EAST AYRSHIRE COUNCIL

Local Development Plan 2

Trees and Development

Non-statutory Planning Guidance

2025

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TREES AND DEVELOPMENT

1. Introduction

1.1. Background and Context

The Trees and Development Design Non-Statutory Planning Guidance (NSPG) has been prepared to support the objectives of Local Development Plan 2 (LDP2). LDP2 seeks to reduce the effects of climate change and contribute to net zero targets, create good quality places which support the health and wellbeing of our communities while protecting and enhancing the natural environment and habitats to help tackle the nature crisis. It supports woodland creation and increasing tree planting in the right places.

A number of relevant LDP2 policies set out the Council's expectations in relation to green infrastructure and trees in terms of development design. These include Policies DES1, OS1 (and Schedule 1), OS2, NE4, NE8, alongside the Spatial Strategy and relevant Supplementary Guidance, including Design and Placemaking.

This Non-Statutory Planning Guidance (NSPG) applies to all forms and scales of development from large-scale development such as business and industrial units, to a household extension which could affect a small number of trees. The level of analysis and information required as part of the planning process will depend on the scale of potential effects.

1.2. The Purpose of this Non-Statutory Planning Guidance

This NSPG document has been prepared to set out the Council's expectations relating to trees and to guide developers on their planning applications.

As planning authority East Ayrshire Council has a statutory duty under the Town and Country Planning Act to ensure that where possible, planning permissions make adequate provision for the preservation of existing or planting of new trees. The correct assessment of trees is therefore vital, and planning plays and important role.

2. How are trees protected in East Ayrshire?

Trees are protected in a number of different ways through different legislation. This means you may be required to fulfil certain obligations if you wish to undertake works to a protected tree.

2.1. Tree Preservation Orders (TPOs)

Tree Preservation Orders are administered by East Ayrshire Council and may apply to an individual tree, a group, an area or woodland. Anyone who cuts down, uproots, tops, lops, wilfully damages or wilfully destroys a tree subject to a TPO without permission is guilty of a criminal offence. Anyone wishing to undertake works to a TPO tree must apply to the Council to undertake those works.

More information can be found within **Scottish Planning Series: Planning Circular 1/2011: Tree Preservation Orders**

2.2. Trees in Conservation Areas

Conservation areas are designated by the Council. All trees within conservation areas (75mm diameter or greater measured at 1.5 meters above ground level) regardless of species, are protected by law because they may contribute to the landscape character or setting of the area.

Anyone wishing to undertake work to a tree in a Conservation Area must serve notice in writing on the Local Planning Authority 6 weeks prior to undertaking those works. At this point, the Council may take action to protect the tree via a TPO or allow the work to go ahead after the notification period has expired.

2.3. Planning Conditions

Conditions may be attached to any planning consent in relation to trees. These are often used as a means to secure the retention of trees, hedgerows and other landscape features, ensuring they are not detrimentally impacted by a development. Planning conditions attached to a consent need to be appropriately discharged.

Conditions may include requirements around monitoring and implementation of agreed tree protection measures.

2.4. Felling Permissions

Felling permissions are administered by Scottish Forestry under the Forestry Act 1967. Outside of gardens, churchyards, orchards and public open spaces, a felling permission may be required for the felling of trees. Exemptions apply, dependent on the size, type and quantity of trees . Further advice should be obtained from Scottish Forestry.

3. British Standards and Guidance

The British Standards (BS) are recognised industry standards for the protection and management of trees. All developments must demonstrate and meet the requirements set out within the following documents, which are of particular relevance:

- BS 5837 (2012): Trees in relation to design, demolition and construction: provides information of current British standards concerning trees and development; including: planning for management, protection and planting of trees in the vicinity of structure and for the protection of structures near trees. Its recommendations should be utilised by arboriculturists, architects, builders, engineers, landscape architects, landowners/land managers, planners, contractors and surveyors.

  It provides recommendations on the principles and procedures to be applied to achieve a satisfactory relationship between trees and new developments.

  The Council will expect all planning applications involving trees to comply with this standard.

- BS 3998 (2010): Tree Work – Recommendations: provides recommendations in relation to working practice concerning established trees, the safety of people and property, decision-making criteria for tree work, wildlife and habitats and veteran trees.

- BS 8545 (2014): Trees from Nursery to Independence in the Landscape – Recommendations: offers recognised best practice solutions that demonstrate how trees can be successfully integrated into the urban environment.

- Trees in Hard Landscapes: A Guide for Delivery (2014): Explores the practical challenges and solutions to integrating trees into streets, civic spaces, car parks and outlines design and technical options.

- Trees in the Townscape: A Guide for Decision Makers (2012): sets out 12 principles of best practice relating to urban trees which will assist in the long-term retention of trees

East Ayrshire Council will require compliance with the above British Standards and may require additional information over and above those set out within BS 5837 (2012) subject to context of the site and proposal.

4. Recognising the Value of Trees

Trees are an essential part of our urban environment. Trees are a valuable asset, providing multi-functional benefits. Trees perform a variety of aesthetic and functional roles, either collectively or individually, as they:

- Improve mental health
- Provide shelter and shade
- Filter and buffer noise
- Reduce air pollution
- Screen unwanted views
- Provide privacy protecting residential amenity
- Provide habitat functions
- Contribute to nature conservation, biodiversity
- Offer natural beauty bringing nature into developments
- Offer carbon sequestration functionality
- Contribute to landscape character, visual amenity and scenic quality

Image source: The Nature Conservatory (Erica Simek Sloniker)

Piersland Park, Kilmarnock

4.1. Climate Change

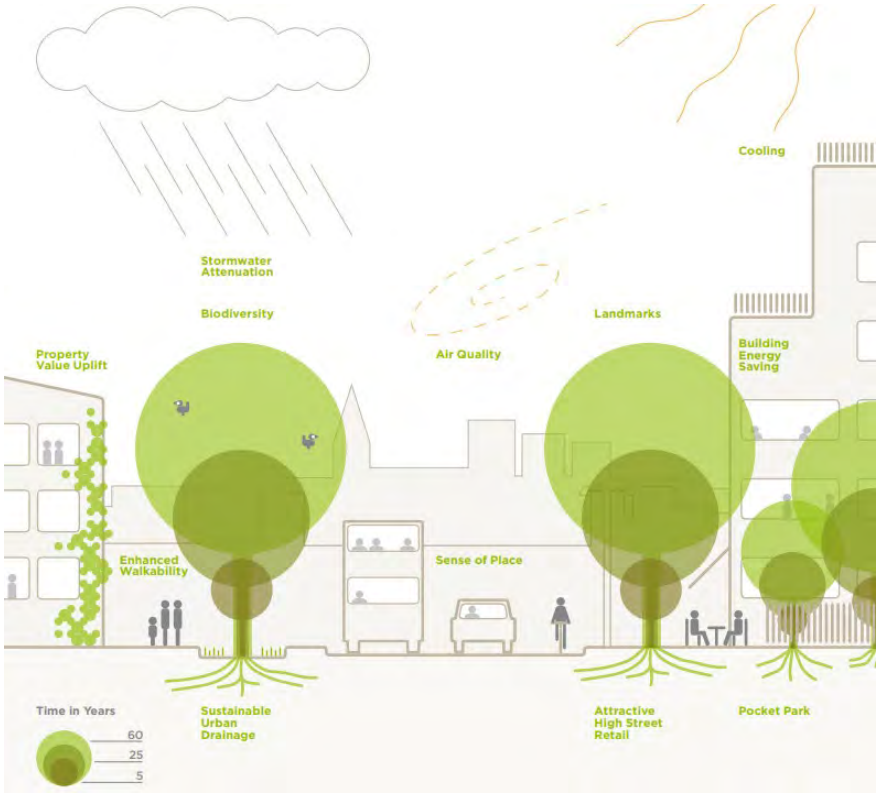
The benefits of trees in the fight against climate change and in making us more resilient to climate change are well understood. Trees act as carbon sinks, they can also help:

- Prevent flooding;
- Reduce temperatures;
- Reduce pollution; and
- Keep soil nutrient-rich

Trees and woodland play a vital role in helping to achieve the Net Zero objectives of East Ayrshire Council and the Scottish Government.

4.2. Health and Wellbeing

Trees boost our physical and mental health in many ways. Access to nature alleviates stress, improves moods, stabilises blood pressure and eases anxiety and depression while boosting the immune system. Green space also provides opportunity for healthy, active lifestyles. People exercise more and feel better around trees. Trees improve our quality of life. Planting more trees means investing in our future health and cutting the future costs of health care – a strategy that benefits the most vulnerable in society.



Graphic: Trees & Design Action Group

Image source: Sustainable Campus; University of Melbourne

4.3. Biodiversity benefits

Trees provide homes and food for birds, insects and other wildlife. Whether it's an ancient woodland or a local park, the presence of trees has a huge impact on biodiversity. Urban trees, street and feature trees provide stepping stones and corridors that aid the movement and dispersion of species, address fragmentation and can help avoid creating isolated pockets of nature supporting the overall connectivity of habitats, even individually. The leaf litter of trees feeds bacteria, fungi, insects, plants and animals.

Improved connectivity will help build and strengthen the resilience of our nature networks.

Goldfinch

Violet Ground Beetle

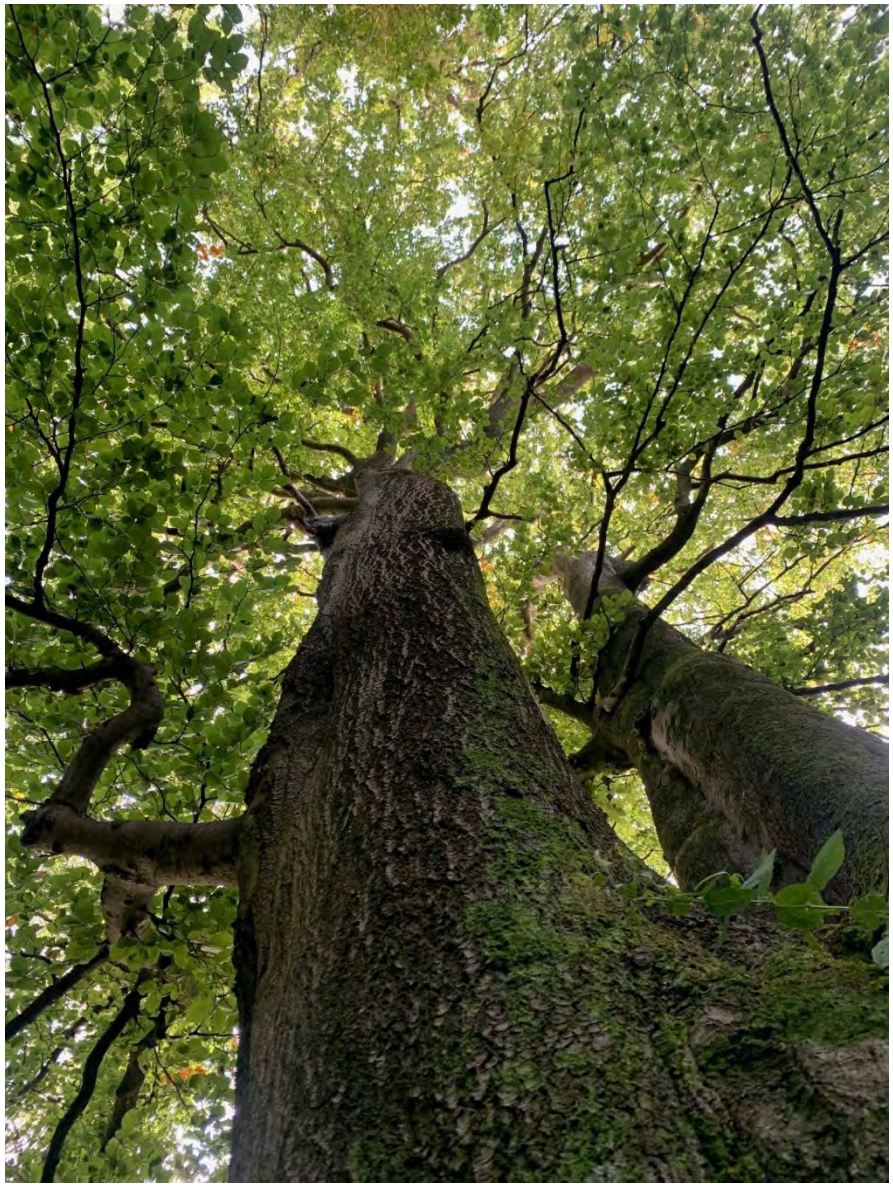
Shaggy Inkcaps

Blue Tit

Hedgehog

Tree Bumblebee

Fact: A mature Oak tree can support over 280 species of insect.



4.3.1. Ancient woodlands

Ancient woodlands are woodland areas that have been continuously wooded since 1750. They are relatively undisturbed by human activity and development. They include all remnants of Scotland's original woodland; their flora and fauna may preserve elements of the natural composition of the original Atlantic forests.

Ancient woodlands are of particular importance for nature, not just because of the trees, but for soil structure, hosting complex communities of plants, fungi, insects and other microorganisms – the diversity of flora created over time results in biodiversity which has accumulated over hundreds of years. They therefore have much richer wildlife than that of more recent wooded areas.

Ancient woodlands can also provide valued places for people to enjoy through recreation.

Once destroyed, ancient woodlands cannot be recreated. NPF4, LDP2 Policies NE8 and NE1 alongside the Scottish Government's Control of Woodland Removal Policy does not support the loss of ancient woodland.

The Scottish Ancient Woodland Inventory (AWI) records the location of ancient and other mature woodlands. These can be viewed on Scotland's Environment Interactive Map.

Lainshaw, near Stewarton

Dumfries House, near Cumnock

Loudoun Castle Estate, near Galston

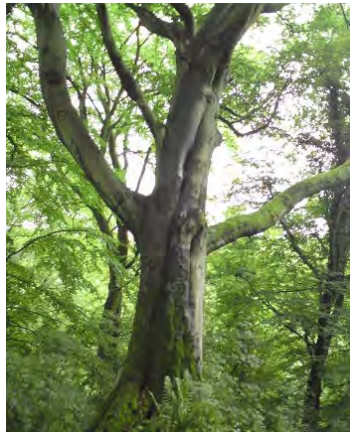
4.3.2. Ancient, Veteran and Notable trees

Veteran trees support a wide range of species, many of which are slow colonisers or require specific niches in old trees. These include many fungi, lichens and rare invertebrates, as well as bats and birds. Deadwood on veteran trees is particularly important. Veteran trees can also provide links to other habitats, enhancing connectivity and providing wider opportunities for biodiversity.

NPF4, LDP2 Policies NE8 and NE1 alongside the Scottish Government's Control of Woodland Removal Policy does not support the loss of ancient or veteran trees.

Woodland Trusts' Ancient Tree Inventory is an invaluable resource which provides information on the species, status, girth, location and accessibility of ancient, veteran and notable trees across the UK. This is not exhaustive. Should a tree not be identified within this Inventory, it does not mean that it is not considered as 'ancient, veteran or notable'.

Sweet Chestnut, Loudoun Estate, Galston



Beech, Dean Castle Park, Kilmarnock

Veteran Sweet Chestnut, Cessnock Estate (Private), near Galston

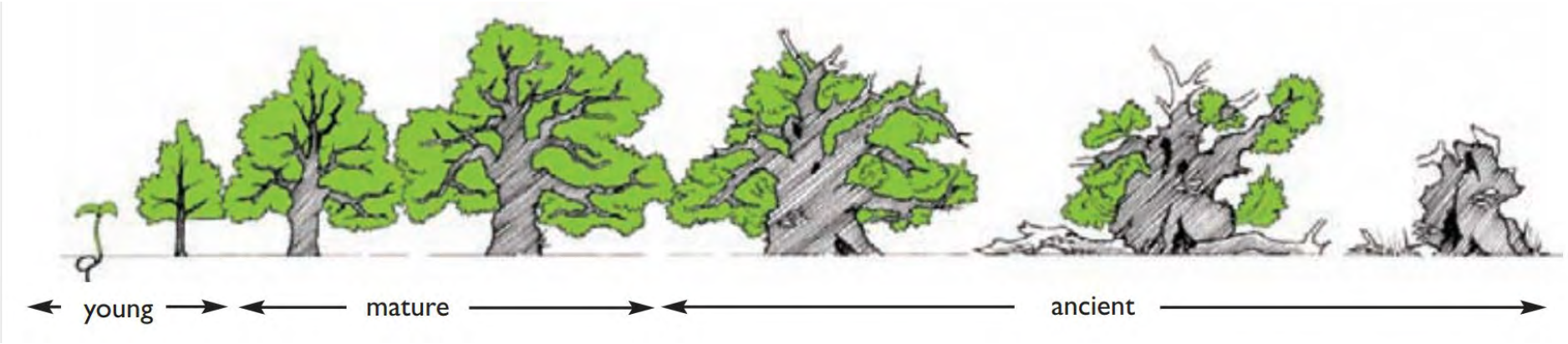


Diagram illustrating the stages in the life of an ancient tree

Source: Woodland Trust – Ancient Tree Guide 4

4.4. Different uses for trees within developments

Trees can provide many different functions within a development.
Some examples are provided below:

Offer shade in areas for rest (thermal comfort and shelter)

Used to soften the built environment

Contribute to a sense of place

Shelter from weather and prevailing winds

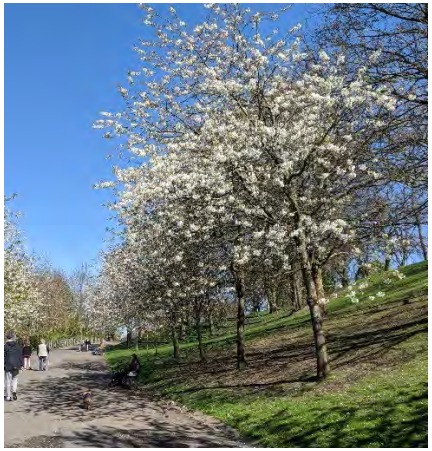
Guide movement and define routes

Create focal points

Screening and providing a visual barrier (from unwanted views, reduce visual impacts or provide privacy)

Frame views and enhance historic features

Contribute towards surface water management (*Image source: GreenBlue)*



Aesthetics and amenity contributions

Creating welcoming, attractive and distinctive places – Warm tones of autumn
Image source: Woodland Trust; Steven Kind / WTML

Existing mature or veteran trees provide continuity, character and enhanced value
Image source: TDAG

Individual trees, groups and woodland can also:

- Filter noise and dust
- Reduce air pollution
- Contribute to biodiversity and nature conservation
- Contribute to carbon sequestration
- Control erosion
- Mitigate the effects of climate change

5. Development Proposals and requirements

Permitted Development

Where works fall under Permitted Development and do not require planning permission, developers are encouraged to retain trees, taking account of the multiple benefits trees bring. . In cases where trees are the subject of statutory protection, the relevant consent to carry out any tree work will still be required from the Planning Authority. PD developments should presume against the removal of trees on site. In all cases all tree work should be **undertaken in accordance with BS5837 (2012) requirements**.

All planning applications must be accompanied by sufficient information which will allow planning officers and/or planning committee to accurately consider the impacts of the proposal and how trees might be affected.

The Council **may require further information** from the applicant, and this may be requested by the determining planning officer as appropriate.

Pre-application

The **Pre-application** stage of a development is crucial to development design and the consideration of trees and woodland on site. This is particularly important if there are a number of trees on site and if there is potential for significant tree loss through the application. Early discussion of proposals with the Council will help to determine if any trees and woodlands are likely to be affected, if they are protected and how the proposal sits within the LDP2 policy framework (i.e. does it comply?).

Wilson Avenue, Piersland Park Conservation Area, Kilmarnock

Masterplanning

Depending on scale of development, applicants should adopt a **masterplan approach**, with particular consideration given to the **retention of existing trees on site**. This expectation is set within the policy framework of LDP2 and NPF4. Existing trees should, where possible, be incorporated into development design as well as consideration given to the implementation of **new planting** within the proposed design.

Householder applications

All trees present within a development site **and/or within 15 metres of the site** must be shown on the application plans. The tree species, position of the trunk, diameter of the trunk and canopy spread must also be indicated on the plans, or within a linked corresponding Tree Survey. The allocated determining Planning Officer will then determine if any additional information is required and request this as necessary .

Both Detailed Planning Applications and Planning Applications in Principle

Where trees are present on sites that will be subject to Planning Applications in Principle and full/detailed Planning Applications, then **all trees within the application site and within 15 metres** of the red line boundary should be included in the tree survey submitted with the planning application. The Tree Survey should be undertaken in accordance with BS5837 (2012) the requirements set out in Section XX of this Guidance.

Netherplace Quadrant, Mauchline

Donaldson Crescent, Mauchline

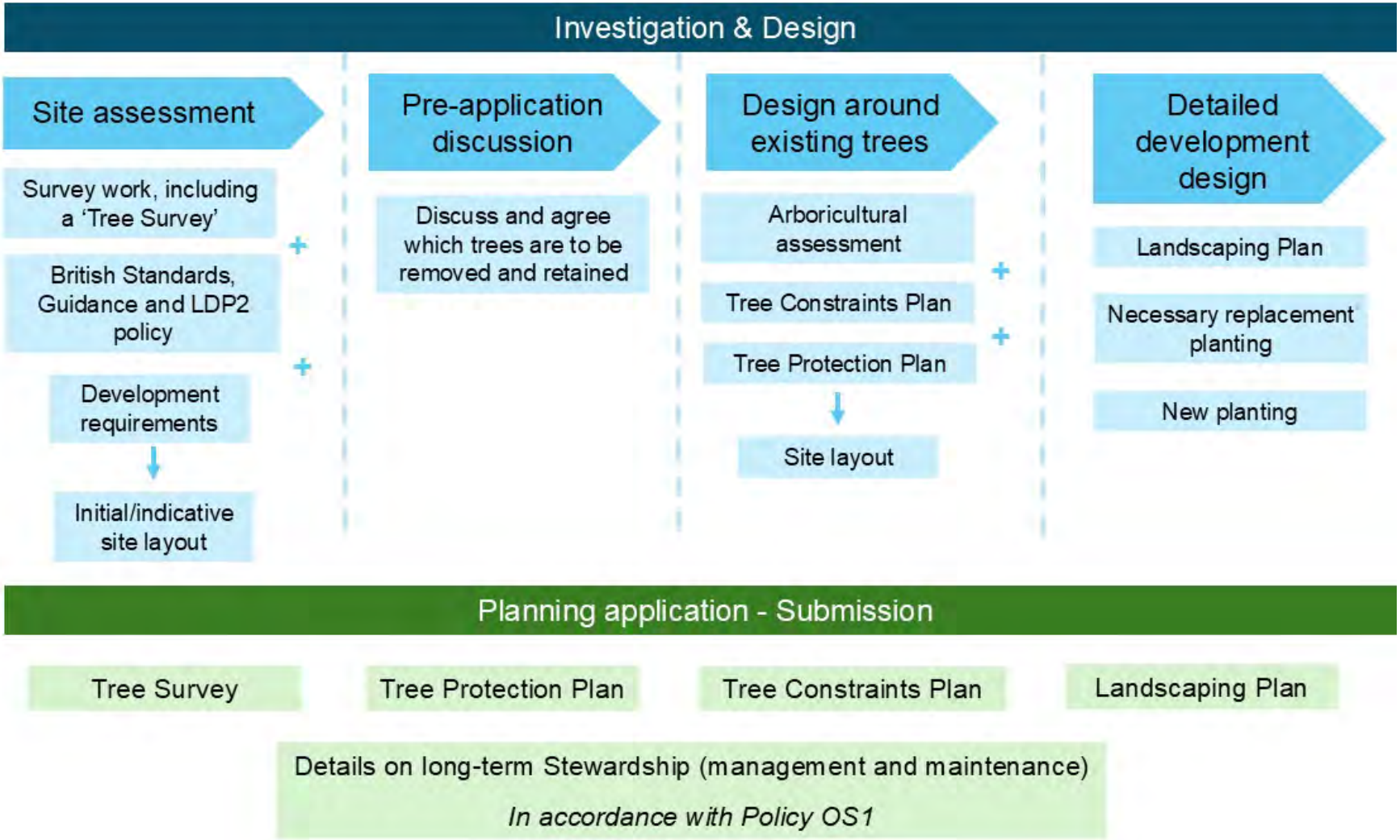


Diagram illustrating how trees should be considered at different stages including site investigations and design of a development as well as what should be submitted in support of any necessary planning application

5.1. Existing trees on site

No design work, however conceptual, should start until the tree constraints associated with a development site are well understood.

~ First Steps in Trees and New Developments: For all working in the built environment (Trees & Design Action Group)

The presence of trees within or adjacent to a site imposes constraints and opportunities, both above and below the ground, which must inform the site layout design. Although, it is recognised that there will potentially be competing needs in relation to the development of the site, the LDP2 and NPF4 prioritise building and strengthening nature networks and sets a presumption against the loss of trees which have biodiversity value.

A given tree can take centuries to reach maturity. Depending on species they can live for hundreds of years, however, can be irreversibly and significantly damaged in a matter of minutes.

Any development proposal will be expected apply and demonstrate application of **NatureScot's** Mitigation Hierarchy in terms of its location, layout and design. In the first instance, developments should be designed in order to avoid existing natural features such as trees.

Holehouse Road leading onto De Walden Terrace, Kilmarnock

Existing trees retained as part of residential development, Newlands Road, Glasgow
(Image Source: GoogleMaps)

Bellway Homes' residential development Berswick Manor, Weeping Cross, Stafford
(Image Source: FPCR Environment & Design)

Oxford University Physics building set back to allow the retention of an existing tree
(Image Source: Bristol Tree Forum)

Bellway Homes' residential development Berswick Manor, Weeping Cross, Stafford
(Image Source: FPCR Environment & Design)

Existing trees retained at Grimes Dyke residential development, Leeds adding instant maturity to the development *(Image Source: Leeds City Council)*

Retention of an existing trees at Angel Building Islington, London, England *(Image Source: Bristol Tree Forum)*

Retained tree in housing development, Shrewsbury, Shropshire *(Image Source: GeoGraph)*

Mature Horse Chestnut retained, Wallace Court, off of Kilmarnock Road, Mauchline

5.1.1. Tree Surveys

Before submitting planning applications for land in close proximity to trees, or on which trees are growing, a developer should commission detailed tree and land surveys, where appropriate and necessary.

Tree Survey

Where trees are present on sites that will be subject to a planning application (a detailed application or planning permission in principle), then all trees within the application site or adjacent to the red line boundary must be included within a **Tree Survey** which is submitted as part of the planning application. This is dependent on the scale and nature of the given proposal.

Any Tree Survey submitted must be undertaken in accordance with **BS 5837 (2012)**.

Tree Survey's should be undertaken independently by a qualified arboriculturalist and in advance of the formulation of any development proposals.

Tree Surveys must include the following information:

- The location of all existing trees with a stem diameter greater than 75mm at 1.5 above ground level on or adjacent to the site.
- Detail tree **species (common and latin name), health, overall height, number of stems, stem diameter, crown spread (and directional distances), crown clearance, age class, physiological and structural condition (including basal condition), management recommendations, estimated remaining contribution (SULE) and category grading as per BS 5837 (2012).**
- In some instances, groups of trees may be considered an appropriate approach.

Categorise the trees as follows:

Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years.
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
Category U	Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

In addition to physical condition, assessors should make an assessment of the visual impact of the trees. Consider how these may:

- screen surrounding properties and block undesirable views;
- shelter the development from the wind;
- filter noise;
- reduce the visual impact of the development; and
- add value to the development.

Table 1 - Example of minimally detailed Tree Survey

ID	Species	Girth (mm)	Canopy spread (metres)	Height (metres)	Canopy Height (metres)	Life Stage	Estimated Remaining Capacity in years (SULE)	BS Category	BS Quality / Grading	Comments
1199	Wild Cherry *Prunus avium*	370	11	22	4	Mature	20 – 40 years	1	B	May require remedial work if land-use on site changes.
1211	Common Oak *Quercus robur*	930	7	22	4	Mature	20 – 40 years	1	A	
1214	Sycamore *Acer pseudoplantanus*	300	3	10	1	Semi-mature	10-20 years	1	C	
1215	Common Ash *Fraxinus excelsior*	490	2	10	2	Mature	<10 years	1	U	Decay at base of tree and in stem from previous limb loss.

Table 2 - Example of a more detailed Tree Survey

ID	Species	Girth (mm)	Life Stage	Height (m)	Canopy /Crown Height (m)	No of stems	Stem 1 (mm)	Stem 2 (mm)	Crown Spread N (m)	Crown Spread E (m)	Crown Spread S (m)	Crown Spread W (m)	Crown Cond	Basal Cond	Physio Cond	Estimated Remaining Capacity in years (SULE)	BS Category	BS Quality/ Grading	Comments
1199	Wild Cherry *Prunus avium*	370	Mature	22	4	2	640	340	11	4	3	4	Fair	Fair	Fair	20 – 40 years	1	B	May require remedial work if land-use on site changes.
1211	Common Oak *Quercus robur*	930	Mature	22	4	1			7	7	7	8	Fair	Fair	Fair	20 – 40 years	1	A	
1214	Sycamore *Acer pseudoplantanus*	300	Semi-mature	10	1	1			3	3	4	3	Poor	Poor	Fair	10-20 years	1	C	
1215	Common Ash *Fraxinus excelsior*	490	Mature	10	2	1			2	2	3	2	Fair	Poor	Poor	<10 years	1	U	Decay at base of tree and in stem from previous limb loss.

5.2. Tree Constraints Plan

Following the completion of the tree survey, a Tree Constraints Plan (TCP) needs to be produced using the tree survey findings. This should be completed by a qualified arboriculturalist. This is a design tool that is used to inform the proposed layout of the new development including how to site the proposed buildings, roads, car parks, service runs or wayleaves, paths etc. relative to the trees and woodland to be retained and a subsequent layout plan can be prepared.

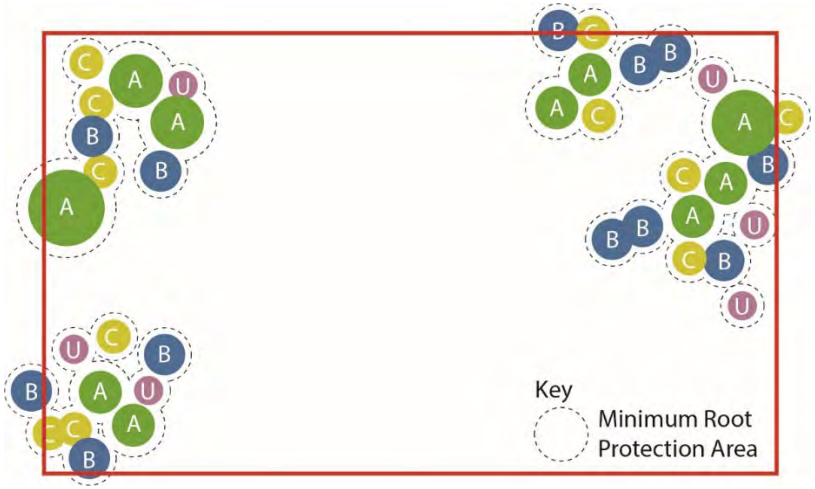


Figure 1 – Tree Constraints Plan

When the Tree Constraints Plan is submitted with the planning application, **this will be used to show how due consideration has been given to the retention of trees as part of the proposed layout**. The TCP will include information highlighting the constraints above and below ground posed by the trees, illustrating the areas that should be protected from development as well as construction operations.

The tree constraints plan will show the constraints above ground posed by the current physical size of the tree, taking into account wind movements, future growth, perceived safety concerns, shade cast and the existing crown spread (canopy). The constraints below ground are represented by the Root Protection Area (RPA) [see section 5.2.1 below].

The tree constraints plan should also illustrate areas where proposed new planting is to included. Although these are not existing areas, these should be protected from damage, such as construction traffic and material storage which can result in soil compaction.

Failure to provide this information from the outset can result in delays in the consideration and subsequent determination of any planning application, or refusal on the grounds of insufficient information.

5.2.1. What is a Root Protection Area?

Root Protection Areas (RPA) are a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. The RPA is used to inform the design layout as well as the construction exclusion zone.

This area is vital in order to avoid damage to the roots or rooting environment of retained trees

The RPA is a minimum area in m² which should be left undisturbed around each retained tree.

Section 4.6 of BS5837 (2012) should be referred to for detailed guidance on the calculation of RPA's.

Single stem trees	The root protection Area is an area equivalent to stem diameter of tree at 1.5 metres or chest height (in metres) x 12.
Multi-stemmed trees	The root protection Area is an area equivalent to diameter of tree with more than one stem arising below 1.5m above ground level (in metres) x 10.

If there are immature trees within the site the tree constraints plan should consider and represent the projected mature height and spread of these trees.

5.3. Tree Protection Plan

In conjunction with a Tree Constraints Plan, a 'Tree Protection Plan' should be submitted for any development proposal. This should include details of:

- Trees to be retained
- Trees to be removed
- Trees requiring remedial work or actions (to be carried out in accordance with BS 3998)
- Location of tree protective barriers

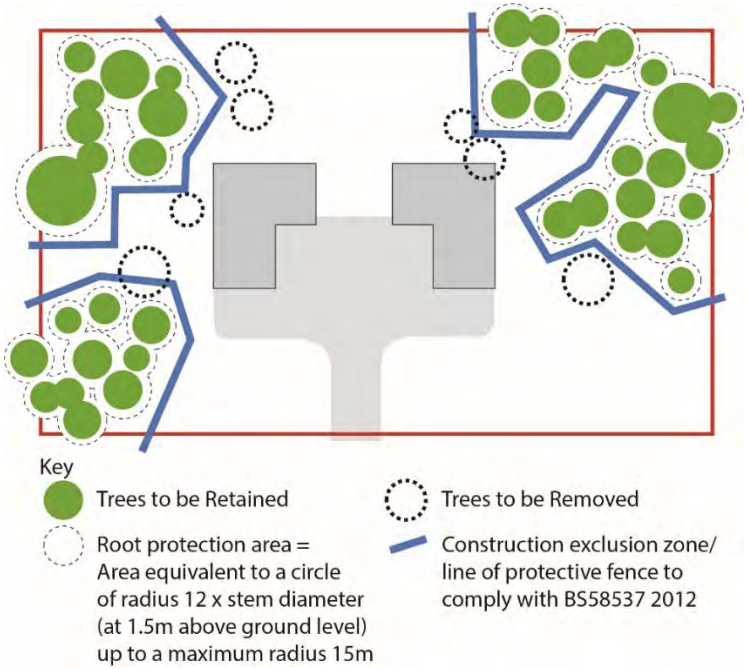


Figure 2 – Simple illustration of Tree Protection Plan

A Tree Protection Plan, as shown in Figures 2 & 3, represents the exact location that protective barriers should be erected in order to form a construction exclusion zone. This should at least be as extensive as the Root Protection Area, but often provides an additional buffer. See Section 5.2.1.

It is vitally important that developers take all reasonable steps to ensure that trees earmarked for retention are protected throughout the planning, design and construction process.

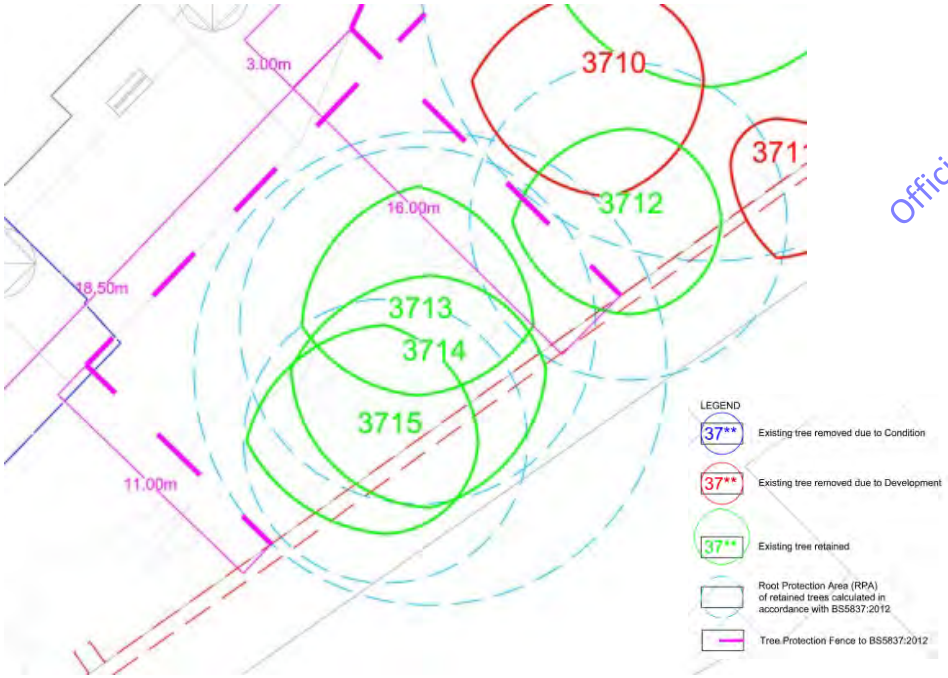


Figure 3 – Extract of a Tree Protection Plan
(Source: MAST Architects, 2021)

Incursion into the root protection area must be avoided where the tree is to be retained. Any incursion can impact the health and longevity of the tree(s).

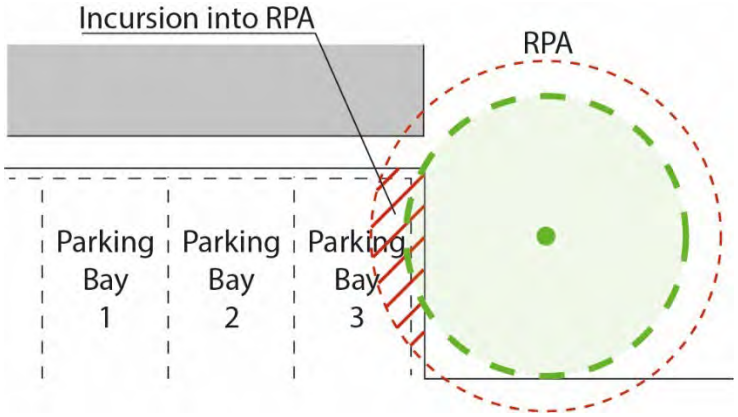


Figure 4 – Proposed layout which intrudes into RPA

It should not be assumed that building/excavating may take place up to the edge of the RPA. It will be required that adequate working space between proposed buildings and the RPA is built into the design.

Figure 5 outlines common causes of tree damage and death on development sites

5.4. Removal of existing trees

The Council expects developers to give priority to the retention of trees and hedgerows on development sites, as outlined within LDP2 policy NE8.

Policy NE8: Trees, Woodland, Forestry and Hedgerows:

Within settlements and rural areas, there will be a presumption against the loss of:

- ancient semi-natural woodland and ancient and veteran trees;
- native woodland, hedgerows and individual trees of high biodiversity value or identified for protection in the Ayrshire and Arran Forestry and Woodland Strategy; and
- trees protected by Tree Preservation Orders

Proposals which are likely to have an adverse impact on the ecological condition of these assets will not be supported by the Council. Proposals which are likely to result in fragmentation or severance of woodland habitats will not be supported unless appropriate mitigation measures are identified and implemented in line with the mitigation hierarchy (see glossary).

"Every tree planted contributes to the canopy"

The removal of existing trees should be considered as a last resort, as per the mitigation hierarchy. Any development proposal will be expected apply and demonstrate application of **NatureScot's** Mitigation Hierarchy in terms of its location, layout and design. In the first instance, developments should be designed in order to avoid existing natural features such as trees. In circumstances where this is not possible then appropriate replacement planting will be required.

The Council will need to be satisfied that the trees proposed to be removed through any development are being removed of necessity; evidence should be provided in the form of a Tree Survey, Tree Constraints Plan and Tree Protection Plan as outlined within Section 5.3.

The Council will consider if the development proposed could be achieved without tree loss. Applicants should prioritise the successful retention of existing healthy trees on site. It cannot be presumed that permission for the removal of trees will always be given even if the developer, or householder, is willing to plant replacements.

The Council will does not support **the deliberate clearing of sites** as a pre-emptive step to the planning application process. Where there is evidence that valuable natural habitats, trees or woodlands have been deliberately cleared prior to submission of a planning application or during the planning application process, **the Council's position will be to view the site as if this had not taken place.** Instead **the original ecological potential of the site will be used to form the basis of the acceptability of any development proposals**.

5.4.1. Felling permission

The Forestry and Land Management (Scotland) Act 2018 ('the Act') provides the legal basis for the regulation of forestry in Scotland, and includes the requirement to be in possession of a Felling Permission to fell trees. The Forestry (Exemptions) (Scotland) Regulations 2019 and The Felling (Scotland) Regulations 2019 include further detailed provisions about the operations of Felling Permission procedures.

It is an offence to fell trees without permission, unless there's a relevant and appropriate exemption – See Scottish Forestry's Felling Application Guidance (May 2019) for a full list of exemptions, including:

- Up to five cubic metres of timber within any set calendar quarter [3 month period]. This exemption does not apply in native broadleaved woodland between 0.1 and 0.5 hectares inclusive, and Caledonian Pinewood Inventory sites.
- Trees in orchards, gardens, churchyards, burial grounds and public open spaces
- Completely dead trees (no signs of growth or foliage of any kind)

A felling licence is **not** required to remove trees covered **by an approved planning consent**. This does not include 'outline planning permission', 'planning permission in principle' or 'pre-applications'. Where an application for a felling licence is made for the removal of trees that are the subject of a Tree Preservation Order or within a Conservation Area, the Forestry Commission will pass the application to the Council to determine.

Source: Forestry Commission (2020)

5.4.2. Replacement trees and compensatory planting

Where a proposed development includes the removal of any trees, the planning application must include details of the precise trees or area to be felled and details of any compensatory planting (which would be covered by planning conditions) as set out within LDP2:

Policy NE8: Trees, Woodland, Forestry and Hedgerows:

Where removal can be fully justified, compensatory planting and mitigation will be required to the satisfaction of the Council and Forestry and Land Scotland and in line with the provisions of The Ayrshire and Arran Forestry & Woodland Strategy. The Scottish Government's Control of Woodland Removal Policy will also be taken into account where relevant.

Where compensatory planting is proposed, the Council will consider its contribution to canopy cover, amenity value and carbon benefits.

Where safe to do so, standing dead and dying trees and shrubs should be retained, as should any stumps of trees that have had to be removed as this increases the volume of deadwood which benefits many wood decay organisms and nutrient recycling.

6. Design of New Trees and Planting

The purpose of new planting within a development should be determined at the beginning of the design process. Developers should include tree planting in landscaping schemes wherever feasible. All new trees should be an integral part of the design so that appropriate species and locations can be selected, not considered late on in the design process in order to deal with gap sites left over following site design.

A **Landscaping Plan** must be submitted which clearly and accurately illustrates any new planting on site (including trees).

6.1. Tree Selection

Appropriate tree selection is vitally important to the overall design of a site – it is an opportunity to plant the right tree in the right place, in order to maximise benefits and longevity and ensure that there will be no adverse impacts on proposed buildings/residential units, infrastructure and vice versa.

Trees are dominant and long-lasting features within any given landscaping, and as such, consideration is required in terms of their potential height at maturity, spread, root system spread, form, colour, foliage density and required maintenance when selecting appropriate species and siting. Some of these characteristics can have implications for the integrity of buildings, pavements and services within or adjacent to a development.

Trees can be selected to fulfil a variety of different purposes[1], including visual interest and aesthetic value:

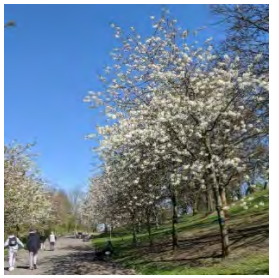
Ornamental bark
Betula utilis

Ornamental bark
Acer griseum

Fruiting

Crown density

Colour
Acer x freemanii



Flowering

Size, crown and ornamental characteristics are of greatest importance to the aesthetic contribution trees make to green infrastructure.

[1] Tree selection within a given development proposal should consider a range of factors, including the location and context, different species are suitable for paved areas, transport corridors, parkland, gardens and SUDS. Developers should consider constraints, tree size, crown characteristics, environmental tolerance (shade, drought, waterlogging), rooting environment and ecosystem services.

See **Trees and Design Action Group: Trees Species Selection for Green Infrastructure** for Guidance on suitable species for given locations, uses, environmental tolerances and ornamental qualities.

Applicants should refer to NatureScot's Developing with Nature Guidance in relation to planting for nature and providing homes for nature.

NatureScot 'Developing with Nature'
Measure 4 – Trees, Scrub and Woodland [Extract]

Native trees appropriate to the area should be prioritised as these will support the most wildlife, but non-natives can benefit biodiversity when their flowers, fruits, berries and seeds can be utilised by wildlife (avoiding any that could self-seed and become invasive). Trees can be incorporated in a variety of forms, including individual trees, rows of trees, a small copse, mini woodland or more extensive woods.

6.1.1. Key considerations

When selecting trees, the following should be considered:

- Seek to achieve species diversity, incorporating as many species varieties as possible to achieve diversity and bring biodiversity benefits
- Seek to achieve species suitable to the site conditions[2]
- Integrate the biggest potential tree that can be accommodated on site (prioritising large canopy trees) to maximise biodiversity benefits, where possible and feasible.
- Considering and maximising canopy cover which is the area of leaves, branches and stems of trees covering the ground when viewed from above – this requires a long-term vision for the site, not simply immediate aesthetic impacts of the proposal in landscaping terms.
- Utilise quality tree stock, fully utilising BS 8545:2014 for specifications.
- Plant indigenous and native species where possible.
- Desired effect throughout the seasons (leaves, colour, bark and shape).
- Location of trees and proximity to built features, noting potential size and growth rate .
- Plan and sufficiently resource post-planting care for three to five years as detailed in BS 9545:2014 as well as the future maintenance of trees.

Well planted, well selected new trees will deliver the mature canopy of the future

Note:

The Council will consider the suitability of non-native and non-indigenous species which have been selected on site for ornamental purposes.

In addition to the planting of trees, introducing a diverse mix of shrubs and plants into a landscaping scheme is fundamental to enhancing biodiversity and contributing to the health and wellbeing of those that will utilise green infrastructure on site. See **East LDP2 Design Supplementary Guidance**.

[2] Soil type, hydrology, functional ecology, environmental tolerance, mature size, crown density among other factors, will have implications on the appropriate selection of species. The Trees & Design Action Group have prepared ***Tree Species Selection for Green Infrastructure: A Guide for Specifiers.*** This can be used to assist in appropriate tree selection tailored to the specific context of the site.

6.1.2. Native Trees

The Council will be supportive of native tree planting within a development. For more information on native tree species see NatureScot's Native versus non-native woodland.

List of trees native to Scotland:

Alder
Alnus glutinosa
Hairy birch
Betula pubescens
Hawthorn
Crataegus monogyna
Spindle
Euonymus europaeus
Holly
Ilex aquifolium
Crab apple
Malus sylvestris
Black poplar
Populus nigra subsp. *betulifolia*
Wild cherry / Gean
Prunus avium
Blackthorn
Prunus spinosa
Pedunculate oak
Quercus robur
Grey willow
Salix cinerea subsp. *oleifolia*
Dark-leaved willow
Salix myrsinifolia
Silver birch
Betula pendula
Hazel
Corylus avellana
Broom
Cytisus scoparius
Ash
Fraxinus excelsior
Juniper
Juniperus communis
Scots pine
Pinus sylvestris
Aspen
Populus tremula
Bird cherry
Prunus padus
Sessile oak
Quercus petraea
Bay willow
Salix pentandra
Goat willow
Salix caprea
Tea-leaved willow
Salix phylicifolia
Elder
Sambucus nigra
Yew
Taxus baccata
Wych elm
Ulmus glabra
Rowan
Sorbus aucuparia
Lime, Small-leaved
Tilia cordata

List of shrubs native to Scotland:

Red currant
Ribes rubrum
Hairy dog rose
Rosa caesia
Soft downy rose
Rosa mollis agg.
Sherard's downy rose
Rosa mollis agg.
Raspberry
Rubus idaeus
Purple osier
Salix purpurea
Western gorse
Ulex gallii
Erect-spiked red-currant
Ribes spicatum
Dog rose
Rosa canina agg.
Sweet briar
Rosa rubiginosa
Harsh downy rose
Rosa tomentosa
Eared sallow
Salix aurita
Gorse
Ulex europaeus
Guelder rose
Viburnum opulus

Small-leaved lime - a magnet for pollinators
(Source: Woodland Trust; Credit: Blickwinkel / Alamy Stock Photo)

"British trees have a huge variation in their forms and colours across the seasons. Maples are known for their autumn colour, and the dogwoods have a beautiful array of greens, reds and yellows, as do some of the willow species. The blossom on blackthorn and hawthorn is the backdrop to spring, and catkins on hazel are a delight early in the year when little else is about. Planting birch and alder together will give subtle but elegant changes in dark reds throughout winter and, of course, the dark green needles of Scots pine provide cover in the winter. Consider what effect you are looking for throughout the seasons. This does not just mean leaves, but also bark colour and tree shape."

- NHS Forest, Tree Planting Guidance Pack (2023)

Donaldson Crescent, Mauchline

The most appropriate mix of trees should be selected for the site. Decisions on suitability, should be decided on the basis of the specific context of the site and potential environmental tolerance of tree species.

6.1.2. SUDs trees

As set out within the **Design Supplementary Guidance** the use of green space in the design of Sustainable Urban Drainage Systems (SuDS) allows water to be controlled using trees and vegetation, green roofs, ponds and wetlands. Different SuDS methods can create a range of environments suitable for tree planting.

A SuDS street tree will appear visually similar to a typical street tree but differs below ground in the design of the planting system which will be designed to collect, store water and treat surface water (rainwater) runoff.

Facts:

- Healthy urban trees are capable of holding huge amounts of water, up to 70% of the first hour of a rain event, on its canopy and branch structure.
- For every 5% of tree canopy cover, stormwater runoff is reduced by 2%
- For every 10% increase in urban tree canopy, carbon is reduced by 3-7%
- A single mature tree can absorb carbon at a rate of 21.6kg per year.

- *Trees and Water Sensitive Urban Design; Greenblue Urban*

Trees contribute to surface water management through:

Interception	The trees canopy intercepts and absorbs rainfall, slowing and reducing the amount of surface water.
Transpiration	Water is absorbed by the roots and evaporated through the trees leaves.
Infiltration	Increases the volume and rate of surface water moving through the soil.

By intercepting rainfall, enhancing soil infiltration and removing water from the soil, trees help regulate storm-water and mitigate local flooding events. SuDS that incorporate tree rooting environments are a further way trees can be used to reduce flood risk. Natural vegetation, including trees, also helps attenuate flows, trap silts and pollutants, promotes infiltration and be robust enough to prevent erosion. They provide habitat, evaporative cooling and bioretention functions.

Trees and specimen shrubs enhance SuDs, including swales, basins and wetlands. It should be noted that species' characteristics markedly influence the capacity of individual trees to regulate storm-water. To aid the overall performance of SuDS schemes, suitable tree species should be integrated. See **Table 3**.

Trees which are tolerant of waterlogging will be required.

Table 3 - Recommended tree species for SUDS developments

Common name	Scientific name
Silver wattle	*Acacia dealbata*
Cappadocian maple	*Acer cappadocicum*
Freeman maple	*Acer x freemanii*
Boxelder maple	*Acer negundo*
Silver maple	*Acer Saccharinum*
Red maple	*Acer rubrum*
Common alder	*Alnus glutinosa*
Italian alder	*Alnus cordata*
Grey alder	*Alnus incana*
Spaeth's alder	*Alnus x spaethii*
Silver birch	*Betula pendula*
River birch	*Betula nigra*
Downy birch	*Betula pubescens*
Honey Locust	*Gleditsia triacanthus*
Sweet Gum	*Liquidambar styraciflua*
London Plane	*Plantanus x acerifolia /hispancia*
Chennar Tree	*Plantanus orientalis*
Swamp White Oak	*Quercus bicolor*
Pin Oak	*Quercus palustris*
Willow Oak	*Querus phellos*
White willow	*Salix alba*
Bay-leaved willow	*Salix pentandra*
Weeping willow	*Salix babylonica*
Swamp cypress	*Taxodium distichum*

Source(s):
Trees and Water Sensitive Urban Design by Greenblue Urban;
Tree Species Selection for Green Infrastructure: A Guide for Specifiers by T&DAG

Image Source: GreenBlue Urban

6.2. Tree Location and Placement

Proposed buildings and structures should be designed and positioned within the development in order to avoid any potential future issues which can arise as a result of the presence of existing and proposed trees on site, including falling leaves, branches which may overhang, shade, overshadowing, over-dominant/oppressive effect or safety concerns.

Development which would result in important trees causing unreasonable inconvenience or nuisance to future occupants, or where a tree's canopy would unduly impinge on private amenity space, will not be permitted.

Buildings and structures should be sited to allow adequate space for a tree's natural development and at the same time reduce future pressure for removal of trees. Buildings and associated infrastructure, including garden ground, should generally be located out with the zone of influence of existing and proposed trees.

Amenity planting and visual impacts

Policy OS1 (2.3) states that native marginal planting should be integrated into landscaping. The Council strongly encourage the right trees to be integrated into any landscaping plan for amenity and aesthetic purposes, bringing character and richer biodiversity to developments.

Single trees and clumps can form features in the centre of open, grassy areas. Eventually they will develop into splendid parkland trees with an open canopy requiring a long-term vision of contribution, rather than immediate aesthetic considerations.

Craighall Bank, off of Glasgow Road, Kilmarnock

Street trees on Meville Street, Kilmarnock

Screening

To minimise the visual impact of development, the Council will actively support proposals which integrate natural screening, including trees and hedging. Hedges can act as screens or boundaries while providing corridors for wildlife and softening harsh environments.

One of the primary reasons for using trees as screens is their ability to provide privacy. Tall, dense trees strategically placed along boundaries create a natural barrier reducing visibility and visual impact.

Blackthorn, holly, gorse and hawthorn create effective natural borders, dividing space on a site, screening less attractive development features , and providing habitats for wildlife such as birds and insects.

Street trees

Street trees are a highly desirable part of the urban landscape that can also be used as water sensitive urban design measures. Street trees are known to reduce stormwater runoff volumes, reduce nitrogen and other pollution loads in stormwater whiling offering aesthetic value, alongside social and economic benefits. The Council will be supportive of proposals which integrates street trees.

Avenues of trees in open areas or along road edges will form neighbourhood features of the future.

7. Construction Phase

As outlined throughout, trees within development sites can be affected in a number of ways, but primarily as a direct result of the development itself or during the construction phase while operations are taking place.

Trees in development sites suffer because:

- The development – placement of buildings, roads, walls, service trenches, the site compound if these have been sited too close to existing trees; and
- There is inadequate protection during construction.

Damage is usually caused by:

- Changes in ground level resulting in a reduction of soil available for the tree to root into, or building soil up around the tree stem and causing the bark to rot;
- Changes in ground level can also result in changes to soil hydrology and trees becoming waterlogged or suffering from lack of water;
- Cutting or physical removal of roots and the tree becoming unstable;
- Soil contamination from spillage of fuel oil or other toxic materials; and
- Soil compaction by heavy machinery and storage of materials under the tree canopy .

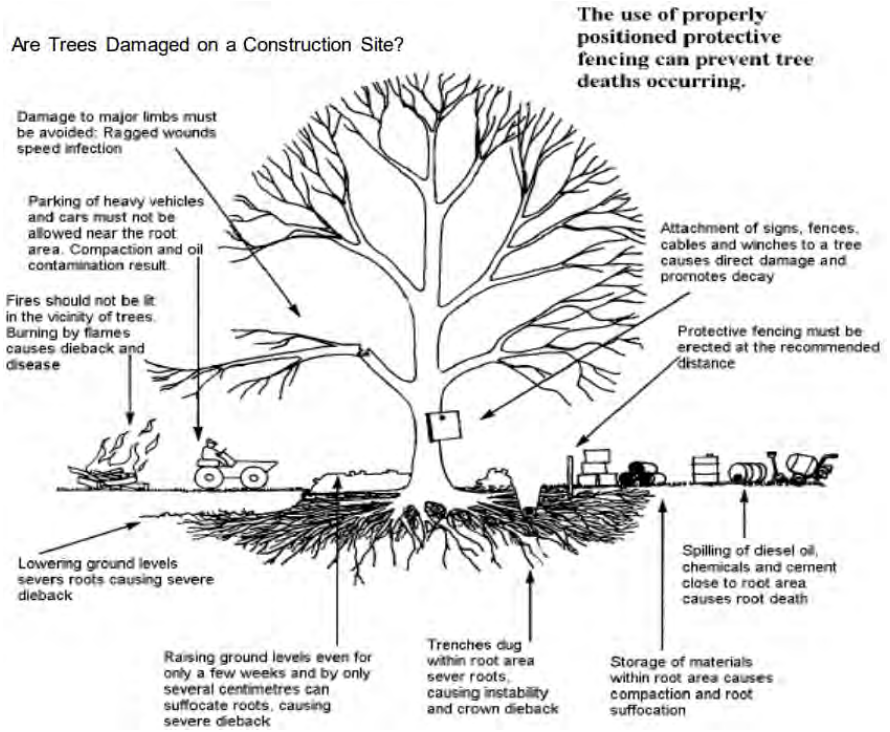


Figure 5 – How trees are damaged on construction sites

To avoid this, developers will be expected to adopt **good practice** to ensure that trees which are already present on site are not detrimentally impacted by the development.

Construction: Compaction of tree roots from works being located too close to existing tree on site, with no Root Protection Zone set out in fencing.

Construction: Tree roots severed by the development works (implementation of drainage).

Levels

Developers and householders should consider levels, and in particular change of levels during the construction phase. There is no point in designing a layout that takes account of mature trees (in theory) on paper, only to find that once excavation works start on site the trees are perched high above a new building or their stems have to be buried to accommodate a new road (in practice).

It must be remembered that trees, especially mature trees, cannot adapt to significant changes in ground level, or to changes in the level of the ground water table in their vicinity.

The use of drawn sections through a site showing levels before and after construction are invaluable in showing how the ground will be altered with respect to trees to be retained.

Figure 6 – The impact on levels on an established tree

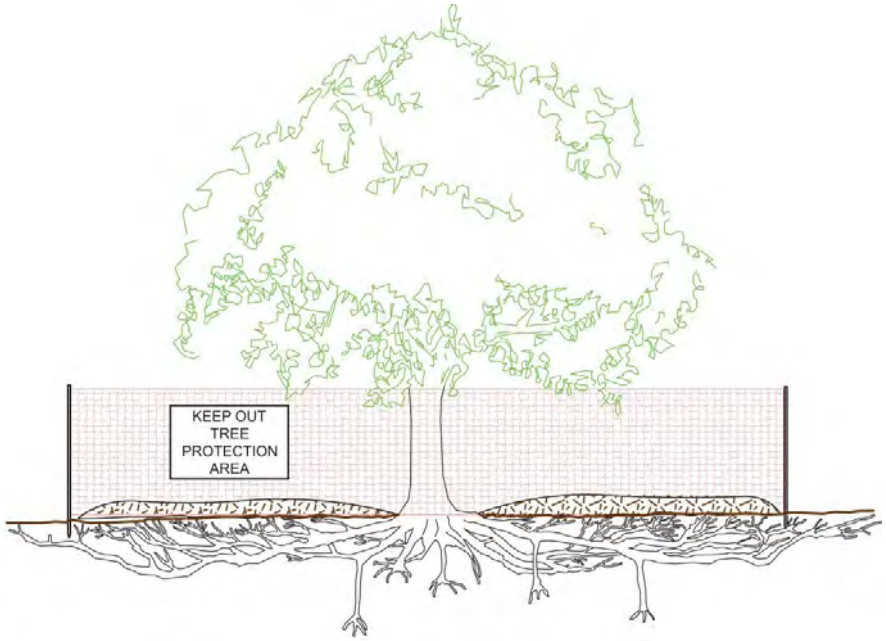
Where trees are to be retained there should be no change to ground level within the root protection area (see Section 4.6). Changes around this area should be gradual rather than abrupt.

Soil

The nature and quality of the soil that trees root into is the most important factor in determining long term tree growth and health. It is a complex living system and is the medium from which trees absorb water and minerals and into which roots grow and provide anchorage for the trees.

Soils on development sites are often subject to a variety of disturbances that greatly alter their nature. Building and landscape operations frequently require stripping of topsoil and reshaping terrain (unfortunately referred to as 'muck shifting') storage of the soil in large bings, and respreading either on site or at another location. Such soils inevitably become greatly mixed and their structure will have been substantially destroyed.

Root Protection Areas must be implemented. In accordance with the submitted Tree Protection Plan, should an application be approved, early erection of tree protection around the edge of the root protection area before works commence on site is essential and is the only way to prevent damage being caused to retained trees by operations in their vicinity. It is most appropriate for these to be fenced.



(Image source: Urban Forest Solutions)

Fencing and ground protection should not be removed or altered once agreed to ensure the RPA is maintained and secured. It should remain in place until there is no risk of harm from the development activity.

It is most appropriate for these to be fenced. Fencing and ground protection should not be removed or altered once agreed to ensure the RPA is maintained and secured. It should remain in place until there is no risk of harm from the development activity.

Developers must make allowance for the space needed during construction including access for vehicles, placement of scaffolding, storage of construction materials and suitable safe working distances. Such activities must be kept outside the defined tree protection areas. (At least 1 m must be allowed beyond the edge of a tree crown for the safe erection and use of scaffolding.)

In all instances BS 5837 (2012) must be adhered to. BS 5837 (2012), clause 6.1 recommends that developers adopt a precautionary approach towards tree protection and provide an **arboricultural method statement** in order to demonstrate that there is a minimal risk of adverse impacts to trees on site.

Irrespective of the legal status of trees within or adjacent to the development site, they are a material consideration in the planning system.

Development which would result in the unjustified felling, or which would result in damage to important trees or woodland resources, will not be supported.

Holly Place, Grange, Kilmarnock

8. Implementation of Planning Permission

The granting of planning permission does not mean that the Planning Authority no longer has interest over what happens on the site, including where trees are concerned.

8.1. Condition of Approval

Conditions attached to approval relating to trees could include:

- ✓ Implement proposals as approved and conditioned
- ✓ Implement the Tree Protection Plan – Any protective barriers/fencing must be erected prior to works commencing on site (including demolition and construction)
- ✓ Not alter or move any protective barriers/fencing unless written permission from the Planning Authority has been received
- ✓ Appropriately discharge any conditions associated with planning consent relating to trees and/or landscaping
- ✓ Use appropriate management and programming of works to ensure that trees and other soft landscaping features are safely and attractively integrated into the construction phase.

If, for any reason, trees which have been identified for retention are lost or damaged the council will require the developer to carry out planting to replace those trees at an adjoining or other location to be agreed with the Council.

Donaldson Crescent, Mauchline

9. Maintenance

Good management and maintenance arrangements are necessary to ensure that green and blue infrastructure remains fit for purpose, healthy and attractive, during the lifetime of the development.

With regards to 'green infrastructure' (this includes trees and wider planting), LDP2 Policy 0S1: Green and Blue Infrastructure sets its expectations relating to management, maintenance and long-term stewardship:

Policy 0S1: Green and Blue Infrastructure

Management and Long-term Stewardship of Green Infrastructure

Developers should provide details of the green infrastructure functions and maintenance requirements, and the party responsible for these, and demonstrate funding arrangements for their long-term delivery to the satisfaction of the Council, in order to ensure that the quality, functionality and integrity of green infrastructure is retained.

Development proposals should provide effective management and maintenance plans wherever this is necessary.

Where appropriate, the Council will work with developers and other bodies concerning the maintenance and management of new open spaces as outlined within PAN 65: Planning and Open Space.

In order to accord with the requirements of **Policy OS1**, the design of all green and blue infrastructure, including open spaces, play areas and landscaping and trees should take into account how these will be managed and maintained in the future. This information will form part of the assessment and determination process for planning applications. As such, [Landscape] Maintenance and Management Plans should be submitted to support proposals and demonstrate this consideration. The content of these plans must be tailored to the specific context of the given proposal.

The future maintenance of planted areas is fundamental to the success of any landscaping scheme as well as the ongoing setting of developments.

Once new trees in a development, or in a newly planted woodland, have been planted these need to be maintained on a regular basis until fully established. All trees must be checked regularly for the following: **stability, damaged and broken shoots, weed growth, water, shelter and protection.**

Image Source: FreeP!x

10. Enforcement

The Council will treat seriously any damage to trees in the following categories:

- **Trees protected by Tree Preservation Order (TPO) or Conservation Area status:** Unauthorised felling or other damage to protected trees is a criminal offence and could result in those responsible being reported to the Procurator Fiscal. Substantial fines can be imposed by the courts for serious and persistent offenders. Under planning legislation the planning authority can also require that replacement trees are planted.

- **Trees on Development Sites:** Where trees are not already covered by statutory protection, conditions may be included within the planning permission requiring their protection (See Section 8.1). Failure to comply could result in the planning authority taking enforcement action to remedy the breach, and could involve stopping all work on site until the situation is remedied.

11. Glossary of terms

Ancient tree(s)	An ancient tree is one that has passed beyond maturity and is old, or aged, in comparison with other trees of the same species. Ancient trees have one or more of the following criteria: • Biological, aesthetic or cultural interest due to its old age • A growth rate that is ancient or post-mature • Chronological age that is old in relation to surrounding trees of the same species To determine ancient tree status, the girth of the tree is needed. This is the measurement of the distance around the trunk of the tree at breast height, which can vary between species. The minimum girth measurement of an ancient tree is 6 metres.
Arboricultural consultant	Someone with recognised qualifications and expertise in tree management and care.
Biodiversity	The variability in living organisms and the ecological complexes of which they are part. This includes diversity within species, between species and of ecosystems (UN Convention on Biological Diversity, 1992).
Climate change	A change in global or regional climate patterns, in particular a change apparent from the mid to late 20th century onwards and attributed largely to the increased levels of atmospheric carbon dioxide produced by the use of fossil fuels

Canopy cover	The area of leaves, branches and stems of trees covering the ground when viewed from above.
Development	The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land. Further detail on the meaning of development can be found in Section 26 of the Town and Country Planning (Scotland) Act 1997 as amended.
Green Infrastructure	Includes green and blue features of the natural and built environment that provide multiple benefits. Green features include woodlands, trees, allotments, play areas, churchyards and grassy areas. Blue features include rivers, lakes and wetlands.
Green networks	Connected areas of green infrastructure and open space, that together form an integrated and multi-functional network.
Habitat	An ecological or environmental area that is inhabited by a particular species of animal, plant, or other type of organism.
Habitat corridor	A habitat corridor is an area of habitat that connects wildlife populations separated by human activities or structures, such as roads or development.
Masterplanning	A strategic scheme within which a location is proposed to be regenerated or changed in order to meet a perceived challenge or strategic need.

Mitigation hierarchy	The mitigation hierarchy indicates the order in which the impacts of development should be considered and addressed. These are: i. avoid – by removing the impact at the outset; ii. minimise – by reducing the impact; iii. restore – by repairing damaged habitats; and iv. offset – by compensating for the residual impact that remains, with preference to on-site over off-site measures.
Notable tree(s)	Notable trees are usually magnificent mature trees which stand out in their local environment because they are large by comparison with other trees around them. They are often taller than ancient trees and they may be fatter than many veteran trees but do not have any obvious veteran characteristics. In parts of the UK where trees are less common, a tree that is relatively small may be notable because it is significant in its local environment. Some notable trees may be relatively young eg Wellingtonias but still appear remarkably large. Most notable trees will be worthy of recognition regionally or locally.
Thermal comfort	The cooling provided by trees.
SULE	Safe useful life expectancy

Veteran tree(s)	Ancient trees are veteran trees, but not all veteran trees are old enough to be ancient. Veteran trees are survivors that have developed some of the features found on ancient trees. Veteran trees have ancient features but are not old in age compared to fellow trees within their species. They must also have a girth of at least 3 metres. Veteran trees are distinct in their features on account of their wood decay, fungi and exposed dead wood. Such trees may demonstrate both hollowing and decay within their trunks, branches and roots, loose bark, shattered branch ends, and rot of types also found in ancient trees.
Zone of Influence	The zone of influence is generally considered to be the distance from the bottom of a tree that is equal to the mature height of an existing or proposed tree.

12. Further Reading and Sources

- BS 5837 (2012): Trees in relation to design, demolition and construction
- BS 3998 (2010): Tree Work – Recommendations
- BS 8545 (2014): Trees from Nursery to Independence in the Landscape – Recommendations
- Trees in Hard Landscapes: A Guide for Delivery (2014)
- Trees in the Townscape: A Guide for Decision Makers (2012)
- NatureScot: Developing with Nature Guidance - https://www.nature.scot/doc/developing-nature-guidance#:~:text=Apply%20the%20mitigation%20hierarchy,-24.&text=first%2C%20avoid%20%2D%20by%20removing%20the,habitats%20and%20disturbed%20species%3B%20and
- NHS Forest: Tree Planting Guidance Pack - https://nhsforest.org/wp-content/uploads/2023/11/nhs_forest_planting_guide_2023.pdf
- Scotland's Environment Interactive Mapping - https://map.environment.gov.scot/sewebmap/
- Scottish Government - Control of Woodland Removal Policy: https://www.forestry.gov.scot/publications/support-and-regulations/control-of-woodland-removal
- Scottish Government – National Planning Framework 4: https://www.gov.scot/binaries/content/documents/govscot/publications/strategy-plan/2023/02/national-planning-framework-4/documents/national-planning-framework-4-revised-draft/national-planning-framework-4-revised-draft/govscot%3Adocument/national-planning-framework-4.pdf
- Scottish Government Forestry Strategy 2019-2029 - https://www.gov.scot/publications/scotlands-forestry-strategy-20192029/
- Scottish Forestry: Felling Permission – Application Guidance - forestry.gov.scot/publications/678-felling-permission-application-guidance/viewdocument/678
- Scottish Forestry: The Right Tree in the Right Place: Planning for Forestry and Woodlands - https://www.forestry.gov.scot/publications/96-the-right-tree-in-the-right-place-planning-for-forestry-and-woodlands
- Trees & Design Action Group- *Tree Species Selection for Green Infrastructure: A Guide for Specifiers*
- Woodland Trust: Ancient Tree Inventory - https://ati.woodlandtrust.org.uk/

- Woodland Trust - A-Z of British Trees - https://www.woodlandtrust.org.uk/trees-woods-and-wildlife/british-trees/a-z-of-british-trees/
- Woodland Trust: Twigged - https://www.woodlandtrust.org.uk/media/1168/twigged.pdf
- Managing Forest Operations to Protect the Water Environment
- Activities within Our Catchments (Scottish Water)
- Sewers for Scotland v4.0 - https://www.scottishwater.co.uk/-/media/ScottishWater/Document-Hub/Business-and-Developers/Connecting-to-our-network/All-connections-information/SewersForScotlandv4.pdf