

Highways Service

Trees Policy

2018

Document Review

Review Date	Reviewer

Terms and Definitions

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The Management of Central Bedfordshire Council Highway Trees

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1. Scope

This policy sets out a Tree Management Strategy for controlling risk, responding to tree related incidents and service requests and for preserving and enhancing the Council's highway tree stock.

Although the policy relates specifically to trees on or adjacent to the public highway there are many common themes with tree management practice elsewhere in the Authority.

2. Aim

To set out the Council's policy on retaining, managing and improving the highway tree stock, and to encourage the positive management of privately owned trees.

3. Responsibility

- There may be as many as 500,000 trees situated on or beside the public highway in Central Bedfordshire Council.
- Trees situated inside the boundaries of the public highway are generally the responsibility of the highway authority.
- The Highways England is responsible for trees along motorways and trunk roads
- The Council's Highway Service is responsible for trees along 'County' Roads, Public Rights of Way and Cycleways
- Trees on private roads and other private rights of way are the responsibility of the land owner/occupier.
- Trees in hedges and boundaries are usually the responsibility of the land owner/occupier whose property abounds the highway.
- Trees on private property adjoining the Public Highway are the responsibility of the owner/occupier BUT the Highway Authority has a duty, and powers of enforcement, to ensure that such trees do not endanger the Highway or its users under Section 154 of the Highways Act.

- The Highways Act 1980 requires that trees and other vegetation do not obstruct the passage of users. The height required to be clear is not specified in this Act.

Clearance Heights

Highway status	Height to be kept clear of vegetation.
Category 2, 3a, 3b and 4a roads and any other roads that are on Bus Routes	5.2m across the Full width of the Road
Category 4b and 5 roads except those on bus routes.	5.2m measured at the centreline.
1 Public Bridleways, cycleways and other Public footpaths and Footways with some cycle use.	3.4m
Footways and Public Footpaths with no cycleway use	2.4m

- The responsibility for cutting back trees and other vegetation that overhangs the public highway from neighbouring land rests with the owners/occupiers of the land on which they are growing.
- Maintenance of trees in parks and public open spaces, which are not part of the public highway, is a generally Town, Parish, District Council responsibility.

4. Public Safety

Unstable trees, weakened limbs or branches may fail suddenly. Severe weather may also cause trees to fall or fail. In either event, there is a risk of damage or injury to highway users and property. The fallen debris may also block roads and delay traffic.

Overhanging trees and low branches can also present a direct hazard to vehicles or pedestrians, and foliage may obscure signs or adversely affect forward visibility along a road.

Tree-related problems may be identified during highway inspections, following a report from a member of the public, or as a result of specialist Arboricultural surveys.

5. Problem Trees near the Highway

Wherever possible, the Council will advise adjoining landowners/occupiers of any problems relating to their trees and will seek to negotiate a remedy.

Where this is not possible, formal Notice to rectify the problem may be served on the owner or occupier of the land on which the tree is growing. If necessary, the Council may undertake the necessary work and reclaim costs back.

6. Response to Tree Issues

Once a problem has been identified, action will be taken by the CBC Highway according to the nature of the problem and the associated risk.

If there is a serious hazard reported and a threat to Health and Safety, Tree Officers will inspect within 5 days.

Tree Officers will not inspect trees during this period where the complaint relates to the topping, lopping or felling of otherwise healthy trees that would otherwise need no maintenance, to: alleviate problems such as the build-up of leaves, seeds, berries or other minor debris on a neighbouring property or allow more light to a property, where the trees in question would not otherwise require any surgery to improve television or satellite reception prevent roots entering already broken pipes.

For all inspections relating to Ash Dieback, Acute Oak Decline and other diseases, please refer to the Forestry Commission.

6.1 Emergency Tree Work

If the highway is obstructed by fallen trees or other debris, the Council will clear the obstruction as soon as reasonably practicable.

If there is an immediate threat, work will be carried out as quickly as practicable. If necessary, the road may be temporarily closed in the interests of public safety until the danger is averted or problem resolved. Less urgent matters will be prioritised according to the assessed level of risk.

6.2 Routine Tree Work

Tree works will be carried out from time to time and as necessary to maintain overhead and side clearance, to preserve forward visibility of the Highway.

Vegetation affecting areas around signs, streetlights and other highway apparatus clear of obstruction and also forms part of the routine highway safety inspection regime by the area Highways inspector.

Foliage affecting street lighting and illuminated traffic signs and bollards forms part of the routine highway safety inspection regime by the Area team.

General highway basic tree inspection forms part of the routine highway safety inspection regime by the area Highways inspector.

On adopted highway land, the Council's Development Management team should arrange commuted sums in respect of the ongoing tree and landscape maintenance under Section 38 of the Highways Act (1980).

6.3 Non-Routine Tree Work

With the exception of fallen and damaged trees that obstruct the highway and/or endanger highway users, non-specialist officers shall always obtain advice from Qualified Experienced Arboriculturalists, or approved consultants or contractors, regarding any work on trees which need specialist attention or which have advanced signs of disease, damage or injury.

Where trees are in Conservation Areas, or are subject to Tree Preservation Order designation (TPO) or are apparently in need of removal, advice must always be sought from Planning Tree Officers; approved contractors will be used for all non-routine tree works on the public highway.

Contractors are responsible for the signing and guarding of all works and for all other operational health and safety issues. Particular attention is required when felling trees close to the carriageway, and when working in the proximity of overhead power lines.

Contractors may need to make arrangements with power companies to cut-off electricity supplies for the duration of the works.

7. Approved Contractors

Contractors/sub-contractors must be appropriately trained and qualified for the type of tree work to be undertaken. For example, they must be certified in the use of mechanical cutting, sawing and lifting equipment and in the implementation of traffic management measures. Climbing certificates are also a requirement.

Contractors must have adequate public liability insurance. Contractors undertaking planned specialist tree surgery work must provide evidence of their competence to carry out such work, supported by generic and site-specific risk assessments.

8. Highway Tree Management Strategy

The aim of the strategy is to promote the proactive management of highway trees within Central Bedfordshire:

- To control risks to highway users and property
- To enhance the overall condition of the Authority's tree stock
- To produce environmental benefits through programmes of tree planting and landscaping

Highway trees can provide effective visual screening, as well as enhancing the quality of the streetscape. They may also provide screening from road noise and help to improve air quality. However, fallen leaves and sap can cause inconvenience and make surfaces slippery. Tree roots can form a tripping hazard, lead to deterioration of surfaced areas, or exceptionally, subsidence problems in buildings or other structures.

The highways tree budget is not sufficient to sustain the level of resource required to deal with temporary or seasonal tree-related problems, nor is there

any legal obligation for the Council to deal with these matters in most circumstances. Furthermore, unnecessary pruning work can have a detrimental effect on the health and appearance of trees which otherwise could provide tangible amenity benefits to the community as a whole.

Consequently, the Council will not carry out work solely to alleviate problems such as:

- Falling leaves, sap, fruit, nuts, seeds, bird droppings or blossom.
- Leaves and other debris falling into gutters, drains or onto roofs
- Moisture variations in gardens and lawns
- Suckers or germinating seedlings in gardens
- To alleviate TV or satellite signal disruption
- To increase the amount of sunlight reaching a property

Trees blocking light

A householder has no right to light or a view. A nuisance does not include an obstructed view. We will look each request to prune trees for extra light individually. The householder may be assisted where appropriate, if this is possible without excess injury to or removal of healthy trees or branches. We do not undertake the topping, lopping or felling of otherwise healthy trees that would otherwise need no maintenance, simply to allow more light to a property, where the trees in question would not otherwise require any surgery.

Ivy on trees

Ivy causes no direct damage to trees. We only remove ivy from trees if it aids visual tree health assessment.

In woodland, ivy has a variety of conservation benefits and forms an integral part of the natural habitat. It is a climbing, scrambling plant abundant as a groundcover shrub in the under storey of many rural woodlands.

In the urban environment, there is the need to balance three main considerations for its retention: tree safety, conservation, and aesthetics.

However, in some situations, it may be considered unsightly and more importantly can create problems for efficient management by obscuring structural defects and fungal fruiting bodies. It also increases the weight of a tree's crown and the 'sail' effect during the wet, windier, winter months, when deciduous trees have shed their leaves.

Trees causing poor satellite and TV reception

There is no requirement in law to television reception. Existing trees growing on neighbouring land, which are thought to interfere with television reception, are unlikely to be regarded as a nuisance in law (especially with satellite transmissions).

Trees and utility services

It is unusual for roots to break drains and pipework. However, tree roots can attack old pipes with poor joints. When repairs are required, a proliferation of tree roots often leads to the blame being placed with a nearby tree.

We do not undertake the topping, lopping or felling of otherwise healthy trees that would otherwise need no maintenance simply to prevent roots entering already broken pipes. The replacement of faulty drains / pipes with modern materials will usually eliminate the leak and stop problems from reoccurring. Contact your buildings insurance company if you feel roots are responsible for any damage. However, necessary structural/safety related works may help in alleviating such problems -action should be taken if there is a likely risk of damage to property.

Nuisance trees

A nuisance tree must cause significant interference to a resident's convenience and comfort.

We do not undertake the topping, lopping or felling of otherwise healthy trees that would otherwise need no maintenance to solve problems such as the build-up of leaves, seeds, berries or other minor debris on a neighbouring property.

Trees overhanging boundaries

You can prune back overhanging branches back to your boundary without gaining the permission from the neighbouring landowner. However, we do recommend speaking to them first. All cuttings from the tree must then be offered back (not simply thrown over the fence) to the owner of the tree. If the owner does not want the cuttings (they are not obliged to take them back), then it will be your responsibility to dispose of the cuttings.

Unless public safety is a factor, it is not practical for the Council to carry out work to control seasonal inconveniences such as shade or leaf fall, other than in exceptional circumstances. Rather, targeted tree work and an ongoing programme of routine cyclic tree maintenance should lead to improved control of risks and nuisance, and re-generation of the highway tree-stock countywide.

Successful implementation of the Highway Service Tree Management Strategy requires an accurate assessment of the highway tree stock in terms of quantity, species and condition, and the identification and prioritised management of tree-related hazards and problems. It must also contribute positively to corporate environmental and sustainability objectives.

9. Tree Survey Programme

There are over 4,000 kilometres of roads 1,100 kilometres of verges, and 1340 kilometres of Rights of Way in Central Bedfordshire many of which are tree-lined. The intention is to survey and catalogue all highway trees on a rolling 5-year programme. The survey data is stored in an electronic map-based system that registers their location, species, dimensions, condition, treatment history, and timescales for future cyclic tree maintenance and inspection. As the programme gains momentum, a detailed inventory of the highway-tree stock will be compiled.

Standard inventory data comprises:

- Individual species
- Maturity/Age
- Height
- Diameter of trunk at breast height (DBH)
- Crown spread
- Identified hazards
- Hazard rating
- Tree condition
- Remedial work required
- Survey date
- Tree reference number
- Tree location. Embankment, paved area, grass verge etc.
- Site constraints i.e. lamp post, utility wires etc.
- Photographs where relevant

10. Survey Coverage and Management of Risk

The initial sequence of survey work has been established on a risk management basis so that locations with the greatest concentrations of people and trees are tackled first.

Similarly, the busiest routes and those carrying high speed traffic will be surveyed earlier in the programme.

The survey work will be focussed initially in the main urban centres (within the 30mph speed limit), and along Principal roads. The work will then extend progressively around the County and along the lower categories of road. Trees along footways and other pedestrian areas, Rights of Way that are situated away from the carriageway will not form part of the initial highway tree survey programme.

After the initial survey, it will be possible to schedule re-inspections, and allocate resources, according to objectively assessed risks.

11. Condition Assessment and Remedial Work - Principles and Timescales

Assessment of tree condition and the specification of any remedial works resulting from these planned inspections will be undertaken by experienced Arboriculturalists or other suitably qualified personnel. This is a discrete activity and is not to be confused with emergency works or the minor tree and vegetation management works that are routinely commissioned by Area-based staff. However, Arboriculturalists should always be consulted on more complex tree matters, where feasible.

Structural defects are considered in relation to the likelihood of failure, and the potential consequences that the failure could have. Tree work is then categorised, prioritised and programmed accordingly:

Work Category	Timescale	Comment
Category 0	2 to 24 hours	Emergency response. Stabilise, remove, protect or isolate.
Category 1	Up to 5 days	Urgent works. Causing hazard or obstruction (non-threatening).
Category 2		All other defects. These should be prioritised and considered for repair within planned programmes of work, may be routine or cyclic.

Higher risk sites will be attended to first.

12. Risk Assessment

Programmed tree survey and inventory data is logged in an electronic map-based system called KaarbonTech.

The Arboricultural Officer applies a methodology called Quantified Tree Risk or Hazard Evaluation process.

Assessment that formalises the process of evaluating risk

Tree Risk Assessment provides a framework for the assessment of the three components of tree failure risk – Failure Potential, Impact Potential and Target Value. By allocating quantifiable values to each of these components, it is possible to assess tree-failure hazards with sufficient accuracy, and to balance the possibility of significant harm from tree failure against a level of reasonable or acceptable risk. Actions can then be specified that reduce the overall risk in the most cost efficient or appropriate manner.

Alternative methodologies are also available, and are being assessed corporately. The preferred methodology will be applied to all programmed highway tree survey work from April 2019. Methods of theoretical and quantified risk assessment cannot predict tree related damage to buildings by shrinkage of clay soils (i.e. subsidence); however, this is the subject of ongoing research. The contribution of a tree to the amenity of the area is also a considered factor.

In order to protect the health, safety and amenity of trees the Council will normally only carry out works for reasons of good tree husbandry, or to resolve significant hazards or serious nuisance, or if the Council would otherwise incur legal liability. Where the amenity or wildlife value of a tree outweighs the risks, the Council will seek to retain the tree in a natural condition. In these circumstances monitoring or minor works will help to control the identified risks.

13. Felling Licences

These are required if more than 5 cubic metres of timber are felled, or if over 2 cubic metres are to be sold, in any calendar quarter. The Council will not normally need a felling licence from the Forestry Commission because it is complying with its duties under the Highways Act and is therefore exempt from these regulations, but it is necessary to check before saleable timber is felled.

14. Tree Habitat and Ecology

Non-emergency/non-urgent tree works will be deferred until the end of the nesting season (April to September inclusive). In hazardous circumstances where work cannot be deferred, it may be possible survey the trees to identify whether or not there are birds nesting in that tree or to reduce the impact on the nesting birds by undertaking the minimum work necessary to ameliorate the hazard.

Trees displaying evidence of roosting bats or evidence of badger sets within the proximity will be referred to the Authority Ecologist before work commences. Any trees confirmed to be supporting roosting bats or live Badger sets will not be worked on until Natural England is consulted.

15. Veteran Trees

Veteran trees have very high environmental value aesthetically and culturally, and also biologically because of the mature and diverse ecology they support. Veteran trees on highway land will be managed as sympathetically as possible and preserved for as long as it remains safe and practicable to do so. Where safe and practicable, old highway trees will be reduced and retained, with a view to their developing into veteran trees, rather than being felled.

16. Tree Preservation Orders (TPO)

TPO's prohibit felling or other unauthorised tree work. They are made by Central Bedford Council as the Local Planning Authority, under the Town and Country Planning Act 1990. They may apply to individual trees or to groups of trees. The Council endorses the use of TPO's to protect trees of high amenity, cultural or environmental value.

CBC Highways will give 5 days' notice before any works are carried out.

17. Protected Areas

Some areas of the Central Bedfordshire have special rules that apply to tree management – these include Areas of Outstanding Natural Beauty (AONB)

Conservation Areas, and other areas of high amenity value such as the Dunstable Downs.

18. Planting

Provided the site is suitable, a replacement tree will usually be planted in place of any tree that has been removed. The replacement will normally be a young tree or trees of appropriate species. Replacements will normally be planted as close to the original(s) as possible. Examples of sites that may be unsuited to re-planting include those with ongoing safety, visibility or clearance issues, or a history of nuisance-related complaints.

Decisions not to re-plant, or to provide alternative species or locations, rest with the Arboricultural Officer.

The Arboricultural Officer must approve planting proposals on new development sites where they will form part of the adopted highway. The Council's Development Control team should arrange commuted sums in respect of the ongoing tree and landscape maintenance under section 38. Annual programmes of landscape maintenance and planting will be undertaken across Central Bedfordshire to help enhance and replenish the roadside soft estate.

19. Recycling

Legally, timber belongs to the owner of the tree. Therefore, prior to carrying out works, notice must be given to tree owners advising that the timber will be disposed of by the Council unless the owner advises promptly to the contrary. Timber from highway tree works usually becomes the property of the relevant contractor, as quoted rates will normally include an item for its removal or disposal. The timber may be put through a chipper on site then spread back over the ground as mulch, or processed and sold as fuel. Good quality timber may be salvaged and used for a range of purposes. Other material will go to landfill.

The Council is keen to explore re-cycling initiatives with contractors and will look to develop these as the survey and tree management programme evolves.

20. Subsidence

Trees situated close to property do not normally cause subsidence problems. However, each site is different, and the reasons for subsidence damage may be complex. The Council will carefully consider any relevant claims for subsidence damage, but does not accept as a matter of course that nearby highway trees are likely to cause or contribute to a subsidence problem.

Early investigation is recommended, since early action can limit the potential for damage. Subsidence claims relating to highway trees are administered by the Council's Insurance Team. The claimant must provide positive evidence to demonstrate that highway trees have caused the subsidence. Where appropriate, the Council will obtain an independent third-party opinion.

The following information is required:

- Plan, showing location of property and trees
- Age of property
- Depth and type of foundations
- Details of relevant property extensions
- Drainage details and location of other services
- Extent of damage
- Tree root data
- Soil and subsoil analysis
- Seasonal movement monitoring
- Level distortion survey



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