

Appendix A

RUNNYMEDE BOROUGH COUNCIL

Tree Management Policy

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Review due:

1. Introduction

This policy sets out the principals for the maintenance of the Council's trees standing on land managed by the Housing Department, primarily trees in housing managed open spaces, estates, and within rented residential properties.

It is intended to be supplement the wider policy for the maintenance of trees across the Borough's land ownership.

The policy describes the intension and methodology of the tree risk management and the general tree management the Department undertakes. It details how trees will be maintained in relation to the safety of persons and property and how other works are prioritised.

The Departments approach to tree management aims primarily to ensure that Council owned trees are kept in a 'safe' condition. In addition to this the Department aims to maintain and encourage biodiversity; maintain and improve landscape quality; help mitigate the effects of climate change; through these elements it is hoped to improve the quality of life for tenants, the public, and visitors to Runnymede, now and in the future.

2. Aim

2.1 Runnymede has both urban and rural landscapes and trees provide significant amenity for the residents, and visitors to the area. We consider trees to be of high importance accordingly their management and maintenance is geared towards the retention and protection of the Departments tree population but with the proviso that safety to persons and property has overriding importance.

2.2 The policy is guided by industry best practice and designed to for fill the duty of care placed on tree owners in respect of the way they control the risk from the hazard posed by their trees. This duty is defined in such legislation as the Occupiers Liability Act 1957 and 1984, the Health and Safety at Work Act 1974 and the Highways Act 1980, Country and Rights of Way Act (CROW) 2000, Compensation Act 2006.

3. Objectives

3.1 The objectives of the Departments tree management are;

- To ensure Safety (persons & property)
- To help our tenants have healthier lives.
- To improve visual amenity & landscape value providing an attractive place to live and work.
- To improve wildlife and enhance biodiversity.
- To retain the heritage of Runnymede.

4. The Values of Trees

4.1 Trees enhance the quality of life, especially in the urban environment, and form an integral part of its character, quality, and diversity. Amongst the benefits Runnymede's trees offer are the following:

- They can enhance the character and appearance of urban areas and can add value to surrounding properties.
- They provide a habitat for wildlife and provide a source of food for bees and other pollinators.
- They produce oxygen and improve air quality by absorbing pollutants.
- They help to reduce the rising temperatures caused by climate change and can mitigate the risk of flooding by moderating the effects of heavy rainfall.
- They cool urban areas by providing shade and reducing heat radiating from hard surfaces.
- They deflect, and therefore reduce noise.

5. Management of the Department's Trees – Routine Inspections

5.1 To achieve the objectives of the policy a program of inspections and remedial work will be undertaken. Inspections and work will be carried by personnel suitably qualified and experienced for the task they undertake, using the VTA (Visual Tree Assessment) method outlined in *The Body Language of Trees: A handbook for failure analysis* – C. Mattheck & H. Breloer

5.2 To enable these inspections and manage the work, specialised tree management software will be used to keep records of the Department's trees.

5.3 The routine inspection programme is designed to assess the tree's condition and health. The inspection highlights any that work which is required on a risk basis to ensure that the tree is retained in 'safe' condition. All works necessary to keep the trees in a 'safe' condition at least until the next inspection will be identified, ordered, and completed within 3 months of being recorded, quicker if the risk requires.

5.4 All tree works will be carried out according to the British Standard BS3998: 2010 *Tree Work – Recommendations*. Types of tree work and their effects are listed in Appendix 1: Types of tree work and their application / effects.

In addition, minimal proactive works may be noted and may be undertaken where appropriate and proportional to the resources available. This proactive work is intended to improve the trees, ensure continued clearance of structures, and enable future access along highways and paths etc. It is intended to pre-empt foreseeable requests for action from the public, members, officers, and tenants and therefore reduce time spent by the Council processing and undertaking works as individual requests. An example of the works types that can be included in these proactive works is given in Appendix 2 Types of Proactive works. The scope of the work may vary as resources dictate.

5.5 The details of all inspections and work will be recorded on the tree management system to produce a dated inspection record including images where appropriate, details of the tree(s), condition of the tree(s), a record of the remedial work if needed, a record of the works ordered, its completion, and schedule date for the next inspection.

6. Proposed enabling work

6.1 To achieve the desired inspection program the following are required.

- Purchase of tree management software and hardware – completed in 2020.
- An inventory of the land holding of the Department.
- Creation of digital spatial information defining the boundaries of the areas, to be installed on the tree management software and corporate GIS.
- Zoning of those areas of land identified. See Appendix 3, Zoning.
- Undertaking an initial tree inventory, recording the data on the tree management software.
- Assessment of tree data quantifying the risk and defining the resources required to manage that risk in a legally compliant way.
- Finalise the frequency of the tree inspection program required to be, compliant with legislation and the departments wider goals in respect to trees.
- Secure suitable budget to for fill the ongoing program of inspections and work.

7. Requests for tree work from Tenants or the Public

7.1 When a request to carry out tree works is received, we will consider it on its individual merits in accordance with the priorities of this policy. Our first consideration is public safety, our legal obligations and then the impact upon the community (tenants, the public, residents, and visitors to the Borough).

7.2 We will carry out tree works:

- Where there is a significant risk of harm; or damage (for instance subsidence or physical impact from branches). This includes removal of dead trees, removal of significant dead wood within crowns of trees, removal of diseased/decayed trees, which have exceeded limits of acceptable risk.
- Where it is necessary to enable free passage, where parts of a tree are below statutory heights over footways and carriageways (or block sightlines or the view of road signage is obscured).
- Where it is required to remove coniferous hedges that have grown beyond the size that is it reasonable for the tenant to maintain and they have caused or have the potential to cause, a legal nuisance such as property damage, or where in all probability the department will be liable for their removal during void work.
- Where it is required to discourage antisocial behaviour by providing a view across or into a site.
- Where it is required to maintain a tree that is of such amenity and quality that if it was on private property, it would be subject to tree preservation order.
- Where in accordance with good arboricultural management the removal of tree(s) is to be carried out to benefit the long-term development of adjacent better-quality trees.

7.3 We will not carry out works where, and notwithstanding the above situations: That work would cause a significant loss to the community or would be contrary to maintaining a healthy tree population. For example, works that damage a tree to the extent it would shorten lifespan.

7.4 We will not carry out works, without exceptional reason, for the following:

- To achieve clearance of a telephone line.
- Improved television reception
- To enable full sunlight or an individual's view.
- To reduce leaf fall.
- To prevent seasonal blocked drains.
- To prevent fruit fall.
- To prevent bird droppings or honeydew from aphids.
- To remove branches solely because they overhang into a property.
- To resolve unsubstantiated allergic reactions.
- To prevent children climbing trees.
- Because a tree has not been pruned recently.
- To maintain lapsed coniferous hedges.

8. Tree works that are not for safety reasons

8.1 To manage the Departments trees within our financial means, we prioritise works to ensure that the budget provides the most benefit for the money spent and deals with those matters of high importance. We will as a priority maintain the trees in as safe condition as is proportional to the budget available. Therefore, works requested for reasons other than safety will be of a low priority.

A more detailed explanation of factors considered in the decision of whether to do work to a tree is expanded in Appendix 4: Common problems causing request for tree work, considerations, and appropriate actions.

9. Tree Planting

9.1 To help maintain a continuity of tree cover we will undertake the planting of new trees where suitable opportunities arise. We will endeavour to plant trees on the Departments land to maintain a viable tree population with a range of maturity, to help improve the visual amenity of the Borough and provide a tree population for future generations. Priority will be given to sites where trees have been removed and re planting is appropriate. The intension is to plant the right tree in the right place to remove the need to prune in later years.

10. What the Council requires of residential tenants.

10.1 Council tenants are responsible for maintaining certain parts of their property this includes: Gardens and their contents (sec 8.3 of the lease).

10.2 This would include but not limited to, grass cutting, trimming of hedges, maintenance of trees, control of weeds, etc, in essence those actions which are necessary to maintain the garden in a safe, tidy, and accessible state.

10.3 These works will be those that the tenants can be reasonably expected to be capable of undertaking themselves and those works they can be reasonably expected to afford to employ someone else to do.

11. Monitoring and performance management

11.1 We aim to review this policy in three years to ensure it reflects current legislation and latest examples of best practice.

11.2 Overall monitoring and review of this policy will be undertaken in consultation with staff, the Runnymede Council Residents Association, Surrey County Council ASC, Runnymede Community Services team and other relevant partners and stakeholders.

12. Equalities Implications

12.1 In producing this document an Equality Impact Assessment (EIA) has been carried out and is available as a separate document. If you would like to see a copy of this please request this directly by emailing housingsolutions@runnymede.gov.uk or contacting Housing Solutions on 01932 838383.

12.2 An EIA is a way of assessing the impact, or likely impact, that a particular policy, procedure or decision will have on particular groups.

13. Version Control

Version Number	Date Amended	Comments	Date Approved	Author	Approved By
V1		First draft		Simon Allen	

Appendix 1: Types of tree work and their application / effects.

Below are details of the most common types of work with comments upon where and when they are normally applicable and the impact they have upon the tree and the benefits of that work.

We aim to maintain trees in line with the current industry guidance (for instance BS3998: Recommendations for tree works, BS 5837: Trees in relation to design demolition and construction, recommendations). We will not do any tree works that does not comply with these recommendations.

Formative pruning

This task is normally carried out on young trees to improve their structure, form, and remove parts of a tree that could develop into future weak point.

Removal of dead wood

Normally the removal of dead is limited to removing larger material which could cause injury if it fell. It will include removing dying or diseased branches, broken and or hung-up branches, stubs when these are of significant size.

In infrequently accessed areas (woodlands), we try to retain deadwood to help retain valuable habitat for nature conservation reasons.

Crown lifting / raising

This is the removal of the lowest branches in the tree's canopy to create an appearance of 'lifting' the trees canopy. These works are normally carried out to allow access beneath the canopy of a tree for pedestrians or vehicles on a carriageway and the extent of crown lifting will depend upon the reasonable use of the land beneath the trees canopy but would not normally exceed 50% for the trees height.

Crown thinning

This involves removing some small secondary branch growth to create a less dense canopy. It is carried out by preferentially removing the dead, dying, diseased and damaged / broken branches first with branches that run parallel or overlapping one another secondly. Crown thinning is normally specified as a percentage (of the foliage area) and is carried out to produce to alleviate concerns of light and stability of a tree. However, crown thinning works are often unsuccessful to alleviate these concerns because the amount of branch wood it is possible to remove without harming the tree is insufficient to significantly improve to significantly improve light levels or wind passing through the tree's canopy

Excessive crown thinning can be of detriment to the tree by changing the mechanical loading upon the branches increasing the potential for branch failure.

Crown reduction and Tip reduction

Crown reduction is the reduction of the complete outline dimension of the tree or specific dimensions e.g., just the height or the spread. These works are normally carried out to reduce the potential for failure on a tree worthy of being retained. These works are not normally carried out on a tree in good condition (physiologically and structurally) without good reason as there is a higher probably of branch failure from any re-growth and a crown reduced tree is normally aesthetically less attractive.

Excessive crown reduction can be of detriment to the tree through introduction of wounds which can allow pests and diseases to enter the tree, removal of leaves (energy production parts of the tree) reducing the amount of energy available for the tree, removal of stored energy in the branches. Crown reduction can excessively increase the energy expended by the tree to recreate the lost canopy reducing the amount of available energy for other tree processes. Crown reduction can increase the potential for branch failure as re-growth often has a weak branch attachment. For

these reasons crown reductions can predispose the tree to a premature decline and therefore crown reductions are normally carried out and only where it is necessary to correct a known structural or physiological problem.

Tip reduction is the localised reduction of a branch. It is frequently carried out to clear an adjacent structure. Normally a clearance of between 1.0 to 2.0m is carried out to prevent damage to the structure (for instance a house or garage) to clear branches that obstruct the view of CCTV cameras etc. This is preferable to crown reduction as it will minimise the long-term exposure of the tree to damage and infection / colonisation by detrimental organisms.

Overhanging branches above / outside this 1.0 to 2.0m distance are normally retained.

Pollarding

This is normally the cyclic removal of new shoots from the pollard knuckle (point where previous pollarding works have pruned back to). Generally, the shoots are removed on a 3-to-5-year rotation. These works are not normally carried out unless the tree has previously been managed as such.

Felling

Healthy trees are not normally felled. Where it is unavoidable the reasons for felling a tree can include:

- The tree is in a poor structural or physiological condition.
- It is part of planned management for the site.
- The tree has caused damage, or is likely to cause imminent damage, to adjacent structures, and where pruning is not an option.
- The tree's roots have damaged the path or road causing potential hazards, and where root pruning is not an option.
- The tree needs to be removed to allow other trees nearby to develop.
- The tree/hedge is a species which is known to ultimately outgrow where it is planted, resulting in it unreasonably restricting the use of the area.
- The benefit or view of the tree is so limited by where it is that the inconveniences it causes outweigh all arguments in favour of keeping it.
- The tree stands in the way of essential development work (for instance site improvements like play areas).

Stump grinding

Stumps are ground out when there is a high probability of them being a trip hazard, to allow grass cutters to pass over the stump, to allow reinstatement of a footway or to plant another tree. Additionally, stumps may be removed where it would be a resource for decay fungi

Where these reasons are not applicable, the stumps are normally left in place to allow the most effective use of the budget.

Coppicing

Coppicing is the removal of all the growth of a tree or shrub to a point close to the ground with the objective of producing a quantity of vigorous new growth from the retained stool.

Root pruning

Occasionally, tree roots can damage footpaths and pavements. In these cases, we can prune the roots. However, if root pruning threatens the tree's health or stability, felling may be our only alternative.

Cutting Ivy

Ivy is good for wildlife in terms of being a source of nectar in the late summer months and shelter. It does compete with trees for water and nutrients. When ivy grows into the upper canopy, it can shade out leaves and act as a 'wind sail' over the winter months. Ivy also obscures inspection of

the trees for structural defects. Normally where ivy growth is undesirable it will be cut at near ground level to achieving killing it so that it falls from tree over time. Removing live ivy will be time consuming and would only be undertaken in cases where it is necessary to enable inspection because the condition of the tree is suspect.

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Appendix 2 ‘Types of Proactive works that may be identified during scheduled inspections.’

Each tree in the inspection program will be considered for the following works to prevent future complaint or improve tree development, Removal of epicormic growth, severing ivy, Crown lifting over footpaths and roads, clearing of signs, streetlights and buildings, Cultural and formative pruning of young and newly planted trees, Adjustment of existing stakes, removal of stakes no longer required.

Where it is appropriate to undertake the work, it will be completed as described below:

Remove epicormic growth

Remove all basal and epicormic growth up to 3 metres or crown break whichever is more suitable.

This should be carried out with hand tools wherever possible, (loppers, hand saw, secateurs) and a clean finishing cut left.

Cuts of larger growth should not be flush to the stem or branches but should be to the branch bark collar where possible.

Care should be taken not to damage the bark of the tree.

Severing Ivy

Where cutting ivy is indicated on works schedule consideration will have been given to environmental benefits of ivy before instructing the work.

Where ivy has infested the crown, a severing cut should be made low on the trunk and a section removed around the circumference of the trunk. The ivy in the crown will be left to die; normally removal will only be carried out if needed to enable inspection.

During ivy removal care should be taken to ensure that the bark and cambium of the tree is not damaged.

Crown lifting

Lifting crown of the tree to specified height – 3m over footpaths and grass if mown by the Council, 5.2m over roads

Wherever possible remove whole branches back to the stem of the tree or a suitable larger limb.

If whole branches cannot be removed cuts should be made to a suitable side branch or growth point, stubs should not be left.

The balance of the crown should be maintained.

Clearing of signs, streetlights, buildings

Pruning branches and growth clear of signs to give a clear line of sight to road users, cutting back from streetlights to allow illumination, pruning clear of buildings to prevent damage.

Where possible whole branches should be removed as long as the crown of the tree is not unbalanced or removal of such would be drastic and unnecessary.

1m clearance from buildings and street furniture required as minimum.

Where whole branches cannot be removed pruning should be back to suitable points.

Cultural/Formative pruning

Pruning of young and newly planted trees to include where required the removing secondary stems, co-dominant leaders, crossing branches, any diseased wood and basal growth.

This is to produce healthy, well-formed specimens and remove potential failure/weak points.

Restaking/removing stakes

Adjusting of existing stakes and tree ties to prevent damage to bark whilst maintaining support for the tree.

Removal of tree stakes and ties that are no longer needed to support the tree.

All tree work should be carried out in accordance with BS: 3998 Tree Work – Recommendations (2010).

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Appendix 3 Zoning

This method is now being used by many Local Authorities. The method is to:

1. Identify areas of sites that are high risk and require surveying more frequently
2. Identify areas of sites that are low risk therefore reducing the inspection frequency of these areas. We believe most of the housing departments trees be classed as high risk and will require a frequency of inspection of 1.5 years.

* Zoning – The following extract is copied from the 'Common Sense Tree Risk Management' by the National Tree Safety Group Common sense risk management of trees - Forest Research

'Zoning is a practice whereby landowners and managers define areas of land according to levels of use. This practice prioritises the most used areas, and by doing so contributes to a cost-effective approach to tree inspection, focusing resources where most needed. It contributes to sensible risk management and a defensible position in the event of an accident.

It may be a reasonable outcome of the zoning process to decide that no areas require inspection. Classifying levels of use in this way requires only a broad assessment of levels of use. Typically, two zones, high and low use, may be sufficient. High use zones are areas used by many people every day, such as busy roads, railways and other well-used routes, car parks and children's playgrounds or where property may be affected. While owners and managers may deem it appropriate to use a more sophisticated approach, designating three or more zones, in the event of an accident whichever system is adopted may require justification according to the standard set.'

Appendix 4: Common problems causing request for tree work, considerations, and appropriate actions.

Shade

Shading and low light to gardens and property is an emotive issue and we receive frequent enquiries concerning light and shading. In many instances people believe they have, a 'right to light'.

Factors that we consider in relation to pruning for light are:

The Condition of the trees -overall health, potential life span and general crown structure could mean that other works are necessary which may also assist with increased light.

The species – for instance some broadleaves allow dappled light through the canopy in winter when not in leaf; certain species have smaller and less frequent leaves which allows dappled shade in summer.

Impact - Consideration will be given to the potential impact any such works would have upon the condition of the tree and the amenity that it (they) provides. The potential reaction of the tree to the work, certain trees will regrow rapidly and more densely if pruned.

Location – the position of the tree(s) has a bearing on the degree of shading may occur, the closer a tree is to the area the greater the amount of shade is likely to be cast. In addition, the tree often provides screening that benefits many other properties and their residents.

Character of the locality – whether an area has a 'woodland' or 'wooded' nature or if the tree is a specific feature in the locality of is part of a group which are all have similar effect on adjacent properties and would pruning be desirable if all the trees were to be pruned.

Relative ages of the trees and property – it may be unreasonable to prune trees that were present at the time of construction of a property. The tree landscape evolves over time and the growth of trees is a natural feature that needs consideration when making the decision to occupy a property or not.

Summary of the law in respect to light

GARDENS - Shading by deciduous trees There is no legal 'right to light' or guidance upon the amount of sunlight or sky light for gardens. However, the high hedge's legislation does give guidance in respect of shading by hedges to a garden (and some rooms).

PROPERTY - The 1832 Prescription Act this is best summarised as follows.

An opening into a building (for example a window) acquires a 'right to light' if it has had uninterrupted enjoyment of a given amount of skylight for a period of at least twenty years. However, the restriction of the 1832 Act excludes trees it was in essence intended to protect a householder from persons erecting a structure such as a wall directly in front of their window thus blocking light. Trees slowly grow to restrict light therefore it would not be able to say the window has had continuous unrestricted light for the preceding period of 20 Years.

In summary, we rarely carry out works due to light or shade. Any tree works carried out are normally instructed due to other reasons, for instance the condition of the tree, to reduce the potential for damage to adjacent structures, etc. these works may have the associated benefit of reducing the shade concerns of the individual.

Falling debris (branches, twigs, leaves/ needles, flowers, seed/ fruit, honeydew)

We do remove dead, dying, disease and dangerous branches from our trees where there is a high possibility of harm or damage occurring.

We do not prune trees because they shed twigs, leaves / needles, flowers or seed / fruit as part of their natural processes.

Honeydew sap drop is a result of aphids feeding upon the tree. The amount produced can vary depending upon the weather and levels of predation. There are often no practicable ways of managing such issues reasonably, without removing the trees. As such, honeydew is not normally sufficient reason to prune a tree.

Basal growth (sucker / epicormic growth)

This is the growth at the base of the tree and sometimes up the main trunk and is common with mature Lime trees. Where this growth causes obstruction or blocks sightlines then it will be removed and in some cases it is desirable to remove the re-growth periodically for aesthetic reasons.

Overhanging branches

We would prune low overhanging branches to allow for reasonable access beneath the canopy. We do not normally prune branches that overhang adjacent properties above normal access requirements.

Common law rights to carry out tree works

Adjacent property owners can exercise their common law right and prune branches where they extend across their boundary, back to their boundary. There is no right to enter the property in which tree is growing or prune any part of the tree outside the overhung property. Work that will cause significant damage to the tree or leave the tree in an un-safe condition is not permitted.

The Council encourage people to dispose of the arrisings / debris themselves if they decide to take such action.

Where trees are subject to a tree preservation order or within conservation area permission from the Council is required before any pruning is undertaken (with some exceptions).

Size/'overgrown' tree.

The height and size of a tree is not normally sufficient reason alone to prune a tree if the tree is in good structural and physiological condition. Trees without problems do need pruning periodical. Pruning is a response to achieve a specific aim and many trees will never need pruning.

Drains

Blocked drains are a significant concern. Tree roots will access drains through faults that cause a leak from the drain. The roots are attracted by what has leaked out. The roots will progress to grow inside the drain and can block it. It is rare that roots are the cause of the break in the drain that results in the leak. Roots from other vegetation can also cause blockages, consequently the solution is to stop the drain leaking and not removing the tree.

Transmitted signal reception

The Council will not remove, or continually prune, a tree to enable transmitted signal (TV) as there is no legal right to a transmitted signal. Often there are a variety of other means to obtain a service, and these provide a more permanent solution (sometimes the simplest solution can be to move the position of the aerial or dish to a new location). In the majority of cases the tree would have been an established feature of the landscape prior to its growth causing disturbance to a signal. Tree pruning may be undertaken if it is a single treatment, and the works would not be detrimental to the tree's health and amenity of the area.

Allergies

With wind borne pollen and scent it is often difficult to determine where the origin for the trigger to an allergic reaction originates. In most situations there is a variety of vegetation in the

environment making it difficult to determine the specific cause of an allergic reaction. It will be therefore unknown the degree a specific tree will have in causing a reaction. It would not realistic or feasible to carry out tree works in such situations where it is not known if this would significantly alleviate the symptoms. Consequentially we do not normally prune or remove trees to address unsubstantiated allergic reactions.

Children climbing trees

We do not carry out works to prevent children climbing trees unless there is an exceptional circumstance and other factors are involved such as the enabling of illegal access or ABS. We would then only carry out works to prevent easy access into the tree where appropriate.

Research shows that children should be exposed to a certain amount of risk, and it is an important part of growing up and learning. It is a normal part of life for children to want to climb trees and we do not wish to hinder this involvement with the natural environment unless there are specific and exceptional concerns.

Adjacent buildings

Where Council trees are adjacent to buildings, we will normally maintain a branch clearance of up to 1.0 to 2.0m to prevent the tree branches from damaging the building, for instance dislodging roof tiles. Branches outside this 1.0 to 2.0m distance will normally be retained (this includes branches which overhang a property, i.e., above the roof).

Subsidence and Heave

Subsidence is a complex interaction between the soil, building, climate, and vegetation that occurs on highly shrinkable soil (normally clay). When the soil supporting all or part of a building dries out and consequently shrinks, it results in the unsupported part of a building moving downwards. Trees lose water from the leaves through transpiration that is replenished by water taken from the soil by the roots. If the tree takes more water from the soil than is replaced by rainfall the soil will gradually dry out. Trees have a large root system, and they can dry the soil to a great depth, sometimes below the level of foundations. The amount of water trees can remove from the soil can vary between different species.

The opposite of subsidence is a process called 'heave' and this occurs as a shrinkable soil re-hydrates (re-wets) and begins to increase in volume exerting upward pressure. Heave can also cause damage to buildings and is just as undesirable as subsidence.

Trees are not the only factors that can cause building movement. For example, natural seasonal soil moisture changes, localised geological variations, lack of flank wall restraint, over loading of internal walls, internal alterations reducing the load bearing capacity of the original building, installation of replacement windows without proper support, loft conversions, settlement and land slip, amongst others. Settlement is common but is frequently unrelated to the presence of nearby trees.

We recognise our responsibilities for the trees we own or protect. We expect any request for removal of our trees to be supported by sufficient evidence to show that the tree in question, on the balance of probabilities, is an influencing cause in the subsidence.

Presuming a tree has been identified as a cause we would also look towards engineering solutions that avoid the need to remove tree.

Although the level of evidence required will differ on a case by case basis, the Council will normally require an engineer's report, including an accurate survey, a history of damage and precise level monitoring information to demonstrate that the tree is responsible for the damage. In addition, the request should include a report from an arboriculturist to support the tree work proposals, including arboricultural options for avoidance or remediation of indirect tree-related damage. If this evidence is not sufficient, the Council may require further information

including crack monitoring, soil analysis, foundation details, root analysis and drain surveys to be submitted.

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