



What to do if you are worried that trees might be affected in a development near you.

First steps.

You can check by looking at notices in your area, and talk to people locally. Find the Planning number usually on a laminated sign on a nearby lamppost and check it on the council website by putting it in the search box on their website [here](#).

If you have views you wish the Planning Department to consider, the best way to contact them is to add a comment via the Planning Portal website (note added by Swansea Council).

Next.

If you are still worried (or have more questions) you can talk to your local **Councillor**. If they are unable to reassure you, you can ask them to make further enquiries to the **Planning Department**. Every Councillor has the right to go to Planning Meetings and ask questions on behalf of the community.

It is important to note, however, that most planning applications are dealt with under delegated powers. This means that authority has been delegated to Planning Officers to deal with that particular application (note added by Swansea Council).

You can find your local Councillor [here](#).

If you think a tree is going to be cut down, you can also speak to the Swansea Council **Tree Officer (Planning)**, Alan Webster, about Tree Preservation Orders.

The Council's current policy for the protection of trees is set out in the Swansea Local Development Plan (Policy ER11 refers) [here](#). There are plans for this policy to be further strengthened by a forthcoming draft Supplementary Planning Guidance relating to the Protection of Trees and Hedgerows on Development Sites which is due to be published July 2020. This local policy guidance complements national planning policy and guidance and seeks to resist development that would adversely affect trees, woodlands and hedgerows of public amenity or natural/cultural heritage value, or that provide important ecosystem services (Note added by Swansea Council).

Actions you can take.

If you are concerned about the impact of a planned developed on trees, wildlife or nature (e.g. nesting birds, bats, badgers, dormice) there are steps you can take to voice your concerns:

1. you can speak to the city's Nature Conservation Team Leader (Deborah.Hill@swansea.gov.uk),
2. and Natural Resources Wales enquiries@cyfoethnaturiolcymru.gov.uk
3. and you can also let the Urban Tree Team at Woodland Trust know about your concerns as a resident, on streetrees@woodlandtrust.org .

It doesn't matter if the trees are on Council land, a School, or Housing for example, or on Private land.

What are Tree Preservation Orders?

TPO's are **Tree Preservation Orders**. They are made by a local planning authority (council or national park authority etc) and they, in general, make it an offence to cut down, top, lop, uproot, wilfully damage or destroy the tree **without the planning authority's permission**.

TPO's are not an absolute protection, landowners can still apply to work on a tree that has a TPO, but they must gain permission to do so first. Generally, permission will not be given to fell a tree or woodland that has a TPO, unless it poses a threat to safety. NB Tree Preservation orders are primarily designed to protect trees of significant landscape or amenity value, they do not take account of any existing or potential biodiversity value.

You can read more about TPO's [here](#).

If you have a question about a TPO tree you can contact Alan Webster at protectedtrees@swansea.gov.uk. If you believe a special tree should be protected, you can also apply for a TPO [here](#).

Keep asking questions, our trees are precious.

Swansea's city centre already has fewer large trees than the UK average (you can read more about this in a survey report [here](#)) and if trees are felled, it takes decades, sometimes centuries for mature and semi-mature trees, to be replaced. Big trees are a rare and vital part of the ecology, biodiversity, carbon store, wildlife services and wellbeing asset of our city, they need protection from felling wherever possible, even if that makes development harder, more expensive and takes longer.

What else can we do to protect trees from development felling?

One of the best ways to encourage developers to retain big trees is to ask them to calculate the Tree Replacement Standard for any trees they have to fell. This Standard is easily calculated (you can find out about it [here](#)) and gives a measure of the number of trees required to compensate for the loss of existing trees and is dependent upon the size of the tree lost.

Developers should also be calculating and providing the **Capital Asset Value for Amenity Trees (CAVAT value)**. This simple tool calculates the real value of a tree that is due to be felled, taking into account the many amenity services our trees provide. The CAVATA value for a large tree can be £10,000s making it better value for the developer to retain the tree than fell it.

Please note: (CAVAT assessments) are is not contained in policy in Swansea, so is not a requirement. (Note added by Swansea Council)

Last, you can use this [Carbon Loss calculator](#) to work out how much carbon store will be lost when a tree is felled. This calculator shows how long it will take for any smaller trees, planted in replacement of a large tree, to return a similar amount of carbon store (it can take many, many decades!)

Trunk Diameter of Tree lost to development (cm measured at 1.5m above ground level)	Number of replacement trees required (per tree of this size lost)
Less than 15cm	0-1
15 to 19.9cm	1
20-29.9cm	2
30-39.9cm	3

40-49.9cm	4
50-59.9cm	5
60-69.9cm	6
70-79.9cm	7
80cm plus	8

e.g [Bristol City Council's Tree Replacement Standard](#).

Sadly, even after all the advice, and questions, a tree might have to come down for a good reason. Don't despair, Please also consider joining the Forum, let us know via our email address below.

Generally, the Local Planning Authority asks for replacement trees to be planted in mitigation, these are detailed in landscape and or ecological mitigation schemes (associated with the planning application). Parks would have no remit to plant trees on private developments. If you want to pay for a tree to be planted or donate a tree to plant on Council land, please contact the Parks Department or search for 'donate a tree' on Swansea Council's web page. (Note added by Swansea Council)

Thank you for taking the time to download this document!

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We thank Swansea City Council Planning Department for notes and amendments to an earlier draft.