

Appendix 4
Milton Park Local Development Order
Tree Management Framework

Purpose and objective of this guidance

1. The purpose of this guidance is to provide a concise and effective decision-making framework for managing the existing and future tree cover of Milton Park within a Local Development Order (LDO).
2. Its primary objective is to maintain the existing extent and quality of tree cover, and, where opportunities arise, to extend and enhance it.

The place of trees within the wider management of Milton Park

3. Trees provide multiple benefits and the green space they create is essential to the psychological and physical wellbeing of people who work and live in and around Milton Park.
4. Milton Park's dominant landscape character is one of commercial buildings set within a blue and green framework of water, trees and open space. It is recognised that this is important to the long term success of the site and future management will be focused on sustaining these existing levels of green space, and enhancing it as opportunities arise.
5. It is the overall stocking of trees creating canopy cover over the whole site that contributes most to this green character, with individual trees of less importance in the wider setting.
6. More specifically, the population of trees in Milton Park is of high quality and actively managed to maintain that condition, and that level of management will continue as it has in the past.
7. This guidance recognises that trees confer useful climate adaptation benefits to their surroundings and, in order to optimise the resilience of Milton Park to the effects of anticipated weather extremes, opportunities to maximise the stocking of trees through protecting existing trees and planting new trees, will be taken as they arise.
8. Tree management decisions will be taken in the context of all the other material considerations, where the importance of each consideration is weighted to ensure the final decision is balanced and reasonable.

Principles of general tree management

9. The Milton Park LDO recognises the importance of tree canopy cover throughout the site and there will be a presumption to retain existing trees unless:
 - a. They are within 2m of any building.
 - b. They are unsafe.
 - c. They are unhealthy and in declining condition, with no significant potential to contribute future benefit.
 - d. They are interfering with better trees and their removal would be warranted for good management of the overall tree population.
 - e. They are causing an unreasonable nuisance to nearby people and property.
 - f. They are in the way of an otherwise acceptable development proposal and have been assessed as not of sufficient importance to be a material constraint.
10. Decisions to remove trees will be agreed with a qualified arboriculturist and a simple register will be kept of all removed trees and the reasons for the removal
11. All removed trees will be replaced on a one-for-one and like-for-like basis within Milton Park,

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but not necessarily in the same location. Removal of a mature tree will therefore require replacement with a suitable species and size (suitable planting size and suitable ultimate size) to suit the alternative location.

12. New tree planting species will be selected to complement the surrounding wider landscape and seek to achieve a mix of approximately 70% native and 30% non-native.
13. Tree works (other than removals) necessary for normal management that can be undertaken by the landscape maintenance staff without specific authorisation from a qualified arboriculturist, include removal of dangerous/damaged branches, pruning branches to clear highways, pruning branches that interfere with structures and pruning branches that destructively interfere with better adjacent trees.

The consideration of existing trees in development proposals

14. Where development is proposed, the following protocol will be applied to ensure that trees are properly considered in the design process:
 - a. An accurate land survey will be carried out showing the location of all the significant trees and other important landscape features.
 - b. Any significant trees will be assessed by a qualified arboriculturist and separated into two categories according to their potential to deliver future benefits, i.e. trees with such potential to warrant them being considered as a constraint, and trees without such potential that can be discounted. Trees not worthy of being a material constraint would include all trees that could be removed for the reasons set out in 9a–f above. Additionally, small trees that could be reasonably replaced like for like should not be a constraint, with heights of less than 10m and trunk diameters of less than 25cm advised as loose thresholds to assist that decision. All trees that do not fall into these exemptions would normally be worthy of being a material constraint.
 - c. All trees assessed as a material constraint will be weighed alongside other material considerations in the design process, with a presumption to retain them wherever possible. Where good trees are agreed for removal, that loss will be compensated for by new planting at a scale to obviously mitigate the impact.

The protection of existing trees during development activity

15. Development activity includes new construction and upgrading of existing structures and services.
16. Where existing trees are identified for retention, they will be sufficiently protected to ensure that they survive the development activity without their long term life expectancy being compromised.
17. The broad principles of tree protection set out in *BS 5837 Trees in relation to design, demolition and construction – Recommendations (2012)* will be the starting point for designing appropriate tree protection, to be interpreted and modified as necessary to account for the specific circumstances of each situation.