branch system, but will be affected by the availability of water, nutrients, oxygen and soil penetrability.
- The root system also develops to provide physical stability and the main 'root plate', which provides anchorage, extends to roughly 4 times the diameter of the tree.
- All parts of the root system are vulnerable to damage. Once roots are damaged the uptake of water and nutrients is restricted until new ones can grow. The older the tree, the slower it is capable of responding and the more likely it is to decline or die.

The RPA is calculated as an area equivalent to a circle with a radius 12 times the stem diameter of the tree measured 1.5 metres above ground. If the tree has several stems below this level the RPA is based on a radius 10 times the basal diameter of tree.

When plotted on the constraints plan the RPA should take full account of site factors which will restrict root growth. Although the RPA may change its shape, the overall area should not be reduced.

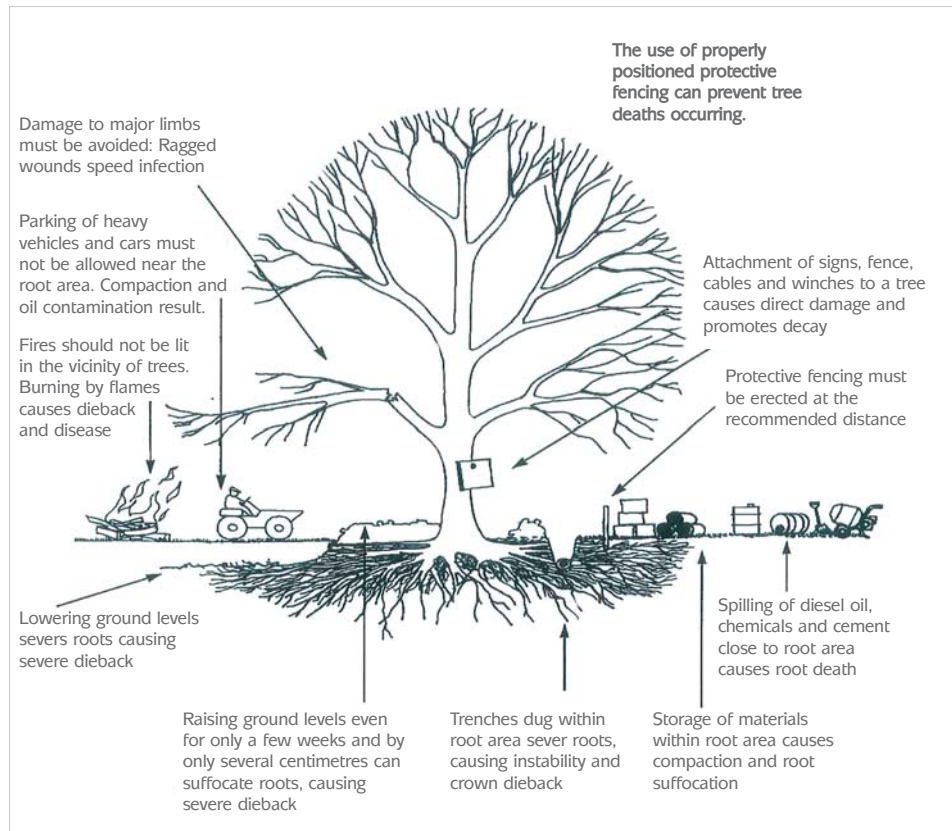
The RPA should remain undisturbed unless work within the area has been agreed with the Authority. No building work or hard landscape features such as walls and fences, service trenching or site re-profiling should be undertaken in the RPA without prior permission.

In addition to this, during the construction period:

- any material which will contaminate the soil such as diesel oil or concrete mixings must not be discharged within 10m of the tree's RPA;
- no fires should be lit in a location where their flames can extend within 5m of the foliage or branches of the tree (local winds will affect these distances); and
- notice boards, telephone cables or any other services should not be attached to any part of the tree.

Following this advice will reduce the likelihood of unnecessary tree damage occurring on a fully working development site (see Figure 9 below).

Figure 9: Common Causes of Tree Damage



A Tree Constraints Plan should show:

- trees to be retained and their Root Protection Area;
- any areas for future planting, which will also need to be protected from compaction due to construction activity;
- areas proposed for storage of topsoil (if required). These areas will also need to be fenced off and protected; and
- any other above ground constraints which might arise from shading or loss of sunlight and the future growth of trees.

3.5.2 Tree Protection Plans

Once the layout proposals have been finalised a tree protection plan should be prepared to clearly define how trees and areas to be used for future landscaping will be protected during the development. It should include the following information:

- trees to be retained and trees to be removed;
- the precise location of the protective fencing;
- ground protection measures to be employed where activity may affect trees;
- design details for any protective fencing or other tree protection (see below); and
- protection of soils or parts of the site to be used for future landscaping.

3.5.3 The Arboricultural Method Statement

On sites where trees are particularly vulnerable to damage, or when works are proposed within the RPA, the Authority will usually expect applicants to seek appropriate professional advice. Details about how the work will be carried out without causing damage to trees will be required, normally in the form of an Arboricultural Method Statement. This document will set out the following:

- implementation, monitoring and supervision of the Tree Protection Plan and any approved tree works;
- the timing and phasing of arboricultural works in relation to the proposed development;
- monitoring and supervision of approved works within the RPA; and
- the requirement for regular monitoring and arboricultural supervision of the development, as well as setting out appropriate levels of communication between the developer/arboriculturalist and the Authority.

Advice from an engineer may also be required for the following:

- the specification for roads paths and other structures where access into the RPA is being facilitated;
- the construction of structures such as foundations and buildings adjacent to retained trees; and
- the construction of working platforms around a tree.

Further guidance is provided below but more detailed advice is set out in *BS 5837*, which will normally form the basis for considering applications where work is proposed within RPAs.

3.6 Protection of Trees During Construction

All trees which are to be retained (including trees adjacent to the site) will need their RPAs protected by barriers as set out in the Tree Protection Plan. These protection areas will be expected to remain undisturbed during the construction period. Sufficient space should also be available on the site to undertake construction works, store materials etc without affecting RPAs.

Unless otherwise agreed by the Authority, before any work commences on site, trees which are to be retained must have protective barriers in place at the agreed locations.



Failure to protect trees on a busy development site can result in tree damage or ultimately death

3.6.1 Pre-development Tree Work

Recommended tree surgery to allow access to the site and for the long term benefit of the trees may be undertaken before the installation of tree protection, with the agreement of the National Park Authority. Work should be carried to the appropriate standard such as British Standard 3998:1989 'Recommendation for Tree Work' (BS 3998).

3.6.2 Protective Barriers

For trees to be adequately protected during the development phase a suitable protective fence must be erected around the RPA – BS 5837 provides details of acceptable standards of tree protective fencing.

Barriers should be fit for the purpose of excluding construction activity and specification may vary from site to site. In most cases a rigid framework set into the ground and braced to resist impact will be appropriate – for example a scaffold framework with weld mesh attached to the uprights and horizontals, as detailed in Figure 10.

Plastic fencing or mobile fence panels are not acceptable because they can be easily displaced or removed on busy or confined development sites.

Where trees grow close to existing driveways or where access into the RPA has been agreed in advance (with appropriate ground protection) consideration should be given to protect their trunks and stems. This could be achieved by the use of planks or Hessian.

Once the protective barriers are in place, all weather notices should then be erected on the barrier with words such as, **“Construction Exclusion Zone – Keep Out”**.

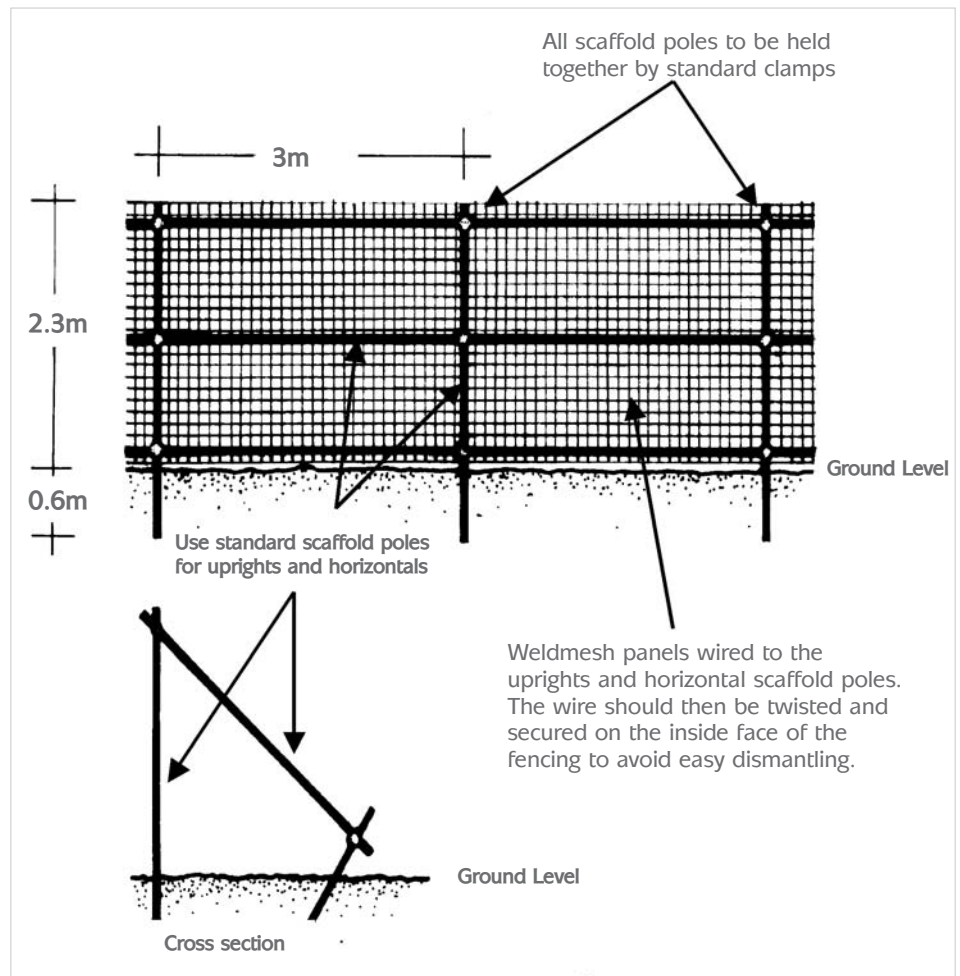


Plastic fencing can be easily displaced and leave the tree exposed to damage

Fencing-off the trees reduces the likelihood of damage during construction work but only if located at the specified distances



Figure 10:
Typical Tree
Protection
Fencing



3.7 Proposed Developments Within the Root Protection Area

The RPA of trees to be retained will normally be considered a 'no go' area by the Authority.

However, there may be exceptional circumstances in which work such as demolition of existing structures or removal of hard surfaces must be carried out prior to protective fences being erected. In addition, carefully planned and supervised construction works within the RPA may be agreed to when carried out in accordance with best practice and where it can be demonstrated that trees will not be adversely affected. For example 'no-dig' paths or certain types of building foundations could be compatible with tree retention in certain clearly defined circumstances.

When work within the RPA is considered unavoidable it is important to ensure that roots can continue to support healthy tree growth in the future and that soils are adequately protected as a suitable growing medium. Professional arboricultural and/or engineering advice will usually be required to demonstrate how this will be achieved and details will be set out in the Arboricultural Method Statement.

Some further advice is provided below but more detailed advice is also set out in *BS 5837*. The Authority will normally use *BS 5837* as the basis for considering applications where work is proposed within RPAs.

3.7.1 Pedestrian Access within the Root Protection Area

If access on foot is required within the RPA, ground protection must be agreed in advance with the Authority to avoid damage to soils. Scaffold boards on top of a compressible layer laid on a geotextile membrane, or supported by a scaffold structure may be a solution. Where appropriate, advice should be sought from an engineer or suitably qualified person.

3.7.2 Vehicular Access in Proximity to Trees

Wheeled or tracked construction traffic movements and construction of hard surfaces within the RPA should be avoided except where agreed in advance. In these situations details of ground protection, designed by an engineer and/or arboriculturalist, will be required to ensure root damage does not occur.

Where new surfaces are to be installed a 'no-dig' specification should be used to avoid immediate root loss due to excavation. Specialist advice should be sought to clarify the most appropriate specification for the intended use in the context of the load bearing capacity of the soils present. For some soils a load suspension layer such as a cellular confinement system will be appropriate to reduce soil compaction damage by distributing loads across larger areas.

Construction traffic can significantly impact on soils and tree roots on a development site



3.7.3 Hard Surfaces in Proximity to Trees

Hard surfaces should generally not be located within the RPA. However, when a pedestrian footpath or vehicular access is absolutely necessary, consideration should also be given to the type of surface material and edge (kerb) detailing techniques applied.

For the long term growth and success of existing trees, any hard surface within its RPA should be permeable and gas porous. A permeable surface will also provide a cheaper and more sustainable drainage solution.

Washed gravel

For low-use footpaths, washed gravel is a suitable surfacing medium, however it should not be excessively compacted or have a high 'fine' content - such as binding gravels or hoggin, due to their impermeable texture when consolidated.

Block pavers and paving slabs

Paving slabs and block pavers are available with built-in infiltration spaces between the slabs or blocks. They should also be laid dry jointed on a sharp sand foundation to allow air and moisture to penetrate to the rooting area.

In-situ concrete

An area of in-situ concrete will form an impermeable layer, which if constructed within the RPA will deplete the tree of water and nutrients. However, falls and openings within the concrete can be provided to allow air and water to penetrate. It is recommended that such holes should be 5cm in diameter at a regular spacing of 30cm to 60cm and back filled with a no-fines gravel or aggregate.

Bitumen paving (tarmac)

Generally bitumen paving is impermeable and should be treated the same as other impermeable surfaces.

Kerb details

The construction of kerbs will need to be considered. Excessive excavating for footpaths can be avoided by a simple board edging and pegging. For more substantial structures sawn timber logs or similar could be also be pegged with track pins or road pins.

Impermeable surfaces within the Root Protection Area

As a general rule impermeable surfaces should not be used in the RPA. However, where justified, the area of new impermeable surfaces (tarmac, concrete):

- should be confined to an area no greater than 20% of the RPA, or
- must be restricted to a maximum width of 3m and situated tangentially to one side of the tree,

or whichever is the smaller.

When this advice can be applied, there must still be suitable additional ground (growing medium) for new tree roots to develop as a result of this loss of area. If the tree is already has an impermeable surface such as concrete surrounding the RPA, further surfacing will not be acceptable because additional growth of roots will not be possible.

3.7.4 Demolition in Close Proximity to Trees

In some situations it may be necessary to undertake demolition work close to trees prior to protective fencing being erected. Careful planning and management (as set out in the Arboricultural Method Statement) is required to ensure that roots and the soil structure are not damaged throughout this process. The following points should be considered:

- Access facilitation pruning should be carried out in accordance with a specification prepared by an arboriculturalist.
- Plant and machinery should operate from outside the RPA or from temporary ground protection designed to protect tree roots and soil structure.
- Demolition should work into the footprint of existing structures and where hard surfaces are removed, this should be carried out carefully with hand held tools to avoid damage to any tree roots beneath.
- If there are underground services within the RPA it may be more practical to seal these off to avoid excessive excavation.

3.7.5 Avoiding Tree Root Damage During Construction

Any construction activity agreed within the RPA is likely to be confined to very limited areas or to an agreed specification which does not damage roots. The main principles for construction within the RPA which will help ensure long term tree survival are as follows:

- If new surfaces are to be constructed, only loose organic material and vegetation should be removed – no surface skimming or general excavation should take place.
- If vegetation is to be killed prior to construction, specialist advice might be required to determine the most suitable herbicide to use to avoid accidental damage to tree roots.
- When ground levels are to be raised the fill material must not inhibit vertical gaseous diffusion. Suitable materials might include no-fines gravel, washed aggregate or cobbles. Builders' sand should not be used because of its high salt content which is toxic to tree roots.
- Impermeable surfacing should be avoided because they restrict water penetration and gaseous diffusion.
- In rare situations where the construction of foundations is proposed within the RPA, techniques such as pile and beam or suspended floors will only be agreed to where it has been clearly demonstrated that trees to be retained will not be adversely affected.

For more complex proposals it will be necessary to employ a suitably qualified person (engineer) to design a load suspension layer such as a cellular confinement system.

3.7.6 Services and Trenching

The installation of new underground services should always be considered as a part of the design process and should normally be sited outside the root protection area (RPA).

Above ground services should be well away from the current and future crown spread of trees to avoid the need for repeated pruning in the future.

Where underground services must overlap with the RPA arboricultural advice will be required and details of how work will be achieved should be set out in the Arboricultural Method Statement (see section 3.5.3).

In general, services should be kept together to avoid unnecessary disturbance and trenchless techniques should be employed wherever possible. However, where excavation is being proposed in the RPA, consideration should be given to the following points:

- Excavation should only be undertaken by hand to avoid direct root damage, especially to the protective bark covering on larger roots.
- Unless supervised by an arboriculturalist, no root over 25mm should be severed because they may be important for tree health and stability.
- Roots smaller than 25mm should only be pruned to a side branch using a cutting tool such as secateurs or a handsaw.
- Where roots are to be exposed they must be wrapped in hessian sacking to protect them from the change in environmental conditions.
- Excess water within the RPA should be avoided, particularly on clay soils where water logging can occur. If excess water may be a problem land drains should be considered but these should be located outside the RPA.
- Prior to backfilling, any hessian wrapping should be removed and retained roots should be then surrounded by sharp sand or any other loose granular fill, before the soil is then replaced.

3.7.7 Buildings

For buildings which overlap with the RPA, construction techniques will need to ensure that unacceptable root damage does not occur. Consideration may be given to the use of mini-pile and beams, slabs and suspended floors laid at ground level and cantilevered as necessary to avoid tree roots. In all cases specialist advice will be required to ensure tree roots are not damaged and an Arboricultural Method Statement (see section 3.5.3) will set out how this will be done.

3.8 The Impact of Existing and Newly Planted Trees on Development

To avoid future conflicts new development should be designed and sited to allow for the future growth of both existing and proposed trees. Consideration should also be given to the potential for trees to cause damage and nuisance which might lead to pressures to fell them.

The function of a proposed development will have a bearing on the successful long term retention of trees. For example, occupiers of residential properties may be concerned about shading, safety or trees dominating properties or gardens. Where similar trees are situated close to an agricultural building there may be less concern and planning for tree retention can be considered differently.

To help ensure long term sustainable tree retention, the following points should be taken into account at the design or planning stage:

- The ultimate size of trees should be considered to avoid direct damage to structures from branches. In exposed locations allowances should also be made for the swaying of stem and branches during storm conditions. Where pruning is the only option available, branches of trees which are likely to cause damage should be pruned back to a suitable point (in accordance with British Standard 3998:1989 'Recommendations for tree work') (BS3998).
- Roots can damage or disrupt underground services, although this can be minimised by adhering to the recommended distances in Table 1 (below), ensuring that pipe joints are watertight and by the use of flexible materials or joints to accommodate movement. The use of root barriers could be used where necessary to reduce the risk of tree root intrusion into services.
- Trees should not be planted where they might obstruct overhead power lines or cables and require regular pruning as a result.
- Direct damage to heavy structures (such as buildings) from incremental growth of trunks and roots is rare and usually only occurs very close to trees, although damage to low walls or paving/paths etc can be much more likely.
- Sunlight levels and the implications of shading should be considered – the proposed use and design of buildings, the size and species of tree present and the orientation of the tree to the building should all be considered.
- Indirect damage from trees can sometimes occur on shrinkable clays where soils may change volume in response to a tree's water demand. Foundations need to be of an appropriate specification and specialist advice may be required to assess risk and/or design appropriate responses (the National House Building Council publishes advice).
- When planting adjacent to roads the impact of future growth on sight lines (visibility around a point of access) will need to be taken into account and where required, any potential impacts on lighting, CCTV, underground and overhead service routes.

When considering the implications of a planning application the Authority will take into account whether proposed tree retention and new planting is realistic and sustainable. Consideration will be given to the points noted above as well as advice contained in BS 5837 and other more specific advice published from time to time. The Greater Yorkshire Tree Officer Group has sought to achieve a realistic and sustainable separation between trees and building as set out in advice at Appendix D.



Conflict between new development and established trees should be avoided at the design stage or tree health will suffer

Right: Careful consideration should be given to the future growth and potential impacts of trees in close proximity to new developments

Far right: Tree roots have the potential to damage walls, pathways and paving



Table 1: Recommended minimum distances between young trees or new tree planting and structures to avoid direct damage to a structure from future growth

Source: *British Standard 5837:2005 'Trees in relation to construction – Recommendations' (BS 5837).*

Type of structure	Diameter of stem at 1.5m above ground level at maturity		
	Less than 30cm	30-60cm	More than 60cm
Buildings and heavily loaded structures	–	0.5m	1.2m
Lightly loaded structures such as garages, porches etc	–	0.7m	1.5m
Drains and underground services			
Less than 1m deep	0.5m	1.5m	3m
More than 1m deep	–	1m	2m
Masonry boundary walls*	– –	0.5m (1m)	1m (2m)
In-situ concrete paths and drives*	– 0.5m	0.5m (1m)	1.5m (2.5m)
Paths and drives with flexible surfaces (gravel) or paving slabs*	– (0.7m)	0.5m (1.5m)	1m (3m)

*These distances assume that some movement and minor damage might occur. Guidance of distances in brackets will generally avoid all damage.

3.9 Wildlife and Habitat Considerations

It is important to remember that some development sites may support protected species. Planning Policy Statement 9 – ‘Biodiversity and Geological Conservation’ (DCLG 2005) advises planning authorities to refuse planning permission for development that would harm protected species or their habitats, unless the need for and benefits of the development clearly outweigh that harm. Even when planning permission has been granted for a development, protected species legislation still applies and developers must show that they have taken reasonable measures to avoid harm.

Some species, such as Barn Owls are protected under the Wildlife and Countryside Act 1981

(Photo courtesy of Paul Johnson)



In particular, bats will roost in holes and cracks of old trees as well as in buildings. Under the Countryside and Rights of Way Act 2000, it is an offence to recklessly disturb bats or recklessly damage or obstruct access to any structure or place that bats use for shelter or protection⁸. Therefore, it should be ascertained whether or not bats are using a particular tree before any work can be carried out – especially where old trees are involved. If bats, otters or great crested newts are affected, a Natural England licence may be required in addition to planning permission. See Natural England’s website for further guidance: <http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/europeanprotectedspecies.aspx>.

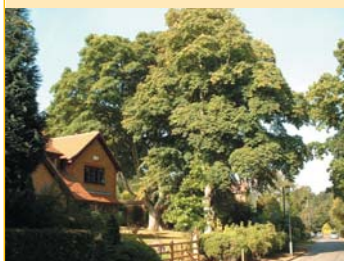
Nesting birds are protected under the Wildlife and Countryside Act 1981, which states that it is an offence to intentionally or recklessly, kill or take a wild bird, take, damage or destroy its nest whilst in use or being built and take or destroy its eggs.

The main nesting season is from March to August inclusive. However, nesting may occur outside of this period, so it impossible to give exact dates. Even outside the nesting period, birds may rely heavily on hedges, scrub and woodland, particularly for feeding or roosting. For areas of trees and shrubs where there is evidence of bird activity it will be important that a programme of tree works is **NOT** undertaken within the main nesting season.

Further guidance is contained in the Authority’s Planning Advice Note 2, ‘Planning and Biodiversity’, copies of which are available on request or from the Authority’s website (www.moors.uk.net)

Footnote:

⁸ The level of protection given to European Protected Species (including bats) which are rare or declining across the EU have been increased to ensure it complies with the EU Habitats Directive. Most notably, an offence will be deemed to have been committed even if the damage to a breeding site or resting place was accidental. These changes were transposed into UK law by amendment to the Conservation (Natural Habitats) Regulations 1994 and came into force on 21 August 2007.



Removal of trees subject to a TPO would have a significant visual impact on the locality

3.10 Trees and the Law

Although the Authority values trees generally throughout the National Park, it may occasionally use its powers to protect specific trees by serving a Tree Preservation Order. It will do this where trees of amenity value are under threat. Tree work is then subject to an application and consent procedure. Most trees in designated Conservation Areas have a similar level of protection and proposed tree work is subject to notice being provided to the Authority. A felling licence may also be required in some circumstances where tree felling exceeds the limits set out in the Forestry Acts. Felling licences are not dealt with in this document and further advice should be sought from the Forestry Commission. Tree Preservation Orders and trees and Conservation Area notifications are administered by the National Park Authority and further information is provided below.

3.10.1 Tree Preservation Orders

A Tree Preservation Order (TPO) is made by a Local Planning Authority (in this case the National Park Authority) in respect of trees or woodlands.

The principal effect of a TPO is to prohibit certain activities without the Authority's consent. These include:

- cutting down
- uprooting
- topping
- lopping
- willful damage
- willful destruction

Roots are also protected by the TPO. Within the Root Protection Area of a tree, damage or destruction can occur as a result of:

- excavation or changes to ground levels;
- the installation of hard or impermeable surfaces;
- soil compaction;
- contamination or the dumping of toxic materials; or
- fire.

TPOs can be served to protect individual or groups of trees, woodlands or trees within a defined area – if their removal would have a significant impact on the local environment and its enjoyment by the public.

The benefit provided by the tree(s) may be present or future; trees may be worthy of preservation for their intrinsic beauty or for their contribution to the landscape or because they serve to screen an eyesore or future development. The value of trees may be enhanced by their scarcity and the value of a group of trees or woodland may be collective only. Other factors, such as importance as a wildlife habitat, may be taken into account but which alone may not be sufficient to warrant a TPO.

Tree Preservation Orders can be served to protect trees where it is expedient to do so in the interest of amenity. It is therefore unlikely that the Authority will consider it expedient to make a TPO where trees are under good arboricultural or silvicultural management and are not under any threat. Whilst not specifically defined in the Town and Country Planning Act, amenity is generally considered to relate to the positive contribution that trees can make to the public's enjoyment of an area. Prior to serving an order, the Authority will consider the extent to which a tree(s) contribute to the amenity of an area based on a range of factors including visual, cultural, biodiversity and social/economic impacts. After an order is served there is a 28 day period within which any objections or representations may be made to the Authority. Objections or representations will be fully considered prior to deciding whether or not to confirm the order.

Permission to undertake works

Applications to carry out work on protected trees should be made to the National Park Authority and must be on the form, *'Application for tree works: works to trees subject to a preservation order (TPO) and/or notification of proposed works to trees in conservation areas (CA)'*⁹.

It is advisable to seek the advice of an arboriculturalist and to discuss details of the proposals with the Authority prior to any formal application.

Applications are normally decided within 8 weeks and during this time a National Park Authority officer will usually visit the site. This will help ascertain whether or not the work is exempt, whether work proposed is likely to be acceptable and to clarify the application procedures.

If the application is approved, permission may be subject to conditions. These can: specify the standard to which pruning must be carried out, specify a time by which work must be completed or detail replanting conditions for when trees are felled. In the event that an application is refused, the reasons for doing so will be explained to the applicant. The applicant's right of appeal to the Secretary of State and any right to compensation suffered as a result of any loss or damage suffered as a result of the decision will also be explained.

Whilst each case is decided on its own particular merits, there is a presumption that all trees with TPO's will be retained and that proposals which would result in the loss or damage to a protected tree(s) will be refused unless exceptional circumstances apply. Such circumstances might include:

- the trees are found to be in a poor or dangerous condition; or
- the trees are shown to have very limited amenity value.

In some cases a new planting scheme may be of such merit to outweigh the loss of protected trees, in terms of their contribution to the landscape, or to the character and amenity of the site and its surrounding area. In these exceptional circumstances such landscape schemes will need to be planned in sufficient detail to give confidence that, at a minimum, there will be no net loss of landscape or environmental value.

Footnote:

⁹ Available to download from the National Park Authority website: www.moors.uk.net

Exemptions and Felling Licenses

Certain works may be exempt from the order, such as:

- Planning permission – consent is not necessary for work which is required to implement a full planning permission.
- Felling licenses – where a felling license is required to fell TPO trees an application must be made to the Forestry Commission, who must be informed of the order and will then consult with the NPA prior to issuing a licence. Further application to the National Park Authority under the order is not required.
- Dead, dying and dangerous trees – anyone proposing to remove a tree on the grounds that it is dead, dying or has become dangerous may do so but is advised to give the Authority at least **five days** notice before carrying out the work, except in an emergency. Because this exemption is not always clear, evidence that the tree was covered by the exemption should be obtained and the advice of an arboriculturalist should be sought. This also applies to trees in Conservation Areas.

Penalties

The National Park Authority takes the matter of unauthorized works to protected trees very seriously. Any work undertaken without consent is an offence liable to prosecution and a fine of up to £20,000.

3.10.2 Trees in Conservation Areas

There are currently 42 Conservation Areas¹⁰ in the National Park. The Town and Country Planning Act 1990 makes special provision for trees in Conservation Areas which are not the subject of a Tree Preservation Order.

Conservation Areas are defined as, ‘... areas of special architectural or historical interest the character or appearance of which is desirable to preserve or enhance’.

Planning (Listed Buildings and Conservation Areas) Act 1990

The distinctive character of individual Conservation Areas is derived from interrelated features including street patterns, the layout of buildings, open spaces, boundary features, trees, materials and local landmarks.

Anyone proposing to cut down or carry out work on a tree with a trunk diameter of 75 millimeters or more (measured at 1.5 metres above the ground) within a Conservation Area is required to give the National Park Authority **6 weeks** prior notice. The purpose of this requirement is to give the Authority an opportunity to consider whether a Tree Preservation Order should be made in respect of the particular tree.

An officer from the Authority will normally visit the site within the 6 week notification period and decide whether or not to object to the proposal(s). If the Authority does not respond within the 6 week period, then consent to carry out the proposed works is automatically deemed to have been given.

Footnote:

¹⁰ Settlements subject to a Conservation Area designation are highlighted in the Landscape Character Type Descriptors table at Appendix C.

If a Tree Preservation Order is served as a result of a Conservation Area Notification then a written application must be made to the National Park Authority before any work is undertaken.

Penalties

Anyone who cuts down, uproots, tops, lops, willfully destroys or willfully damages a tree in a Conservation Area without giving notice contravenes is guilty of an offence. The penalties are the same as those for contravening a TPO.

Replacement of Trees: Enforcement

In addition to the penalties described above for TPO's and trees in Conservation Areas, the Town and Country Planning Act also places a duty on landowners, in certain circumstances, to replace trees and woodlands.

3.10.3 Hedgerow Legislation

Hedgerows are widely viewed as a quintessential feature of the countryside and are a defining characteristic of many rural landscapes, including the lowlands of the National Park. They perform a variety of practical functions such as the containment and shelter of livestock and crops and windbreaks that help control soil erosion. Hedgerows also provide valuable wildlife habitats supporting a whole range of flora and fauna. As man-made features, hedgerows reflect the cultural history of local communities as well as helping to define aesthetically pleasing countryside.

Hedges also make an attractive feature in the garden and can provide many benefits including shelter, privacy and security as well as being important for wildlife by providing food and shelter and allowing dispersal and movement between other habitats.

Hedges provide shelter, screening and act as habitats for wildlife



Retaining and planting hedges can:

- act as a valuable asset for improving the visual appearance of the landscape;
- act as wildlife corridors between fragmented habitats;
- be important archaeological and historical assets;
- provide nest sites for a variety of farmland and garden bird species;
- provide good screening and security; and
- be more attractive than wooden board fences.

Disadvantages of hedges:

- incorrect choice of non-native species when planting a hedge can look incongruous in a countryside setting;
- certain species can grow very rapidly and require regular maintenance to prevent shading and nuisance; and
- hedges require careful and regular management to maintain their function as boundaries and environmental features.

With their introduction in 1997, the Hedgerow Regulations make it an offence to remove or destroy most countryside hedges without notifying and obtaining permission from the Authority, which must assess the importance of a hedgerow against a set of historical and wildlife criteria.

The Regulations apply to any hedgerow which:

- Grows in, or adjacent to any common land, Local Nature Reserve, Site of Special Scientific Interest, or land used for agriculture, forestry of the breeding or keeping of horses, ponies or donkeys and has a continuous length of at least 20 metres, or if less than 20 metres, meets another hedgerow at each end.
- In calculating the total length of a hedgerow, any gap resulting from a contravention of these regulations and any gap not exceeding 20 metres should be treated as part of the hedgerow. A hedgerow, which meets another hedgerow, is to be treated as ending at the point of intersection or junction.

To qualify as 'important', a hedgerow must be at least 30 years old and at least 20m long (although shorter hedges can be included if linked to other hedgerows) and meet at least one of the following summarised criteria:

- It marks a pre-1850 parish or township boundary.
- It incorporates an archaeological feature.
- It is part of, or associated with, an archaeological site.
- It marks the boundary of, or is associated with a pre-1600 estate or manor.
- It forms an integral part of a pre-Parliamentary enclosure field system.
- It contains certain categories of species of bird, animals or plants listed in the Wildlife and Countryside Act or Joint Nature Conservation Committee (JNCC) publications.
- It meets a number of ecological criteria relating to its component woody species and associated environmental features.

The Authority must determine if a hedgerow is ‘important’ prior to its proposed removal.

The regulations do not apply to any hedgerow within the curtilage of, or marking a boundary of a dwelling house.

The removal of any hedgerow is permitted if it is required:

- for the making of a new opening to replace an existing access to land, provided that the existing gap is replanted within 8 months;
- for obtaining temporary access to any land to assist in an emergency;
- for obtaining access to land where another means of access is not available or is available only at disproportionate cost;
- for the purposes of national defence;
- for carrying out development for which planning permission has been granted or, in some cases, is deemed to have been granted;
- for carrying out work under the relevant acts for the purpose of flood defence or land drainage;
- for preventing the spread of, or ensuring the eradication of plant or tree pests notifiable under plant health legislation;
- for the carrying out by the Secretary of State of his highway functions;
- for carrying out any felling, lopping or cutting back required or permitted under the relevant act to prevent the obstruction of or interference with electric lines and plant or to prevent danger; or
- for the proper management of the hedgerow.

In considering the retention of hedges on a development site priority will be given to those hedges which are deemed to be important under the Hedgerow Regulations.

Although domestic garden hedgerows do not fall under the Hedgerow Regulations criteria, they are nevertheless important habitats and landscape features that should, where appropriate, be preserved within the National Park.

It is a criminal offence to remove a hedgerow in contravention of the Hedgerow Regulations. Please note that this is a summary and for the avoidance of any doubt it is recommended that you clarify whether your proposed works are exempt **well in advance** of when you propose to carry them out. If you are uncertain whether proposed works fall within the remit of the Regulations, you are advised to contact the Authority’s Conservation Officer.

4 Planning Applications

4.1 Introduction

Submitting the correct documents and information at the formal application stage is a crucial part of the planning process and can help to reduce the time taken to assess and determine an application. Using the advice and information set out in the Design Guide should assist in producing a comprehensive and detailed application that will allow a fully informed decision to be made.

4.2 Pre-application Discussions

The Authority encourages and welcomes discussions on development proposals prior to the submission of a formal planning application. Whilst there is no right or wrong way to prepare a scheme, planning officers can advise prospective applicants whether or not proposals are likely to conform to the relevant policies of the *Core Strategy and Development Policies Development Plan Document* and to identify any problems or issues that might need addressing at an early stage in the design process.

Pre-application discussions can also minimise the risk of delay in the processing and assessment of an application by clarifying the type and extent of supporting information and reports required to be submitted and identifying the need, or otherwise, of additional consents or approvals for a particular proposal.

Providing photographs, a site location plan, a layout plan and sketch details of the proposal can all assist in the pre-application assessment process.

Whilst pre-application discussions are confidential, they may, in some circumstances, involve consultations with other agencies where considered appropriate.

Pre-application advice is an expression of officer opinion only and is given without prejudice to any decision that the Authority may take in the future on receipt of a formal planning application.

4.3 Submission Requirements

Together with the documents set out in the 'Document Checklist', contained in Section 5.3 of Part 1 of the Design Guide, the Authority may, in certain circumstances, require additional supporting information or reports which relate specifically to tree and landscaping detail (refer to Sections 2 & 3). Requirements will vary depending on the particular character and context of the site and the type, size and scale of the proposal.

Whilst applications for smaller scale development and domestic extensions may require less information than for larger scale projects, landscaping details may still be necessary and applicants should discuss the individual submission requirements early in the process at the pre-application stage.

When you are ready to submit a planning application¹¹, the Authority will need accurate plans and drawings to assess the design. **Failure to provide adequate information to support the application may delay its validation.**



Pre-application discussions with a planning officer can identify potential issues at an early stage and minimise the risk of delay

Footnote:

¹¹ Planning application forms are available to download from the National Park Authority website: www.moors.uk.net

All plans submitted in support of an application should, as a minimum:

- **be to a metric scale;**
- **have a scale point;**
- **include the date;**
- **have a drawing number;**
- **include a north point;**
- **use up-to-date information; and**
- **be clearly annotated.**

Further information relating to the submission and decision-making process of a formal planning application can be found in the Authority's leaflet, '*Planning in the National Park*' (July 2007).

Appendix A: Core Strategy and Development Policies

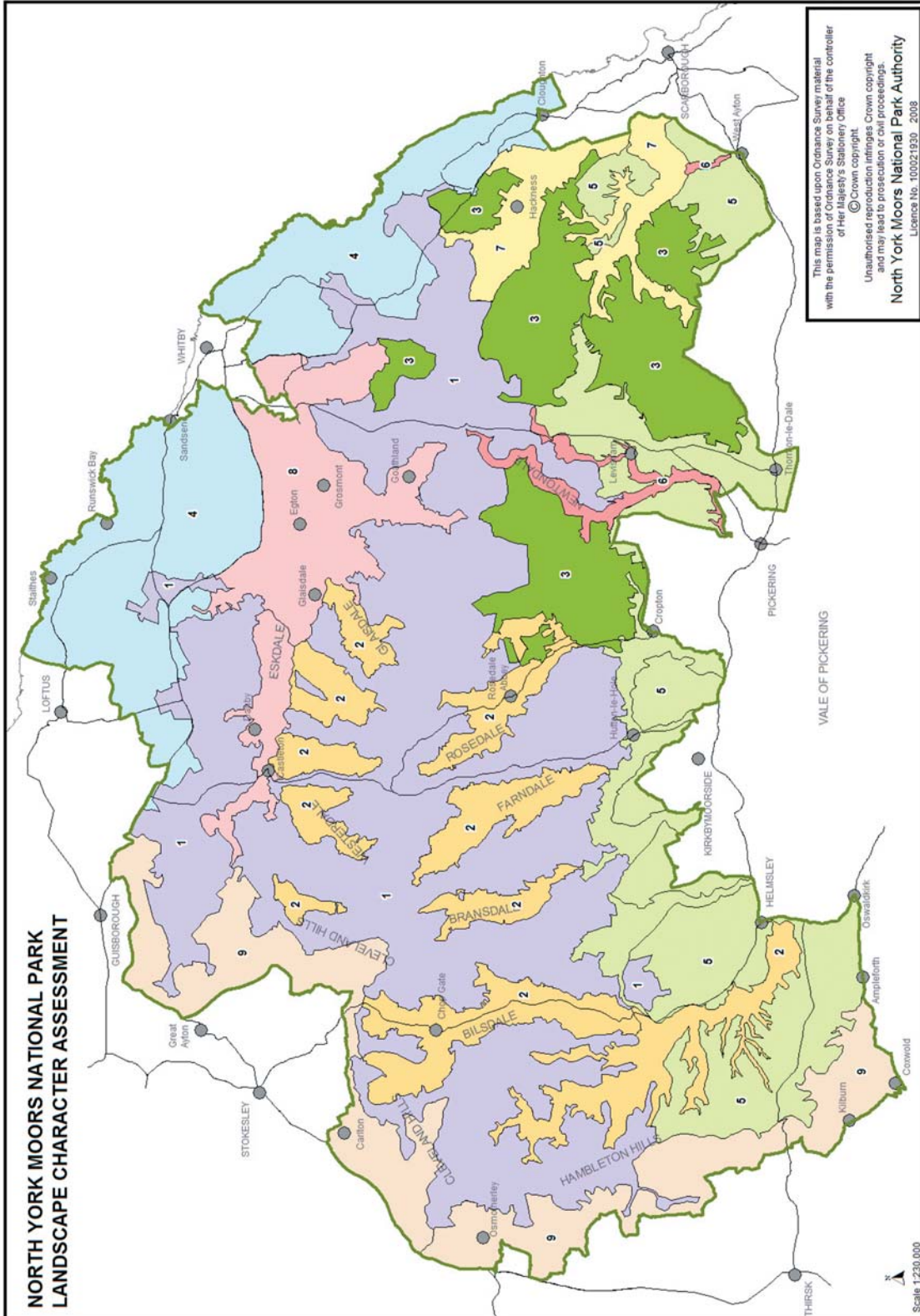
DEVELOPMENT POLICY 3

Design

To maintain and enhance the distinctive character of the National Park, development will be permitted where:



- 1** The siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment and will not result in the loss of an open space which contributes to the amenity, character and setting of a settlement.
- 2** The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings and will not have an adverse effect upon the amenities of adjoining occupiers.
- 3** A high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular.
- 4** Provision is made for adequate storage and waste management facilities.
- 5** Good quality sustainable design and construction techniques are incorporated in the development including measures to minimise energy use and where possible use energy from renewable sources.
- 6** A satisfactory landscaping scheme forms an integral part of the proposal.
- 7** The design takes account of the safety, security and access needs for all potential users of the development and provides car parking provision in line with the standards adopted by the Authority.



Appendix B: Map of Landscape Character Types and Areas



- Landscape Character Types and Areas**
- 1 Moorland
 - 2 Narrow Moorland Dale
 - 3 Forest
 - 4 Coast and Coastal Hinterland
 - 5 Limestone Hills
 - 6 Narrow Glacial Channel & Griffs
 - 7 Limestone Dale
 - 8 Central Valley
 - 9 Upland Fringe
 - North York Moors National Park Boundary


Appendix C: Landscape Character Type Descriptors


Landscape Type	Key Landscape Characteristics	Settlement Pattern	Vegetation pattern and characteristics
<p>1 Moorland</p> 	<ul style="list-style-type: none"> • Located in the upland areas of the Park. • Elevated open expansive remote upland. • Panoramic long distance views. • Moors drop off steeply into well defined dales. • Occasional sandstone outcrops mark the moorland edges. • Few roads, settlements, enclosures or woodland on moors contributes to sense of isolation and solitude. 	<ul style="list-style-type: none"> • Settlement is almost entirely absent in upland areas. • Occasional isolated farms in the moorland valleys. • Walled fields and sheepfolds associated with buildings. • Where present, isolated buildings are of local stone construction with pantile roofs. 	<ul style="list-style-type: none"> • Extensive tracts of heather moorland. • Vegetation within valleys is predominantly bracken or bracken heathland mosaics, with occasional scattered tree cover or small woodlands. • Further tree cover is limited to the occasional coniferous plantations and very occasional windswept tree specimens on the moor tops. • Other habitats on the moor tops include small areas of upland heath/grass mosaic, heather/blanket peat grassland mosaic, rough grassland and peat bog.
<p>2 Narrow Moorland Dale</p>  <p>Chop Gate/Seave Green Hawnby ✓ ○ Rievaulx ✓ ○ Rosedale Abbey ✓ ○</p>	<ul style="list-style-type: none"> • Located within the central moorland and western parts of the Park. • Dales deeply incised into the open moorland. • Steep upper valley sides with smoothly sloping lower valley sides. 	<ul style="list-style-type: none"> • The dales are settled by small scattered and sporadic traditional farmsteads and a network of dry stone walls enclosing small pastures. • Settlements located in clusters in valley floors or lineal along spring lines along mid-valley sides. 	<ul style="list-style-type: none"> • The density of natural woodland cover varies although is generally sparse within the dales, it tends to be confined to small areas on the steeper slopes or in narrow belts fringing watercourses. • Field trees tend to be concentrated in the lower areas close to rivers or seen aligning gills up the valley sides. • On the upper slopes field boundary trees are infrequent.


Landscape Type	Key Landscape Characteristics	Settlement Pattern	Vegetation pattern and characteristics
<p data-bbox="54 414 355 477">2 Narrow Moorland Dale (continued)</p> 	<ul data-bbox="437 414 694 1016" style="list-style-type: none"> Occasional cliff lines and frequent quarries occur on the moorland edge as result of past small scale exploitation of minerals particularly jet, coal and ironstone. In some dales strong landscape patterns are created by the lines of trees that follow the watercourses or the pattern of dry stone walls and hedges. 	<ul data-bbox="740 414 997 1111" style="list-style-type: none"> Occasional modern outbuildings. Villages and hamlets characterise some parts of the dales and are visible from long distances on the moorland plateau. Houses are generally stone (sandstone) with red pantile roofs (sometimes slate). Thatched cottages very occasionally found in lower reaches of the dales. 	<ul data-bbox="1043 414 1434 1272" style="list-style-type: none"> Valley bottom trees are almost broadleaved. Coniferous plantations are generally small to medium size, are frequent in the majority of dales; concentrated on the upper slopes of the valley sides or in the dale head areas. Many are poorly designed with regularly shaped edges. The surrounding moorland vegetation cover, particularly bracken and bracken/upland heath mosaic spills over the valley side, particularly towards the dale heads. Valley bottoms are mostly pasture for sheep and cattle, with the occasional arable field. Small to medium sized fields are divided by a mix of hedgerows, stone walls and the occasional fence.
<p data-bbox="54 1337 159 1368">3 Forest</p> 	<ul data-bbox="437 1337 694 1653" style="list-style-type: none"> Located in the south eastern area of the Park. Sited on the gradually rising areas of former moorland and the moorland fringe areas. 	<ul data-bbox="740 1337 997 1688" style="list-style-type: none"> Settlement is almost completely absent from the area with the exception of occasional isolated properties. Small hamlet of Low Dalby in the Dalby Forest is exceptional. 	<ul data-bbox="1043 1337 1434 2101" style="list-style-type: none"> Land cover is primarily coniferous forest; some areas planted in regular blocks separated by grid iron pattern of upland rides and firebreaks, including areas of recently felled and/or recently planted areas and other areas planted more sympathetically with irregular edges reflecting the underlying topography. Deciduous trees have been planted in some fringe areas. The forests contain occasional isolated pockets of ancient semi-natural woodland within steeper areas or within valleys. Where there are fields, they are divided into regular patterns by both stone walls and fences.

Landscape Type	Key Landscape Characteristics	Settlement Pattern	Vegetation pattern and characteristics
<p>4 Coast and Coastal Hinterland</p>  <p>Borrowby Cloughton ✓ Dunsley Easington East Barnby Ellerby Fylingthorpe ✓ ○ Goldsborough High Hawsker Hinderwell Low Hawsker Lythe ✓ ○ Mickleby Newholme Port Mulgrave Ravenscar Robin Hoods Bay ✓ ○ Roxby Runswick Bay ✓ ○ Sandsend ✓ Stainsacre Staithes ✓ ○ Staintondale Ugthorpe West Barnby</p>	<ul style="list-style-type: none"> • Rolling coastal landscape drained by a series of steeply incised and winding becks. • Broad bays are interspersed with a rugged indented line of high, crumbling or slumping cliffs. • Elevated areas allow panoramic long distance views. • Quarries and mines within the cliffs for jet, ironstone and alum. • Wide wave cut platforms are a feature of the coastline and sand or sand shingle areas are relatively infrequent. 	<ul style="list-style-type: none"> • Settlements are clustered in tight cliff foot locations or narrow valleys. • Villages sometimes spill out onto flatter land at cliff tops. • Recent, more modern development bears little relation to historic cores. • Busy main roads in elevated open locations have a significant impact. 	<ul style="list-style-type: none"> • Drained by a series of deeply incised and winding minor becks that flow mainly towards the coast. The deep valleys are frequently lined with deciduous woodland, much of which is ancient semi- natural woodland. • Inland, arable farmland interspersed with pasture and forestry. • Areas of regular field pattern often intensively farmed and divided by a mixture of closely trimmed hedgerows, neat stone walls of regular bedded sandstone and fences creating a bleak and open appearance. Hedgerows and infrequent trees are often stunted. • Cliffs are of considerable botanical interest with habitats ranging from dry heath and bracken to scrub, woodland and wet flushes.
<p>5 Limestone Hills</p>  <p>Ampleforth ✓ ○ Appleton le Moors ✓ ○ Cold Kirby ✓ ○ Fadmoor Gillamoore ✓ ○</p>	<ul style="list-style-type: none"> • Located along the southern fringes of the Park. • Smoothly contoured plateau landscape rising at a shallow angle to prominent escarpments with flats tops dissected by densely wooded dales. 	<ul style="list-style-type: none"> • Settlements are clustered, large farm buildings with numerous outbuildings and modern sheds. • Uniformity of building materials – generally coursed limestone/limestone rubble under pantile roof, slate less common than in other parts of the Park. 	<ul style="list-style-type: none"> • The smooth plateau is deeply dissected by steep sided narrow dales which are wooded. • The dip slopes are also dissected by narrow linear and slightly winding densely wooded shallow valleys which have been planted by mixed or coniferous woodland. Areas of ancient woodland clothe the valley sides. • A mixture of arable and pasture farming for sheep and cattle.

Landscape Type	Key Landscape Characteristics	Settlement Pattern	Vegetation pattern and characteristics
<p>5 Limestone Hills (continued)</p> <p>Helmsley ✓○ Hutton Buscel ✓○ Hutton Le Hole ✓○ Lastingham ✓○ Levisham ✓○ Lockton ✓○ Newton On Rawcliffe Old Byland ✓○ Oswaldkirk ✓○ Pockley Scawton Sinnington ✓○ Spaunton Thornton Le Dale ✓○ West/East Ayton ✓○</p>	<ul style="list-style-type: none"> The largely open elevated landscape allows extensive long distance views, sometimes broken by often regularly shaped plantations which are mainly coniferous. 	<ul style="list-style-type: none"> Boundary treatments are commonly dry stone walls and are a distinctive feature of some villages such as Hutton Buscel. 	<ul style="list-style-type: none"> Fields of medium to large size and regular shape are intermixed with areas of medium sized in a strip pattern with smaller strip fields close to settlements. Fields are bounded by wire fences or closely trimmed or overgrown hedges with the occasional hedgerow trees or are unbounded. Occasional walls are present. Coniferous shelterbelts occur on the plateau. Deciduous woodland is scarce on the plateau.
<p>6 Narrow Glacial Channel and Griffs</p> 	<ul style="list-style-type: none"> Narrow steep sided valleys with a narrow flat valley floor aligned in a north – south direction. Upper valley sides often marked by impressive cliffs. Small becks are out of scale and follow a sinuous hidden tree line course. A small area of land stretching northwards from Pickering. Narrow, steep sided, well wooded valleys. 	<ul style="list-style-type: none"> Occasional small settlements, farms and houses. 	<ul style="list-style-type: none"> Valley sides are mostly clothed in a mixture of deciduous woodland or coniferous plantation. The majority of deciduous woodland comprises semi natural or replanted ancient woodland. Where the upper dale is included within the type it is more open and clothed mostly with bracken, with occasional patches of heather, upland grass moor and scrub.

Landscape Type	Key Landscape Characteristics	Settlement Pattern	Vegetation pattern and characteristics
<p>6 Narrow Glacial Channel and Griffs (continued)</p>	<ul style="list-style-type: none"> • Small becks follow a tree lined course. • The well wooded deep valleys create a strong sense of enclosure and contain the majority of views. 		<ul style="list-style-type: none"> • The valley floors support a mixture of natural deciduous woodland, wetland species, and in some areas rough grassland and areas of cutover plantation that have been replanted with deciduous species and becoming colonized by naturally regenerating birch. • Very occasional areas of fenced flat pasture for sheep and cattle occur.
<p>7 Limestone Dale</p>  <p>Hackness Scalby ✓</p>	<ul style="list-style-type: none"> • In the south eastern part of the Park. • Steep sided, winding relatively broad u-shaped wooded valleys. • Upper reaches of the valleys are broad and open. • Much of the adjoining land is under forestry which, together with the frequently wooded valley sides, creates enclosure and limits views. 	<ul style="list-style-type: none"> • Small hamlets and scattered farms. • Quiet, accessed by minor roads, some very steep and winding, and some parts of the valleys almost inaccessible. • Hackness village dominated by estate features, including high walls and stone gate posts. 	<ul style="list-style-type: none"> • Steep slopes of the valley sides in the central and lower dale are almost continuously wooded and include significant areas of ancient woodland. • Small blocks of woodland also occur on the lower valley sides. • The steep valley sides are in a marked contrast to the openness of the flat or gently sloping valley floor in the lower dale. • The upper dale is open; the gently sloping farmland is interspersed by small regularly shaped blocks and belts of mixed or deciduous plantations. • Deciduous woodland is limited to the steep banks of the becks. • Farmland is mainly given over to improved pasture with some rough pasture and arable. • Fields are divided by a mixture of fences and often well developed hedges and neat dry stone walls in the upper reaches.

Landscape Type	Key Landscape Characteristics	Settlement Pattern	Vegetation pattern and characteristics
<p>8 Central Valley</p>  <p>Ainthorpe Aislaby ✓ ○ Beck Hole Castleton ✓ ○ Commondale Danby Egton ✓ ○ Egton Bridge ✓ ○ Glaisdale Goathland ✓ Grosmont Houlsyke Lealholm ✓ ○ Lealholmside Littlebeck Sleights/Iburndale Sneaton Ugglebarnby</p>	<ul style="list-style-type: none"> • Comprises the area of the Esk Valley. • Narrow, deep valley between the heather moorland which widens in the middle reaches to an open flat valley floor. • Small quarries and small-scale mineral workings are visible on the upper valley sides where tree cover is sparse or within adjacent moorland areas. 	<ul style="list-style-type: none"> • The upper valley is relatively densely settled. • The lower valley consists mainly of farmland, woodland and a number of settlements. 	<ul style="list-style-type: none"> • Riverside vegetation (mainly trees) creates a visually dominant feature. • Land cover is varied and comprises a mixture of farmland and broadleaved woodland and areas of coniferous and mixed plantations. • Small patches of scrub, bracken, rough pasture, wet grassland and areas of upland grass moor occur. • Fields of improved and (occasionally) rough pasture and arable are bounded mainly by low stone walls in the upper dale and closely trimmed and overgrown hedgerows with frequent hedgerow trees in the lower valley, giving a well-wooded appearance to the lower dale. • Blocks of broadleaved woodland are a feature of the upper, middle and lower valley sides and follows the line of the river and valley side becks. • Blocks of coniferous plantation are sited on the steeper valley slopes. • The density and size of the woodland areas increases significantly in the lower dale.

Landscape Type	Key Landscape Characteristics	Settlement Pattern	Vegetation pattern and characteristics
<p>9 Upland Fringe</p>  <p>Battersby Battersby Junction Boltby ✓○ Carlton In Cleveland ✓○ Cowesby Coxwold ✓○ Faceby Hutton Lowcross ✓○ Ingleby Greenhow Kepwick ✓○ Kilburn ✓○ Kildale Nether Silton ✓○ Osmotherley ✓○ Over Silton Swainby ✓○ Thimbleby ✓○ Guisborough</p>	<ul style="list-style-type: none"> • Located along the western edge of the Park. • Steep escarpment, generally flat top with Dales cut through in places. • Natural rock outcrops are an infrequent feature but occasionally prominent feature. • Long views across the lowlands are a key feature, the detractors within these areas having an influence on the character of the upland fringe. • Outlying conical hills are a distinctive feature. The form of the hills is often given emphasis by plantations partly clothing their sides. • Disused quarries and mineral workings (for alum and jet) are frequent and occasionally prominent where tree cover is reduced. 	<ul style="list-style-type: none"> • Settlements and medium to large farms at the scarp foot. • Mostly simple form street villages e.g. Kilburn, Faceby with linear development, development 'in depth' in the larger villages e.g. Swainby, Osmotherley. • Pastoral landscape, variations in topography and woodland help settlements to 'nestle' into the landscape. • In the south west of the Park, coarse corallian limestone is the most common building material, usually coursed, interspersed with some brick buildings. • To the north of Osmotherley, there is a greater variation in material – brick and render and sandstone are more common, producing less cohesive settlements. • Stone slates found on some of the larger buildings. • Stone chimneys more common. 	<ul style="list-style-type: none"> • Very well treed with often extensive and sometimes blocky coniferous or mixed plantations clothing the steeper slopes with the top edge of the escarpment almost continuously wooded for considerable stretches. • In other areas smaller blocks of woodland or plantation are interspersed with steeply graded pasture, or moorland vegetation of heather or bracken spills over the top, resulting in an open top to the escarpment. • Medium to large blocks of mainly replanted ancient woodland are associated with moorland slopes or follow the line of the becks. • Improved pasture fields, with occasional arable confined to more gently graded lower slopes of the escarpment or the scarp foot areas. Enclosed by well developed hedgerows with hedgerow trees, fences or infrequent dry stone walls. • Sense of prosperity with halls, parkland, large houses and large farms, the parklands having a strong influence on the landscape of their immediate locality.

* All Appendix C photographs courtesy of White Young Green Consultants.

✓ Denotes that a part of the settlement is designated as a Conservation Area.

○ Indicates that an Article 4 Direction applies within the designated Conservation Area.

Appendix D: Method for Calculating Minimum Distances of New Properties from Existing Trees

Protecting Trees in Yorkshire

A method for calculating minimum distances of new properties from existing trees:
Greater Yorkshire Tree Officers Group

A method of calculating minimum distances of new properties from existing trees.

The retention of trees within the new built environment has become an important issue, especially since the increases in land development during the late 1960's through to the present day. As land values rise the space afforded to trees on new developments is constantly being squeezed. Many trees which were retained were done so in complete ignorance of their requirements to survive a changed environment. Consequently many did not survive or where they did have been subjected to unavoidable and undesirable crown reductions to suit their imposed environment.

The British Standard BS 5837:2005 '*Trees in relation to Construction - Recommendations*' (BS5837) provides the arborist, planner, architect and developer with relevant and important information through the planning stage to physical protection of trees in relation to construction works. Although the standard refers to other constraints that trees can place on development and new dwellings a general criticism of the standard may be that it is non-prescriptive nor species specific.

The frustrations felt by members of the Greater Yorkshire Tree Officer Group when dealing with the retention of trees on development sites prompted research which has led to the compilation of this document. The Group make no apologies in compiling this document for considering the trees to be of paramount importance on new development sites. The recommendations are species-specific and takes into account, among other criteria, the habit and ultimate size of the tree. We feel that this document can be used to take the BS 5837 (2005) standard one step further when considering appropriate separation between tree and development and that its adoption will ensure the long term retention of trees on new developments.

Yorkshire Tree Officers

Definitive Scores

The definitive scores for the tree species most commonly found in the urban environment relate to 2 tree characteristics:

1. **Ultimate size**
2. **Density of foliage**

1. **Ultimate Size** is found by multiplying the ultimate spread of the crown of a species (from Gruffyd) by the normal ultimate height of the species in an urban situation (from Arb., Research Note - 84/90).

The result in square metres is intended to reflect not only the size of the crown, but a zone of influence cast by the tree cover over the garden and/or property.

Score: 5 for 500m ² +	very large
4 for 401m ² - 500m ²	large
3 for 301m ² - 400m ²	med/large
2 for 201m ² - 300m ²	medium
1 for 0m ² - 200m ²	small

2. **Density of foliage** is a measure of shade likely to be cast by a species. Based on tree officers experience there are 3 categories: light, medium and dense.

Score: 3 for dense
2 for medium
1 for light

Variable Scores

There are three categories in which further scores are made:

1. **Use of property**
2. **Aspect of dwelling**
3. **Special Factors**

1. It is recognised that different use of property can significantly influence the degree of control occupants wish to exercise over trees in their care e.g. office workers will be probably happy to use artificial light during the day to offset shading from trees, whilst home owners may object to this.

Score: 2	Dwelling
1	Office/Light Industrial
0	Heavy Industrial or Livestock

2. Aspect from a dwelling has a direct bearing on the measure of influence a tree will have on the reasonable enjoyment of a garden. The greatest influence a tree will have is in a garden facing south, and the minimum, north.

Score: 4	South facing aspect
3	West
2	East
1	North

3. Special Factors. These are perhaps the most difficult categories to quantify and relate in part to guidance covered in British Standard 5837 and may include items such as the following: (NB: This list is not exhaustive and may include both positive and negative scores)

- Suitability to pruning
 - Susceptibility to pest, disease, fungal pathogens
 - Brittle Wood
 - Susceptibility to development eg Beech
 - Seasonal fall eg heavy mast
 - Soil type
 - Particular habitat eg bat roost/rookery
 - Exceptional shape or form
 - Rare species or cultivar
 - Particular heritage value
 - Exceptional longevity eg veteran tree
 - Exceptional size eg Beech, Horse Chestnut
 - Group influence
 - Terrain/slope influence
 - Perceived threat eg crown bias, lean
 - Susceptibility to insect attack eg aphids and honeydew production
 - Useable garden
- Points may be added or subtracted to a normal maximum of 5 in TOTAL. Only in extreme circumstances should the normal maximum or minimum scores be exceeded.

Allow 1 linear metre for each point scored to find MINIMUM distance from property.

A method of calculating minimum distances of properties from existing trees:

Definitive scores per species

Genus/Species	Ultimate Size	Density of Foliage	Total
Acer pseudoplatanus	5	3	8
Acer (other)	3	3	6
Aesculus hippocastanum	5	3	8
Alnus spp	2	2	4
Betula spp	2	1	3
Carpinus betulus	2	3	5
Fagus sylvatica	5	3	8
Fraxinus excelsior	3	1	4
Pinus spp	1	2	3
Platanus spp	5	3	8
Populus spp	5	2	7
Populus nigra "Italica"	2	2	4
Prunus spp	2	2	4
Quercus spp	4	2	6
Salix spp	2	2	4
Sorbus aria	1	3	4
Sorbus aucuparia	1	2	3
Taxus baccata	1	3	4
Tilia spp	4	2	6

Appendix E: Glossary

Wherever possible this document has sought to avoid the use of specialist terminology and jargon. However, it is inevitable that certain phrases and terms are used whose meaning may not be immediately clear. This glossary seeks to define and clarify the meaning of a number of references in the Design Guide. Please contact the Planning Policy Team should any further guidance be required.

A

Amenity	A positive element or elements that contribute to the overall character or enjoyment of an area. For example open spaces, trees, historic buildings and the relationship between them, or less tangible factors such as tranquility.
Amenity Grassland	Areas of grass within the public domain and managed for amenity value.
Ancient Woodland	Land which has been continuously wooded since at least AD1600 and may support native trees and shrubs not obviously planted (ancient semi-natural woodland/ASNW), or may have been replanted at some point, usually with quicker growing species to produce timber (plantation on ancient woodland site/PAWS).
Arboriculturalist	An amenity tree specialist who deals with all aspects of growing and maintaining woody plants, other than timber crop.
Arboriculture	The management of individual trees or groups of trees primarily for their amenity value.

B

Broadleaved Woodland	Woodland that is dominated by non-coniferous trees, generally with broad, flat leaves, such as Oak, Ash or Beech.
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C

Canopy	The foliage and branches formed by the crowns of trees. Open canopy is where the trees are spaced apart, closed canopy where they overlap.
Cellular Confinement System	A commercial solution for providing ground stabilisation and protection which can be used to protect soils and tree roots from compaction damage.
Character Assessment	An area appraisal emphasising historical and cultural associations.

Coniferous Woodland	An area of woodland made up predominantly of conifers. Conifers are trees typically bearing cones and having needle like leaves, and are usually, but not always, evergreen.
Conservation Area	An area designated by a local authority under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 because of its special architectural or historical interest. The Authority will seek to preserve or enhance their character and appearance.
Context	The setting of a site or area, including factors such as land use, landscape and built form.
Coppice	Trees or shrubs cut near to ground level and left to regenerate from the stool. Cut on a rotation they can give rise to successive crops of poles and sticks.
Coppice Stool	See 'stool'.
Crown Spread	The crown spread of a tree is the distance its branches spread away from its trunk. It is usually measured at the four cardinal points to derive an accurate representation of the crown.
D	
DCLG	Department for Communities and Local Government (now CLG).
DEFRA	Department for Environment, Food and Rural Affairs.
Design Guide	A document providing guidance on how development can be carried out in accordance with the design policies of a local authority often with a view to retaining local distinctiveness.
Development	The legal definition of development is "The carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land" (Section 55 of 1990 Act); this covers virtually all construction activities and changes of use.
Development Plan	Sets out a local planning authority's policies and proposals for the development and use of land and buildings in local planning authority area. The Development Plan consists of the RSS and development plan documents prepared by district councils, unitary authorities, national park authorities and minerals and waste development plan documents prepared by city councils.

Development Plan Documents	Spatial planning documents that are subject to independent examination. Prepared by a local planning authority as part of the Local Development Framework. They include the Core Strategy, Adopted Proposals Map, Site, Area Action Plans, together with the Regional Spatial Strategy.
Dip Slope	The slope of the land surface that approximates the dip of the underlying sedimentary rocks.
E	
Enclosed Valley	A valley predominantly wooded which creates a sense of enclosure and limits views out to the surrounding landscape.
G	
Geomorphological Processes	The processes that have created the physical features of the earth as a result of its geological structure.
Girth	The girth of a tree is the distance measured around its trunk.
H	
Heathland/ Heath	A mosaic of mire, acid grassland and areas dominated by heathers.
L	
Landscape	The appearance of land, including its shape, form, colours and elements, the way these components combine that is distinctive to particular localities, the way they are perceived, and an area's cultural and historical associations.
Landscape Character Area	Landscape Character Areas are the unique individual geographical areas in which landscape types occur. They share generic characteristics with other areas of the same type but have their own particular identity.
Landscape Character Type	A single landscape type will have broadly similar patterns of geology, landform, soils, vegetation land use, settlement and field pattern in every area where it occurs.
Leaching	The removal of soluble material from soil or other material by percolating water.
Listed Building	A building designated by the Secretary of State for Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, as being a building of special architectural or historic interest.

Local Development Documents	These include Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents (which do not form part of the statutory development plan). LDDs collectively deliver the spatial planning strategy for the local planning authority's area.
Local Development Framework	The name for the collection or folder of documents prepared by the local planning authority. It consists of Development Plan Documents, Supplementary Planning Documents and a Statement of Community Involvement. The Local Development Scheme and the Annual Monitoring Report also form part of the local development framework.
Local Development Scheme	This is a project plan for the planning department that provides the programme for updating policy documents creating new policy documents, outlining the main stages in production, including the opportunities for public involvement.
Local Distinctiveness	The particular positive features of a locality that contributes to its special character and sense of place and distinguishes one local area from another.
Lowland Mosaic	An area of mixed farmland and woodland, which visually creates a mosaic effect.
M	
Material Consideration	A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.
Mixed Farmland	A mix of arable and pasture.
N	
National Park	Designated under the National Parks and Access to the Countryside Acts to conserve and enhance their natural beauty, wildlife and cultural heritage; and to promote opportunities for public understanding and enjoyment of their special qualities.
O	
Origin	The geographic locality within the natural range of a species where the parent seed source or their wild ancestors originally grew.

P

Planning Policy Guidance (PPG)	Issued by central government to set out its national land use policies for England on different areas of Planning. These are gradually being replaced by Planning Policy Statements.
Planning Policy Statement (PPS)	Issued by central government to replace the existing Planning Policy Guidance notes in order to provide greater clarity.
Plantation Woodland	A woodland which has originated from planting, often to produce timber.
Pollard	A tree cut once or repeatedly at a height above which grazing animals can reach the regenerating shoots.
Provenance	The place in which any tree or shrub, whether indigenous or non-indigenous, is growing (also see origin).
Public Right of Way	Routes over which, even where in private ownership, the public has a right of passage. They comprise byways, which are open to any user; restricted byways, open to any user other than mechanically propelled vehicles; bridleways, which can be used by those on foot, horse or bicycle; and footpaths which are open to those on foot only.

R

Regional Spatial Strategy	The strategic part of the development plan.
Riparian	Of, on or relating to the banks of a stream, river, or pond. Riparian vegetation is vegetation along a river.
Rough Grassland	Rank or tussocky grassland. May have been drained, grazed, mown or treated with manure but not so improved by fertilizer or herbicides as to have altered the sward composition greatly.

S

Scrub	Woody vegetation usually less than 5m high consisting mainly of shrubs, with some trees.
Silviculture	The development and care of forests.
Stool	A tree that has been coppiced or the stump from which shoots spring.
Supplementary Planning Document	A Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies contained in the Core Strategy and Development Policies Development Plan Document.

Sustainable Development

A widely used definition drawn up by the World Commission on Environment and Development in 1987: 'Development that meets present needs without compromising the ability of future generations to achieve their own needs and aspirations'.

T

Topography

A description (or visual representation on a map) of the shape of the land, for example, contours or changes in the height of land above sea level.

Tranquil Areas

Places which are sufficiently far away from the visual or noise intrusion of development or traffic to be considered 'unspoilt' by urban influences – *(as defined by CPRE and the Countryside Commission (1995), tranquil areas – England Map)*.

V

Veteran Tree

A tree which displays attributes associated with late maturity such as a large trunk girth or hollowing. They are of interest biologically, aesthetically or culturally because of their age or condition.

View

What is visible from a particular point. (Compare to Vista).

Vista

An enclosed view, usually a long and narrow one.



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