



TREES AND DEVELOPMENT

DEPOSIT LOCAL DEVELOPMENT PLAN
UP TO 2021

October 2008

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Contents

	Page
1. Introduction	3
2.1 Role and Status of the Supplementary Planning Guidance	4
2.2 Role of the Supplementary Planning Guidance	4
2.3 Purpose of the Supplementary Planning Guidance	4
2.4 The Legislative & Planning Policy Framework	4-5
3.1 Planning Conditions & Agreements	5
4.1 Contravention of a Planning Notice	5
5.1 A Guide to incorporating Trees into the Development Process	6
6.1 Step by Step Guide to incorporate Trees in Proposals for Development	7
Step 1: Preliminary Assessment	7-8
Step 2: Getting Professional Advice	8
Step 3: The Topographical Survey	8
Step 4: The Tree Survey and Categorisation	8-10
Step 5: Tree Constraints Plan (TCP)	10
Step 6: The Arboricultural Implication Assessment (AIA) and Design Issues	11-12
Step 7: Arboricultural Method Assessment (AMS) and Tree Protection Plan (TPP)	12-14
Step 8: Site Layout Drawings and Supporting Information	14
Step 9: The 10 Point Checklist and Other Issues	15
7.1 Documents required with/prior to submission of a planning application	15-17
Appendix 1: Example Plans	18-20
Appendix 2: Example Survey Reports	21-25
Glossary	26-30



1.1 Introduction

'The quality of cities, towns, villages and the urban and rural landscape are important in defining the confidence and direction of a nation and its culture. The design of development in the environment is significant to the quality of our lives and is a major factor in sustaining a positive image for Wales. Good design has the potential to assist environmental sustainability, economic growth, and social inclusion. The way the design of development helps to realise this potential and the way it relates to its context at every scale has a critical role to play in maintaining and enhancing the quality of Wales varied urban and rural traditions'.

Section 1.4 TAN 12 Design.

- 1.1 Trees, woodlands, hedges, hedgerows and areas of large shrubs (hereafter 'Tree(s)') are of vital importance to the landscape and are widely recognized and appreciated for their benefits in enhancing the rural and urban environment. They make a positive contribution to the scenic character and diversity of the landscape, provide vital habitat for dependant wildlife populations and substantial environmental benefits such as quality of life and sequestration of noise while improving the climate and air quality. Trees can also help protect buildings from the elements, provide shade and assist in energy conservation. Trees can enhance the attractiveness of new development, its character, sense of maturity and overall quality thus helping with the salability and profitability of properties. Their positive effect on the environment also helps to attract businesses and visitors to an area, thereby boosting the economy. In addition to legislative protection of trees and wildlife the public's awareness of environmental issues and the health benefits of being near trees is also increasing. Developers are therefore under increasing pressure to focus attention on trees and their role in providing a more pleasant and healthier environment.
- 1.2 Trees can occupy a substantial part of a development site and because of their potential size can have a major influence on the planning and use of the site. Existing or planted trees of good quality and value can greatly enhance new development, however, trees can also be a constraint. Layouts sited poorly in relation to retained trees, or the retention or planting of an inappropriate size or species may be resented by future occupiers and no amount of protection will ensure their retention and survival. To avoid such problems careful planning and expert advice is required from the outset.
- 1.3 A tree may take a century to reach maturity but it can be damaged or felled in a few minutes. Such damage is frequently caused unwittingly because of a failure to appreciate the vulnerability of trees, particularly the root system, and how easily and often insidiously they can be damaged. Where trees are damaged during development of a site and subsequently decline and die, or where inappropriate or poor design leads to conflict, trees become a constant source of complaint and ultimately, any positive benefits are lost. Early erection of tree and landscape protection to form the construction exclusion zones before work commences on site is essential.
- 1.4 Although the juxtaposition of trees and development are often crucial to the overall design concept of a development many issues relating to incorporating trees into development proposals have previously been dealt with after an application has been determined. This approach to a material consideration does not work as it does not provide certainty in what has been agreed nor does it lead to high quality or sustainable development.

'Sustainable development is the core principle underlying planning ... development that meets the needs of the present without compromising the ability of future generations to meet their needs'.

(Brundtland report, 1987)

Please note that all British Standards and legislative references were correct at the time of publishing the Supplementary Planning Guidance.

Caerphilly County Borough Council wishes to thank Mr Andy Whalley of Smith-Whalley Associates Arboricultural consultants for producing the SPG on behalf of the Council.



2.1 Role and Status of the Supplementary Planning Guidance

- 2.1.1 Supplementary Planning Guidance (hereafter SPG) sets out detailed guidance on the way in which development plan policies will be applied in particular circumstances or areas. Once the draft SPG has been considered by internal consultation, and subsequently reviewed in accordance with council policy it shall be adopted as SPG and taken into account as a material consideration in all planning decisions.
- 2.1.2 This guidance supplements strategic policy SP10 and County Wide Policy CW9 of the Deposit Local Development Plan.

2.2 Role of the Supplementary Planning Guidance

- 2.2.1 This Supplementary Planning Guidance (SPG) has been prepared within the context of the Deposit Local Development Plan (LDP) to give greater guidance on how to incorporate trees into development proposals within the Local Development Plan.
- 2.2.2 Policy SP12 of the Deposit LDP identifies the requirement of the Local Development Plan to conserve the natural heritage of the county borough. The policy identifies how this strategy requirement will be delivered through the planning system over the plan period 2006 to 2021.
- 2.2.3 The protection of trees and woodlands through the planning system will be through the implementation of Policy CW9 on Trees and Woodland Protection
- 2.2.4 The SPG supplements Policy CW14 by providing guidance on how trees should be incorporated into development proposals through the planning process.

2.3 Purpose of the SPG

- 2.3.1 The purposes of the SPG is to:
- Replace the perception that development sites are 'blank canvas' and ensure that tree retention and protection and additional planting is considered fully at the onset of the development process.
 - Provide information on the legislative and planning policy framework on trees.
 - Provide comprehensive information for those involved within the development process (hereafter 'developer') on the standards the council shall expect from all new development proposals that affect trees and promote good design principles in general.
 - Promote the benefits of suitable trees, to encourage their sustainable management and to enhance and improve the quality of the tree coverage throughout the county.
 - To ensure that all development proposals that contain and/ or have trees, woodlands, hedges/hedgerows or shrub masses immediately adjacent to the site, and are likely to directly or indirectly affected by the development are considered in light of the information contained within the SPG.
 - Promote the full integration of trees into the immediate and wider landscape setting as a principle of good landscape and overall design.

2.4 The Legislative and Planning Policy Framework

- 2.4.1 The planning system operates within a policy framework of European, UK, National, Regional and Local policies. The legislative and planning framework is comprehensively explained within Appendix 2.
- 2.4.2 Anyone involved with the development of land needs to be particularly aware of their obligations with respect to the protection of trees, woodlands, hedgerows as they can be protected by legislation in any location. This SPG does not just relate to Tree Preservation Orders or hedgerows protected under the Hedgerow Regulations.



2.4.3 Substantial penalties can be incurred for contravention of any of the legal protection for trees, woodlands and hedgerows. Attention is also drawn to legal controls and liabilities under common law for consideration at the earliest stages of potential site development.

2.4.4 The following types of proposal will need to follow the SPG:

- All developments with trees present on or immediately adjacent to the development site and are likely to be affected either directly or indirectly by the development.
- Applications for one dwelling and above and all major non-residential applications and also encompasses outline applications, change of use and permitted development.
- Applications for residential extensions are unlikely to require all the information. However, there shall be some circumstances when arboricultural information shall be submitted.

3.1 PLANNING CONDITIONS AND AGREEMENTS

3.1.1 It is likely that any consent to develop land shall be subject to a number of conditions relating to tree retention, tree planting and landscaping. Planning conditions may be imposed that require, but not limited to:

- The developer appointing an arboriculturist to oversee the project (Arboricultural Watching Brief).
- Trees to be planted as part of a landscape proposal.
- Protective barriers, storage of materials, access or landscaping of the site.

3.1.2 Planning agreements such as a Section 106 can include reference to tree related issues. These may relate to issues of retention, management or enhancement either within the site or within the immediate locality¹.

4.1 CONTRAVENTION OF A PLANNING CONTROL

4.1.1 The Local Planning Authority has a range of measures to remedy or stop breaches.

- Breach of Condition Notice.
- Enforcement Notice.
- Stop notices.
- High Court injunction.
- Instigate criminal proceedings for contravention of a TPO/Conservation Area.

4.1.2 Failure to comply with notices or contravening a TPO/Conservation Area could result in a fine of up to £20,000. Failure to comply with an injunction constitutes Contempt of Court and is punishable by imprisonment or an unlimited fine.

¹ NB Land proposed for adoption that incorporates trees shall only be considered for adopted once all trees have been surveyed and entered at the developers expense onto the councils computerized tree inventory, and all tree works have been undertaken to a predetermined limit of reasonable or acceptable risk.



5.1 A Guide to Incorporating Trees into the Development Process

“Good design is essential to ensure that areas, particularly where higher density development takes place, offer high environmental quality, including open and green spaces. Landscape considerations are an integral part of the design process and can make a positive contribution to environmental protection and improvement, for example to biodiversity, air quality and the protection of water resources.”

Paragraph 2.9.4 of Planning Policy Wales (Welsh Assembly Government, March 2004)

5.1 *British Standard 5837:2005 Tree’s in Relation to Construction – Recommendations* provides guidance for a balanced approach on deciding which trees are;

- Appropriate for retention,
- On the affect of trees on design considerations and
- On the means of protecting these trees during development.

It is imperative that BS 5837:2005 be used in conjunction with the SPG.

5.2 It should be noted that the standard only evaluates the benefits and disbenefits of retaining the tree or group of trees in the pre-design context. As such, the council will also require the arboricultural consultant appointed by the developer to undertake a secondary evaluation. This should consider the benefits and disbenefits of retaining the tree or group of trees in the post-design context. The following is a brief description of the process and considerations that developers need to follow throughout the development process. A more detailed description of the process follows in the SPG.

5.3 The following is a brief description of the process and considerations that developers need to follow throughout the development process. A more detailed description of the process follows in the SPG:

- A preliminary assessment should be undertaken and significant trees identified.
- A topographical survey assists in identifying appropriate trees for inclusion.
- A Tree Constraints Plan (TCP) should plot the existing trees affected by the proposed development, both on and adjacent to the site and should be surveyed and categorised.
- Areas for new landscaping shall be identified at this time and landscaping and protective fencing schemes prepared.
- The position of all excavations and any special engineering required shall be specified in the form of Arboricultural Method Statements (AMS).
- Once work is due to begin on site the arboricultural consultant should meet the site agent at a pre-start meeting to ensure the correct erection of barriers and ground protection forming the Construction Exclusion Zone (CEZ). Any incursion into this area can quickly destroy all the time, effort and expense which has gone into the retention of the trees and will/may lead to prosecution or enforcement action.

5.4 The success of the process depends on the co-operation of all involved in the design and development team. In particular, it is essential for those involved in the development site works to appreciate the vital requirement for maintaining the construction exclusion zone e.g. through appropriate signage and training and a conditioned Arboricultural Watching Brief (AWB).

5.6 It would be expedient in the interest of all parties if the developer appointed an arboricultural consultant to provide advice from the outset.

“.....Understanding the site and its immediate and wider context is the basis for meaningful and sustainable design response and is the responsibility of all those involved in the design process, particularly planning applicants and their agents and those formulating and implementing design policy and guidance.”

TAN 12 Design 2002 section 3.1.3 (design in context)



6.1 Step by step guide to incorporate trees in proposals for development

6.1.1 Trees on development sites should not be considered as a constraint to development. By following the 9 steps outlined on the following pages you will be in a position to address the most important issues facing trees within the development process before you submit your planning application:

- Step 1: Preliminary Assessment
- Step 2: Professional Advice
- Step 3: Topographical survey
- Step 4: The Tree survey and categorisation
- Step 5: Tree Constraints Plan (TCP)
- Step 6: The Arboricultural Implication Assessment (AIA) and design issues.
- Step 7: The Arboricultural Method Statement (AMS) and the Tree Protection Plan (TPP).
- Step 8: The Site Layout drawings.
- Step 9: The 10 point checklist.

6.1.2 This list of required information is not exhaustive. Depending on site circumstances and the nature of development additional information may be requested relating to specific aspects of a development proposal.

“Design is a multi disciplinary activity and a successful design process is unlikely to be achieved without an understanding of the many factors and participants which are involved in influencing it. The planning system provides the means to encourage good design but the system cannot function effectively in isolation. Collaboration and a shared ambition for quality are important at each stage of the design process amongst all those responsible for the delivery of design solutions as well as users and managers of the environment. Integrated working from the outset by professionals such as planners, architects, urban designers, landscape architects (and arboriculturists²), transport engineers, access officers and others is one means of taking this forward..”

TAN 12 Design 2002 - Section 3.2 and 3.3 (Collaboration)

6.2 Step 1 - Preliminary Assessment

6.2.1 The purpose of the preliminary assessment is to consider the site and its immediate and wider surroundings, and to decide on the main issues that need to be assessed.

6.2.2 If there are trees, woodlands, hedges/hedgerows or shrub masses present on or immediately adjacent to the development site that are likely to be affected either directly or indirectly by the development then:

- They will be considered as a significant issue in the proposed development of the site, even if the intention is to retain as many trees as possible. In these situations detailed information will be required. The information required is set out in steps 2 - 8.
- It would be expedient in the interest of all parties if the developer appointed an arboricultural consultant to provide advice from the outset. Arboricultural involvement at the outset reduces superfluous Topographical Survey information, helps to ensure a harmonious relationship between trees and structures and can reduce unnecessary delays in design preparation and validation of the application.
- Pre-application discussions involving all parties should be undertaken.
- Please note that even if trees are not currently present within the site, areas for planting trees should be identified and protected from damage.

²The following text has been inserted ' and arboriculturists'



“ In general terms, good design will almost always be dependent on working within the natural constraints of the landscape and this should be the starting point from which the design of development evolves. The aim should be to achieve sustainable design solutions, which maximise the natural landscape assets and minimise environmental impact on the landscape. It is particularly important that proposals to amend or create new landscape are not considered as an afterthought and that the long-term impact of development on the landscape is fully understood. The quality of implementation and the long-term management of changes implicit in planting schemes are fundamental to a scheme’s success.”

TAN 10 Design section 5.18

6.3 Step 2 - Getting professional advice

6.3.1 An arboriculturist (e.g. an arboricultural Consultant) can help you prepare the necessary documentation required by the council.

6.3.2 Who do you need to employ, consultant or contractor?

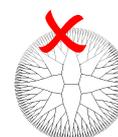
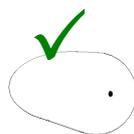
- A consultant will give professional advice on the health and/or safety of a tree, relationships with proposed or existing buildings, development sites or any other tree issue requiring a report, survey, expert advice.
- A contractor will give a professional service including pruning, removal and other management operations as required.
- The Arboricultural Association (AA) provides a directory of quality assured arboriculturists (tree work and consultancy). The contractors and consultants in the Directory are regularly assessed and will display the AA Approved contractors or Consultant logo see www.trees.org.uk/contractors.htm. There are also a number of qualified, competent and experienced local arboricultural contractors and consultants who may not listed in the directory, may be known to the council’s arboricultural officers. Please feel free to contact the Planning Division for further advice.

6.4 Step 3 - Topographical survey

6.4.1 The purpose of the topographical survey is to collect initial data that shall inform the design of development.

6.4.2 The developers’ arboricultural consultant shall identify all trees relevant for inclusion in the Topographical Survey. The survey should clearly demonstrate:

- The location of the centre of the trees stems, which should be marked accurately.
- The accurate plotting of the trees true crown diameter (branch spread in meters taken at the cardinal points from the centre of the tree) rather than just depict them as various sized circles as shown.



- Where trees are present the clearance of vegetation to facilitate the survey process may be necessary. Bulldozers or soil stripping should be avoided although mechanical flails may be used in open areas. Ideally hand held machines would be preferable. Before proceeding developers should check on the legal status of the land, and the trees and wildlife upon the site.
- The Topographical Survey plans are not substantial enough to count as a tree survey in their own right.

6.5 Step 4 - The Tree Survey & Categorisation

6.5.1 The purpose of the **tree survey** is to collect data that shall inform the design of development by setting out the likely constraints imposed by trees.



6.5.2 The arboricultural consultant should:

- Undertake the survey independently, irrespectively of and prior to any specific design for development.
- Disregard any master plan proposals for the development site should they exist.
- Include all trees, groups³ of trees included in the Topographical Survey.
- Consider all trees on and adjacent to the site that are relevant for inclusion.
- Consider legally protected trees ensuring that their contribution to the amenity, aesthetic and landscape value they provide is retained and enhanced as much as possible.
- Collect all relevant information pertaining to the trees.
- Identify where appropriate tree features which provide or form part of wildlife corridor, link or 'stepping stone' from one habitat to another.

6.5.3 Veteran⁴ and near veteran trees are valuable assets to the County Borough as they have a strong historical link, help maintain biodiversity, aid in the conservation of a multitude of organisms through deadwood and wildlife habitats, and provide a source of high amenity value. Such trees shall be considered very carefully in relation to new development. The implications of their presence shall be assessed at the earliest possible stage i.e. preliminary assessment.

6.5.4 The purpose of the **pre-design tree categorisation** is to consider the benefits and disbenefits of retaining the tree or group of trees in the pre-design context.

6.5.5 The pre-design categories are A, B, C, which together deal with trees that are a material consideration in the development process. Pre-design category R trees are those lost in the short term for reasons connected with their physiological or structural condition and mitigation shall be required. The equally weighted subclasses are intended to reflect arboricultural, landscape and cultural values respectively.

The arboricultural consultant shall:

- Categorise each tree according to their current quality and value within the existing pre-design context in a consistent, systematic and transparent way.
- Differentiate categories on the tree survey plan by colour, and by suffixing the category adjacent to the tree identification number on the tree survey plan.

Category R	trees unsuitable for retention in the pre-design context. <ul style="list-style-type: none">• Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.• trees in this category are those which would be lost in the short term for reasons connected with their physiological or structural condition and mitigation shall be required.• If a layout design places category R trees in an inaccessible location such that concerns over public safety are reduced to an acceptable level, it will/may be preferable to defer the recommendation to fell.
Category A	trees whose retention in the pre-design context is most desirable (High value category). <ul style="list-style-type: none">• Wholly appropriate to the pre-design situation and without being a significant conflict.• Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)
Category B	trees whose retention in the pre-design context is desirable (Moderate value category) <ul style="list-style-type: none">• Appropriate to the pre-design situation but not of high value.• Those of moderate quality and value: those in such a condition as to make a significant Contribution (a minimum of 20 years is suggested)
Category C	trees that could be retained in the pre-design context (low value category). <ul style="list-style-type: none">• Ill suited to the pre-design situation but could be retained with moderate conflict.• trees of no particular merit.• Those of low quality and value; currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested) or young trees with a stem diameter below 150mm.

³ The council accepts the term "group" to identify trees that form cohesive arboricultural features either aerodynamically, visually, culturally or in biodiversity terms, in respect to each of the three subclasses.

⁴ Veteran/near veterans/ ancient trees – tree that, by recognized criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.



NOTE: Whilst pre-design category C trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm shall be considered for relocation. Whilst the presence of young trees (less than 150mm stem diameter at 1.5m above ground level) of good form and vitality is generally desirable they should not be allowed to dominate site layout considerations. When evaluating the merits of retaining and/or relocation such trees, a comparison between the costs of the various options should be the main factor. Any such evaluation must be recorded within the tree survey records.

Table 1: Summary of Tree Categorisation

6.5.6 **Surveys of flora and fauna** may be required, including a National Vegetation Classification survey to sub community level. Trees on some sites may support statutorily protected species, form the basis of locally important wildlife habitats or enhance other adjoining valuable habitats. In such cases, professional qualified ecological advice shall be obtained and where appropriate, an evaluation report added to the survey information. Further advice on ecological issues may be obtained from the Council's Ecologists.

6.5.7 **Hedgerow Surveys** would be required within and bounding the site. In such cases, professional qualified ecological advice shall be obtained and where appropriate, an evaluation report added to the survey information. Further advice on ecological issues may be obtained from the Council's Ecologists.

6.6 Step 5 - Tree Constraints Plan (TCP)

6.6.1 The purpose of the Tree Constraints Plan is to show how trees on site may influence below ground constraints, represented by the Root Protection Area (RPA) and the above ground constraints the trees pose by virtue of their position and current and future size.

6.6.2 **Above ground constraints** - The current and ultimate height of the tree is a constraint due to its size, dominance and movement in strong winds that can sometimes cause apprehension to occupants of buildings. For this reason, as well as in relation to shade, the existing spread of branches and the future branch growth⁵ should be taken into consideration as a constraint in the design phase and therefore annotated on the Tree Constraints Plan.

6.6.3 **Sunlight/ daylight/ shade** -The current and ultimate height of pre-design category A, B and C trees shall be annotated on the Tree Constraints Plan where this would cause unreasonable obstruction of sunlight or daylight to the proposed development. In practice this shall be represented by a lightly grayed out segment indicating the shadow pattern through the main part of the day⁶.

6.6.4 Below ground constraints

- The Root Protection Area should be calculated, and appropriately plotted on the Tree Constraints Plan.
- Areas for tree planting, open space and large landscape areas shall be identified and plotted on the Tree Constraints Plan and protected from damage such as soil compaction or construction activities.
- The arboricultural consultant shall take account of the following when defining the shape of the Root Protection Area: likely tolerance of the tree to root disturbance, root morphology and disposition, soil type and structure, topography and drainage, above parts of the tree overhanging proposed protective fencing.
- In rare cases the root protection area could be offset by up to 20% on one side of the tree only. However, the area shall remain as calculated from the stem diameter. This offset shall only apply to `open grown trees`. The modification should only be assessed by an arboricultural consultant having considered the tolerance of the tree to root disturbance and other relevant issues including those raised above.

⁵ **Arboricultural Research and Information Note 84/90/ARB – Ultimate Spread of Trees Commonly Grown in Towns**

⁶ Shade can be assessed using various methods, BRE CP 75/75 – Availability of sunshine, Hopkinson R G the Sun (1966) the architects journal information library, Arboricultural Practice Note 5 – Shade by Trees (AAIS 1999). NOTE Computer software is available that can assist with calculating and plotting of Tree shadow extent



6.7 Step 6 - The Arboricultural Implications Assessment (AIA) and Design Issues

“Design should be considered in its broadest sense as a collaborative, creative, problem solving process – embracing architecture, landscape, infrastructure and urban design – that determines the quality of our environment and that can provide the basis for its sustainable future”.

TAN 12 Design – section 2.4 defining design.

- 6.7.1 The purpose of the Arboricultural Implication Assessment is to identify, evaluate and mitigate the effects of development on trees and of trees on the development.
- 6.7.2 Once trees have been categorised (step 4) according to their desirability for retention and all constraints have been considered and plotted on a Tree Constraints Plan (step 5), the development potential of the site can be assessed. Site planning shall be seen as a process of assessing various options against the tree survey and constraints information, in order to provide the best compromise between tree retention and the development potential of the site.
- 6.7.3 Whilst the previous steps shall inform the design process and ultimately the site layout, the council recognises the competing needs of development and that trees are only one factor requiring consideration. However, certain trees, woodlands and hedgerows are of such importance and sensitivity as to prevent development occurring or substantially modify its design and layout.
- 6.7.4 Care shall also be taken to avoid misplaced tree retention; attempting to retain too many low quality trees, or unsuitable trees, on a site may result in excessive pressure during and after the development work and subsequent demands for their removal. The end result may be a poor design with fewer trees or less suitable and sustainable tree cover than would be the case if careful planning and expert arboricultural advice had been employed from the outset.
- 6.7.3 Trees can impinge on many aspects of site development. Throughout the development process all members of the design team should give adequate consideration to the requirements of trees. Even if trees are not present within the site, areas for planting trees should have been identified and plotted on the Tree Constraints Plan and protected from damage.
- 6.7.4 During the design and planning stages the various factors shall be taken into account. This should include, but is not limited to, the following:
- TPOs/Conservation Area protection, and protected wildlife.
 - The effects of development proposals on the amenity value of trees (post design categorisation).
 - Above and below ground constraints (including overbearing and large trees close to buildings/proposed development, light availability⁷, positions of infrastructural provisions that could impact upon, and be impacted by, trees⁸).
 - Conflicts between highways, streetlights⁹, advertisement and signage¹⁰, changes in ground levels, kerbs/ haunching, hard surfacing, soft landscaping treatments¹¹ and trees.
 - mitigating conflicts between finished levels and trees.

⁷ *Ensure residential properties enjoy reasonable levels of light in dwellings between; 10am and 6pm between May and September **BS 8206: PART 2: 1992 – Code of practice for day lighting**.. *Ensure gardens are designed to maximize sunlight and that on 21st March less than 40%, and preferably less than 25%, of the garden shall be in constant shade. (NB *Informed adjustments to calculations needs to be undertaken to make provision for deciduous Trees as they are not in leaf in March*). **BRE 209 –site layout planning for daylight and sunlight 1991**. *Ensure gardens are of adequate size, are large enough to enable normal domestic use and can reasonably accommodate retained and planted trees to maturity. *Ensure gardens are normally of sufficient size to allow reasonable extension of the main dwelling and other permitted development rights without reducing the amount of useable garden space to unacceptable levels.

⁸ i.e. substations, refuse stores, temporary and permanent signage (including highway), aerials, overhead utilities, and CCTV requirements etc.

⁹ NB care shall be taken to maintain reasonably similar spacing between lights in order to maintain the desired uniformity of lighting levels

¹⁰ Advertisement and signage / tree planting shall be located such that the current and future tree canopy does not significantly conflict or require tree works that would cause a ‘substantial injury to amenity’

¹¹ Hard surfacing within the Root Protection Zone shall be avoided and soft landscaping carefully considered mitigating root damage and soil compaction.



- Where the site is affected by shrinkable/ expandable clay soils, attention shall be given to the design of building foundations such that they are sufficient to avoid future problems of movement exacerbated by tree roots i.e. new tree planting.
- Routing of any underground facilities. It is unacceptable for underground services to be routed through the Root Protection Area.
- Soakaways should not be installed close to trees as tree roots may exploit such areas and feeder drains may become blocked.
- The principle of balancing tree, shrub and hedge removal with the quality of the proposed landscaping requires careful consideration and should not be considered as an afterthought. Protection of new planting open space and large landscape areas shall be protected from the outset and identified on any tree protection details.
- Tree retention/removal/relocation.
- The construction of the proposed development and design modifications to accommodate trees that would otherwise be at risk or lost.
- Infrastructure, the end use of the space, mitigation by new tree planting.
- Connectivity of tree cover and proximity of trees and structures.
- Commuted sums under a 106 agreement for example tree planning and maintenance along transport infrastructure.
- Post development tree management, maintenance of newly planted trees and landscape management plans.

6.7.5 The arboricultural consultant should undertake a secondary evaluation considering the same benefits and disbenefits of retaining the tree or group of trees in step 4 but this time in the post-design context.

6.7.5 Developers shall be aware of two distances.

1. **The minimum acceptable distance** between trees and proposed structures necessary to avoid unreasonable interference with the use of the site, allowing for future growth of the trees.
2. **The exclusion zone** — the minimum distance between trees and construction operations necessary to ensure that the trees survive the development process. It will rarely be acceptable for development, other than appropriate types of hard or soft landscaping, to take place within exclusion zones. Hard surfaces should be kept to a minimum, leaving functional, undisturbed soils to provide optimum rooting conditions for trees.

6.8 Step 7 - Arboricultural Method Statements (AMS) and the Tree Protection Plan (TPP)

6.8.1 The purpose of the Tree Protection Plan is to provide the precise location and physical protection measures, including ground protection, for trees woodlands, hedges/hedgerows or shrub masses present on or immediately adjacent to the development site that are identified for retention and are likely to be affected either directly or indirectly by the development.

6.8.2 The Tree Protection Plan shall take account of the Root Protection Area, areas of proposed structural landscaping, trees to be retained and removed and the precise location of protective barriers and their signage. Barriers shall be fit for the purpose of excluding construction activity and appropriate to the intensity and proximity of work taking place around trees selected for retention.

6.8.3 The Tree Protection Plan shall give details of:



Picture 1: Non-compliant tree protective fencing – it is too close to the tree and is not strong enough to withstand impacts. The result being that the ground area around the tree has suffered from compaction and waterlogging, which will ultimately result in decline or death of the tree.



- The physical means of tree protection on site, indicated through drawings and/or descriptive text.
- The position of the tree protection fencing and any ground protection should be shown on subsequent plans as polygon representing the actual position and proportions of the fencing.
- Dimensions of the exclusion zone and position and type of signage identifying them as an exclusion zone shall be noted on the Tree Protection Plan.
- The protective fencing requirements appropriate for the development should be identified within the Tree Protection Plan and approved by the Arboricultural Officer prior to the commencement of work on site.
- Where it is not possible to erect the protective barriers at the specified location, or within the Root Protection Area, details of the re-aligned position, along with specific ground protection details shall be supplied.
- Tree protective fencing should be in place before any aspect of development starts and maintained in this position throughout the lifetime of the development.
- The fencing should be in position prior to demolition, materials being brought onto site, commencement of ground works etc. The majority of damage to soil and trees on development sites occurs during these activities. If alternative fencing layouts are needed for the various stages of demolition and construction these should be detailed on the Tree Protection Plan with a clear definition between layouts.

6.8.4 **Arboricultural watching brief.** The developer shall make provision for the supervision of any works within the root protection areas of trees to be retained, and for the monitoring of continuing compliance with the protective measures specified, by an appropriately qualified arboricultural consultant, to be appointed at the developer's expense and notified to the Local Planning Authority, prior to commencement.

6.8.5 The developer shall also make provision for reporting that the tree protection measures have been put in place, and thereafter regular reporting of continued compliance or any departure there from to the council.

6.8.6 **Arboricultural Method Statements - Construction operations to be undertaken in proximity to trees.** The Arboricultural Method Statements shall make allowance for, and plan, all construction operations to be undertaken in proximity to trees. This shall include, but is not limited to, the following aspects;

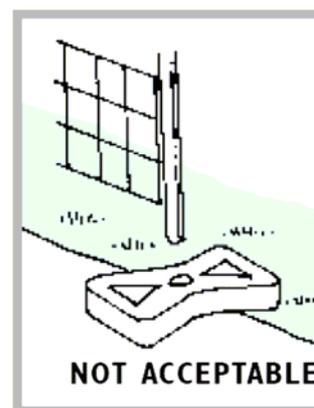
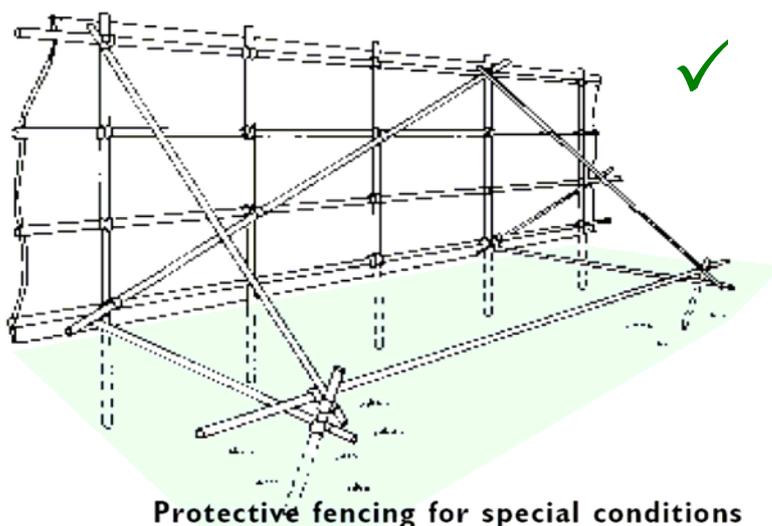
- Site construction access;
- The intensity and nature of the construction activity;
- Contractors car parking and phasing of construction works;
- Space required for foundation excavations and construction works;
- The availability of special construction techniques; the location and space required for any service runs including foul and surface water drains, land drains, soakaways, gas, oil, water, electricity, telephone, television or other communication cables;



- All changes in ground levels including the location of retaining walls and steps, making adequate allowance for their foundations of such structures and back filling;
- Space for cranes, plant, scaffolding and access during works; ✓
- Space for site huts, temporary latrines (including their drainage) and other (temporary) structures;
- The type and extent of landscape works which will be needed within the protected area, and the affect these will have on the root systems (for guidance see BS 5837:2005 section 11.9 for hard landscaping and clause 12 for soft landscaping);
- Space for storage (whether temporary or long-term) materials, spoil and fuel and the mixing of cement and concrete (including storage);
- The effect of slope on the movement of potential harmful liquid spillages towards or into protected areas.
- Any proposed arboricultural watching brief to monitor and confirm the implementation and maintenance of tree protection measures.



Part finished temporary surface within Root Protection Area carefully designed and supported with method statement and Arboricultural Watching brief.



6.9 Step 8 – Site layout drawings and supporting information

- 6.9.1 Whilst steps 1-8 shall inform the design process and ultimately the site layout, the council recognises the competing needs of development mean that trees are only one factor requiring consideration.
- 6.9.2 Examples of site layout drawings are contained within Appendix 1.



6.10 Step 9 - The 10 point checklist

6.10.1 An application shall show that all these relevant issues have been considered before the Council and its consultees can assess the proposals.

Applications – 10 Point Checklist for trees	
1.	*Topographical survey complete?
2.	*Tree survey and schedule complete with trees categorised by quality? <ul style="list-style-type: none"> • Ecological advice needed? • Ecological advice sought? • Necessary surveys of flora and fauna (especially protected species) / hedgerows completed?
3.	*Tree Constraints Plan completed?
4.	*Site layout and design informed by 1, 2 & 3 above? <ul style="list-style-type: none"> • Have you shown us precisely which trees you wish to retain and which trees you wish to remove? • Have you thought about and identified tree protection (exclusion zones) and tree/building separation distances?
5.	*Arboricultural Implications Assessment (assessment of impact of proposals on trees). <ul style="list-style-type: none"> • What affect will your proposals have on the trees? • Will there be future pressure from occupants to fell or severely prune trees? • Could you live with such trees? • Are there any changes to existing ground levels that will affect trees? • Will the proposed removal of trees have an adverse effect on the site or adjoining properties? If so, do you have any remedial proposals to mitigate the effect? • Have you assessed whether installation of roads, parking bays, services, hard surfacing etc will impact on trees? If it does, have you provided the Council with information on your design solutions?
6.	*Schedule of Arboricultural Works completed? Sometimes this may be included with the initial tree schedule or the arboricultural method statement .
7.	*Tree Protection Plan completed? Tree Protection Zones indicated? <ul style="list-style-type: none"> • Have you indicated location of fences and precisely specified how you will build them? • Have you left yourself enough room to build the property after installation of the fencing? • Have you proposed to install soil protection measures where fencing has to be installed closer than normally acceptable to trees? • Have you indicated its position and specified how you are going to build it?
8.	*Underground Utilities Drawing completed or utilities marked on site layout drawing.
9.	Site Allocation Drawing showing layout of site huts, contractor parking, material storage etc completed? <ol style="list-style-type: none"> 1. Have you included all of this information on your site layout drawing?
10.	Landscaping Drawing and proposals completed along with details of proposed new planting?

***Required documents.**

7.1 Documents required with/prior to submission of a planning application.

7.1.1 The provision of appropriate information detailed in this section is important in helping the Council to determine the acceptability of proposals and decide on appropriate planning conditions where permission is to be granted. Therefore, failure to submit the required information could prevent the application from being registered (validated) or lead to a delays in determining an application. The Council will request additional information before determining an application.



7.1.2 Note:

- Compliance with this document does not of itself confer immunity from legal responsibilities.
- All developers should make themselves aware of their legal rights and obligations
- All Acts, Regulations, Directives, planning guidance and British Standards referred to within this document shall be treated 'as amended'.
- Anyone unsure of his or her legal rights or obligations should seek professional advice and/or consult a solicitor.

7.1.3 The following information will be required with and/or prior to the submission of a planning application.

Topographical Survey (see step 3)

Documentation required with/prior to the submission of a planning application

An accurately measured Topographical Survey should show the topography of the site, spot heights of ground level throughout the site, as a basis for avoiding changes in soil level around retained trees (particularly next to major trees); and the positions of all trees, woodlands, hedges, hedgerows (including fragments) shrubs masses etc on the site. The Topographical Survey shall include other relevant features, such as geological features, streams, watercourses, ponds, ditches, buildings and other structures, boundary features, trenching scars near trees and services including drainage runs roads, driveways, walls and any areas of nature conservation interest etc. Topographical Surveys shall meet the requirements of **British Standard 5837:2005 trees in Relation to Construction – Recommendations** and shall also follow the standard drawing convention within **British Standard 1192:1984 part 4 recommendations for landscape drawings**.

Scaled drawings, typically 1:200¹², should be made available (and commonly agreed digital format if available) prior to any application for planning permission is submitted. Details shall include; north point, date, plan number and is in context with adjacent buildings and or highways.

The tree survey and categorisation (see step 4)

Documentation required with/prior to the submission of a planning application

Only a competent arboriculturist (e.g. Arboricultural Consultant) shall undertake the tree survey¹³ and record information about the trees on the site. Tree Survey and categorization into the correct retention class shall be undertaken and recorded in accordance with **British Standard 5837:2005 trees in Relation to Construction – Recommendations**.

Tree survey report see (step 4)

- Tree schedule completed with trees retention category (and sub-class) in the pre-design context.
- Topographical Survey based tree Survey Plan differentiating pre-design retention categories by colour, or by suffixing the category adjacent to the tree identification number. The tree survey drawings shall be at a scale of at least 1:500 and show all Topographical Survey data. Tree and Topographical Surveys shall meet the requirements of **British Standard 5837:2005 trees in Relation to Construction – Recommendations** and shall also follow the standard drawing convention within **British Standard 1192:1984 part 4 recommendations for landscape drawings**. Tree surveys shall be made available before any detailed design decisions are made in relation to development proposals.

Hedgerow survey and Survey of flora and fauna see (step 4)

Only a competent ecologist (e.g. Ecological Consultant) shall undertake surveys of flora and fauna. Only a competent ecologist with the appropriate licenses from the Countryside Council for Wales shall undertake surveys for European Protected Species (Bats (all species), Dormouse, Great crested newt and Otter). Some competent arboriculturists are trained and licensed to undertake bat surveys of trees. Further advice on ecological issues may be obtained from the Council's Ecologists.

Tree Constraint Plan (see step 5)

Documentation required with/prior to the submission of a planning application

Tree Constraint Plan shall be undertaken by an arboriculturist (e.g. arboricultural consultant) in accordance with **British Standard 5837:2005 trees in Relation to Construction – Recommendations**.

- The Tree Constraint Plan shall be based upon the data and scale of tree Survey plan that is in turn based upon the topographical survey
- The Root protection Area shall be annotated on the Tree Constraints Plan for all A, B and C trees.

¹² Or appropriate scale to ascertain required level of detail.

¹³ As a subsequent task, with reference to potential design of the development, the survey information must be used in the preparation of a Tree Constraints Plan which will be used to assist with the design of the layout.



- Shadow patterns shall be annotated on the Tree Constraints Plan for all A, B and C trees where they would cause unreasonable obstruction of sunlight or daylight to the proposed development. The shade pattern shall be annotated in light gray.

Arboricultural Implication Assessment and design issues (see step 6)

Documentation required with/prior to the submission of a planning application

Arboricultural Implication Assessment and design issues shall be in accordance with **British Standard 5837:2005 trees in Relation to Construction – Recommendations.**

- The arboricultural Implication Assessment shall contain an assessment of trees in relation to the proposed development, the impact of the proposal on the trees to be retained, the effect of any tree removals and an indication of areas for future planting, and potential solutions to tree/development conflicts taking particular care where large old trees are to be retained. This shall include an assessment of the relationship between retained trees and proposed structures taking account of obstruction of light, shading, apprehension to occupiers, inconvenience of falling leaves and fruit, and direct damage to trees and structures in adverse weather conditions.

Arboricultural Method Statement and the Tree Protection Plan (see step 7)

Documentation required with/prior to the submission of a planning application

The Arboricultural Method Statements and Tree Protection Plan shall be in accordance with **British Standard 5837:2005 trees in Relation to Construction – Recommendations.**

Site layout drawing and supporting information. (See step 8)

Documentation required with/prior to the submission of a planning application

These drawings shall include details of the proposal, with each tree either clearly marked for retention or removal differentiating their retention categories by colour, or by suffixing the category adjacent to the tree identification number. Construction Exclusion Zone shall be shown on the drawing in addition to the following: -

- Topographical Survey data showing existing and proposed topography of the site. Particularly any changes to soil grade (with new spot heights and appropriate elevation drawings)

- Shadow patterns shall be annotated on the site layout drawings for all A, B and C trees where they would cause unreasonable obstruction of sunlight or daylight to the proposed development. The shade pattern shall be annotated in gray scale.

- The siting of underground installations near trees that require the excavation of trenches i.e. drainage/utility installation. Areas allocated for site huts, material storage, refueling/mixing, offloading, parking and areas for tipping and bonfire areas shall also be identified.

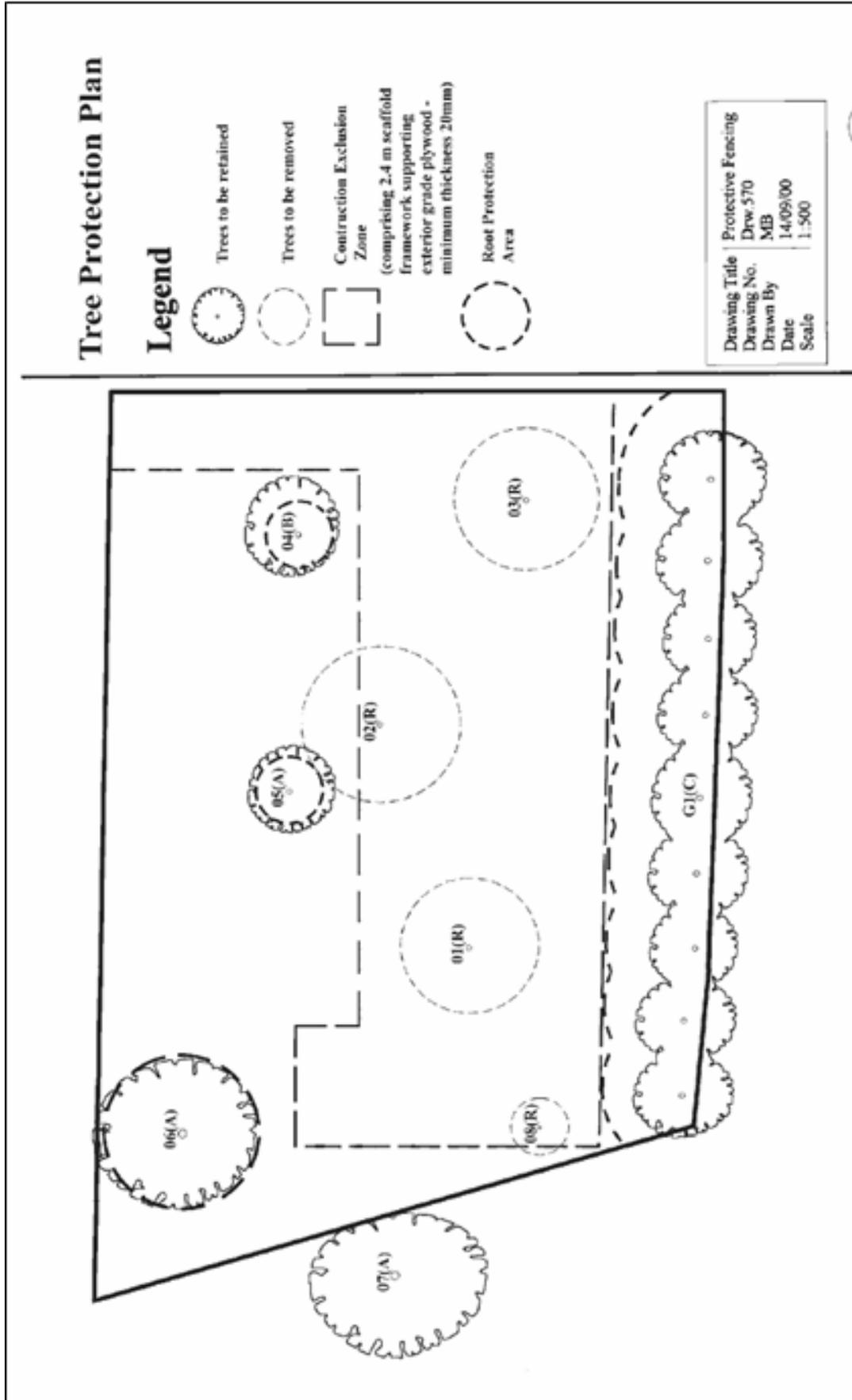
- Landscape Plans shall show location of new planting to include the species, stock size, density, specifications and numbers to be planted. It may also show details of the ground preparations undertaken prior to planting and surface treatments such as mulching and maintenance for the first five years. Maintenance of newly planted trees are of particular importance during the critical establishment period lasting at least two years and may, where required by planning condition, be five years or more following planting. A detailed maintenance schedule covering the establishment period must be prepared in conjunction with the landscape design proposals and appropriate arrangements made for its implementation.

- These drawing shall indicate any likely works that may impact on trees such as surface changes or turf renovation and shall refer to the details in the Tree Protection Plan and Arboricultural Method Statement.

- Supporting information - The size, proportions and location of trees, woodlands, hedges and hedgerows or areas of large shrubs marked for retention shall be accurately plotted on photomontages, artists and / or CAD visualizations which are used to illustrate a scheme/proposal. The same concepts shall apply equally to 3D built models that are valuable on major schemes to help show massing and relationship between buildings.



B. Tree protection Plan



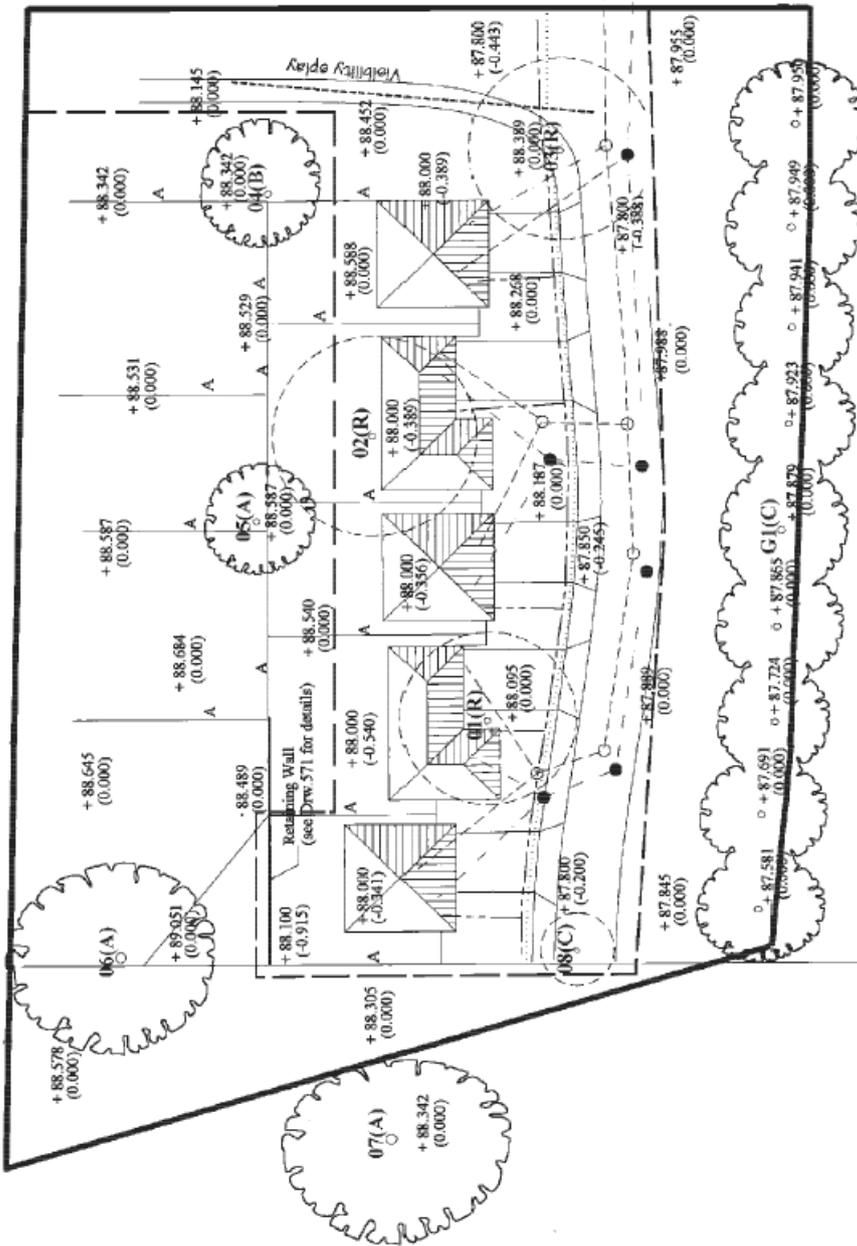
C. Site Layout

Site Layout

Legend

-  Trees to be retained
-  Trees to be removed
-  Construction Exclusion Zone
-  Drains
-  Telecommunications
-  Gas, Water & Electric
-  1.8 m Close-boarded Fencing
-  Proposed Levels
(difference from existing levels shown in brackets with - denoting proposed decrease & + denoting proposed increase)

Drawing Title
 Drawing No. Drw 569
 Drawn By MB
 Date 14/09/00
 Scale 1:500



Appendix 2: Example Survey Reports

A. Tree Survey

Survey Methodology

The following tree survey data was collected on 01 September 2002 by ground level inspection only. All height measurements were made using a clinometer and tape measure unless otherwise stated in survey comments.

- No tissue samples were taken nor was any internal investigations of the subject trees undertaken.
- The position of each tree was recorded and these are shown on drawing Drw.567 as one group and eight individuals.
- No soil samples were taken.
- The crown spreads were estimated by pacing.

Age groups Recorded as young, middle-aged, mature, over-mature and veteran, and are indicated using the abbreviations Y, MA, M, OM and V.

trees have been ascribed categories according to their suitability for retention within the proposed development. These are summarized as follows;

Category A Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).

Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested).

Category C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.

Category R Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.

TREE SURVEY SCHEDULE

Client:		Site:		Date of Survey:		Surveyor:		Weather:		Tagged:	
Tree No.	Species	Height (m)	Stem diameter (mm)	Branch Spread (m)	Height of crown clearance (m)	Age class	Physiological condition	Structural condition	Preliminary management recommendations	Estimated remaining contribution (years)	Category grading
1	Laburnum	5	320	N 6 S 7 E 7 W 7	1.5	MA	Fair	Severe basal wounds, limited useful life expectancy	Fell	<10	R
2	Laburnum	5	300	N 4 S 8 E 7 W 6	1.5	MA	Fair	Severe basal wounds, limited useful life expectancy	Fell	<10	R
3	Norway Maple	17	650	N 8 S 5 E 6 W 6	4	M	Poor	Forked at approx. 4m, weak included union, dominant leader girdled by squirrel damage	Fell	<10	R
4	Silver Birch	12	300	N 5 S 4 E 6 W 4	3	MA	Good	Good shape and form	Crown lift to 4m, remove deadwood	40+	B
5	Paperbark Maple	8	280	N 4 S 5 E 5 W 4	2	MA	Good	Maturing tree, bark provides additional interest	None	40+	A
6	Beech	20	680	N 10 S 8 E 9 W 8	7	M	Good	Previously crown raised leaving a clean bole, prominent tree, major deadwood	Remove deadwood	40+	A
7	Ash	19	800 (est.)	N 9 S 10 E 7 W 9	4 (est.)	M	Good	Tree growing on adjacent land, no access to land so dimensions estimated	None	40+	A
8	Swedish Whitebeam	3	150	N 0 S 6 E 5 W 5	1	Y	Good	Young tree, potential value but not worthy of transplanting	Fell	40+	C
G1	Lime	18 avge.	830 avge.	N 6 S 6 E 5 W 6	5	N	Good	Significant row along the southern boundary, potential screening value	Remove basal epicormic, remove trunk growth to 4m	40+	C

B. Arboricultural Implication Assessment

General Description of Site and Surroundings

The site is located within a residential area of Blackwood. There are no buildings on the part of the site to which this application relates. The site contains seven individual trees and a row of nine mature lime trees that define the southern boundary. In addition, there is a mature ash tree (T7) on adjoining land, approximately six metres from the western site boundary. These trees are mostly non-native ornamental species that are suited to the urban character of the local area. Of particular note, is the row of lime trees (G1) that provide visual separation of the site from a main road to the south. These are not of any known historic value, but are considered to be an important feature in the existing landscape. Also of particular note, is a mature beech tree (T6) that is prominent within the site and highly visible from adjoining land to the North, East and West.

Description of Proposed Development

It is proposed to build five detached 3 / 4 bedroom dwellings. An indicative layout is shown in drawing Drw. 569 attached to this document.

Designations relating to trees

The site is not situated in a conservation area. The row of limes along the southern boundary of the site is subject to tree Preservation Order 10 of 1995.

Implications of Proposed Development

Direct Loss of trees

It is proposed to remove four trees to allow development of the site. These are nos. 01, 02, 03 and 08. Nos. 01 and 02 are Common Laburnums (*Laburnum anagyroides*) that are assessed as having a useful life expectancy of less than ten years. No.03 is a mature Norway Maple (*Acer platanoides*) that is in poor condition due to structural faults and a damaged leader. No. 8 is a young Swedish Whitebeam not considered worthy of transplanting. It is considered that the impact from the loss of trees will be low and that new planting will mitigate this.

Indirect Impacts

1) Changes in Ground Level

The existing ground level around the base of T6 is approximately half a metre higher than the proposed finished levels to the South. Retention of this tree will require the existing levels to be maintained within an exclusion zone, worked out in accordance with Table 2 of BS5837:2005 Guide for trees in Relation to Construction - Recommendations. It is proposed to avoid any changes in level by means of a retaining wall as shown on Drw. 569. Construction details are shown on Drw. 571 and are referenced to in the Arboricultural Method Statement.

There are no significant changes in ground level proposed around the other trees and existing levels can be retained within exclusion zones without the need for special measures. Exclusion zones are shown on drawing Drw.569.

2) Changes in Ground Surface within Exclusion Zones

The proposed surface treatment within the exclusion zones of all retained trees is grass. Appropriate methods of establishment will be necessary to avoid damage to the trees, which are contained in the Arboricultural Method Statement.

3) Potential Nuisance

The layout provides good separation between trees and dwellings and conflicts should, therefore, be minimal. In particular, the lime trees, which are noted for honeydew problems, have been kept on the opposite side of the access drive to the houses, which will prevent conflicts with parking bays etc.

Any problems of shading caused by the row of lime trees will be minimized by their distance from dwellings and being deciduous, light penetration will increase in the winter when the sun is lowest. The remaining trees are to the north and, therefore, interference with direct sunlight is not an issue. It is considered that the trees are a sufficient distance from proposed dwellings to allow sufficient skylight to reach windows.

4) Structures within Exclusion Zones

The only structures that are proposed within exclusion zones are fences. It is proposed to route these through the exclusion zones of tree nos. 04, 05 and 06. Particular attention to materials and methods of installation will be required to avoid damage to the trees and these are detailed in the Arboricultural Method Statement.



5) Services

No underground services are to be routed through exclusion zones. No overhead services are proposed.

Change in Site Use and tree Management Implications

General

The trees on the site are all species that appear to have been planted for ornament and there is evidence that the trees have been regularly managed in the past with only a recent short period of neglect. Future management requirements resulting from the proposed development will be little more than a reinstatement of past management and will not, therefore, have a negative impact on the character of the tree population.

Roads, Footpaths and Parking Bays.

None of the trees fall within highway visibility splays. T4 may require occasional pruning to prevent low branches from interfering with road users.

Potential Root Damage to Infrastructure

Site investigations (see appended report) indicate that the site is not affected by shrinkable/expandable clay soil and therefore no problem with tree root related subsidence is anticipated. Sufficient distance between trees and structures has been provided to prevent direct damage from tree roots.

Construction / Implementation

Buildings, roads and installation of services can all be carried out without entering exclusion zones. However, general precautions in storage or mixing of materials that may be injurious to trees will need to be taken. Special arrangements will be required for installation of fencing and landscaping within exclusion zones and these are detailed in the arboricultural Method Statement.



C. Arboricultural method statement

1.1 General

This document sets out the methodology for all proposed works that affect trees on and adjacent to the site.

Compliance with this method statement will be a requirement of all relevant contracts associated with the development including initial groundwork's and landscaping.

Copies of this document will be available for inspection on site. The developer will inform the local planning authority within twenty-four hours if the arboricultural consultant is replaced/dismissed.

1.2 Protective Fencing

Before materials or machinery are brought onto site and before any development, demolition, soil stripping or other site work commences (other than those set out in the schedule of tree works set out in this document), vertical barriers and ground protection will be installed in the positions and to the specification set out in drawing Drw.570 (appended to this document). The local planning authority will be notified when the fencing is in position.

The fencing will comprise a 2.4 metre high scaffold framework supporting weldmesh panels fixed together with wire or scaffold clamps.

The fencing will remain in place until completion of the main construction phase and then only removed with the consent of the local planning authority to permit completion of the scheme.

Other than works detailed within this method statement or approved in writing by the local planning authority, no works including storage or dumping of materials shall take place within the exclusion zones defined in drawings Drw.569 and Drw.570.

1.3 General Precautions

No materials that are likely to have an adverse effect on tree health, such as oil, bitumen, cement or petrol will be stored or discharged within 10m of the trunk of a tree that is to be retained. No fires will be lit within 20 metres of the trunk of any tree that is to be retained.

1.4 Soft Landscaping within Exclusion Zones

Preparation of ground in these areas will be carried out under the supervision of the arboricultural consultant, shall be limited to the use of hand tools only, and shall be in accordance with the details submitted on drawing DRW.571.

1.5 Erection of Garden Fences within Exclusion Zones

Excavation for upright posts will be carried out under supervision of the arboricultural consultant to minimize disturbance of roots. Post-holes shall be dug by hand to a minimum depth of 0.5m and secured in place with appropriate backfill material.

1.6 Changes in Ground Surface within Exclusion Zones

There shall be no lowering or stripping of soil levels within the exclusion zones other than the removal of surface debris such as leaves, deadwood. Any leveling shall consist of the introduction of sharp sand to create a level surface ready for the finishing treatment.

1.7 Arboricultural Works

The following schedule sets out the proposed works to trees on the site. These will be carried out before commencement of other site operations, including storage of materials, ground clearance, or demolition. Arboricultural works include erection of the protective fencing, which shall be done when pruning / felling works are completed. All arboricultural works will be completed in accordance with BS3998: 1989 Recommendations for tree Work.

1.8 Supervision and Monitoring

The arboricultural consultant will be responsible for monitoring of all arboricultural works and issuing a certificate of practical completion. In addition the arboricultural consultant will inspect the protective fencing and monitor any works within exclusion zones. A record of site visits will be maintained for inspection on site.



Schedule of works		
Tree No.	Species	Proposed works
T1	Laburnum	Remove.
T2	Laburnum	Remove.
T3	Norway maple	Remove.
T4	Silver Birch	Crown lift to 4m. Remove deadwood.
T5	Paper bark maple	No works proposed.
T6	Beech	Remove deadwood.
T7	Ash	No works proposed (on adjacent land).
T8	Swedish Whitebeam	Remove.
G1	9 x Lime	Removal of basal epicormic. Remove trunk growth on main stem to 4m. Remove deadwood.



Glossary

The following glossary is neither a statement of law nor an interpretation of the law, and its status is only an introductory guide and should not be used as a source for statutory definitions.

Term	Acronym	Definition
Arboriculture		The science of cultivation, establishment, care and maintenance of trees for the purpose of maximising their amenity value at an acceptable level of risk to person and property.
Arboriculturist		BS 5837 recommends the use of an ‘arboriculturist’ who has, though relevant education, training and experience, gained recognised qualifications and expertise in the field of trees in relation to construction. The council interprets this term ‘arboriculturist’ by applying the Arboricultural associations simple “rule of thumb” for finding the appropriate professional: an Arboricultural consultant will give professional advice on the health and/or safety of a tree, relationships with proposed or existing buildings or any other tree issue requiring a report, survey, expert advice.... whereas ... A contractor (commonly referred to as just an ‘arboriculturist’) will give a professional service including pruning, removal and other management operations as required.’
Arboricultural Association		Founded 1964. Leading body in the UK for the amenity tree care professional in either civic or commercial employment at craft, technical, supervisory, managerial or consultancy level.
Quantified Tree Risk Assessment	QTRA	System applies established and accepted risk management principles to tree safety management. The system moves the management of tree safety away from labelling trees as either ‘safe’ or ‘unsafe’ and thereby away from requiring definitive judgments of either tree surveyors or tree managers. Instead, QTRA quantifies the risk of significant harm from tree failure in a way that enables tree managers to balance safety with tree values and operate to a predetermined limit of reasonable or acceptable risk.
Ecologist		A scientist concerned with the interrelationship of organisms and their environment.
Section 106 Agreement	S106	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
Tree Preservation Order	TPO	TPO’s allow for trees to be protected either as individuals, groups, areas or woodlands. The orders have the effect of preventing the cutting down, topping, uprooting, wilful damage or wilful destruction of trees, except in certain circumstances, other than with consent of the local authority. If a TPO is in force and damage or works occurs to trees without the councils consent the council may instigate criminal proceedings for contravention of the TPO. This may result in a £20,000 fine per tree or an unlimited fine, upon indictment, in the Crown Court.
Technical Advice Note	TAN	Technical Advice Notes (TANs) are produced by the National Assembly for Wales (NAW) and NOT the Planning Inspectorate. There are a series of Technical



		Advice Notes (TANs) that supplement <i>Planning Policy Wales (2002)</i> (as updated by Ministerial Interim Planning Policy Statements). Policy Statements (MIPPS), TANs and Circulars should be taken into account by local planning authorities in the preparation of development plans. They may be material to decisions on individual planning applications and will be taken into account by the National Assembly for Wales (the Assembly) and Planning Inspectors in the determination of called-in planning applications And appeals.
Tree	T	'A woody perennial plant, typically having a single stem or trunk growing to a considerable height and bearing lateral branches at some distance from the ground'. Oxford dictionary of English 2003. NB Includes both gymnosperms and angiosperms. Within this document it may also refer to Trees, woodlands, hedges, hedgerows and areas of large shrubs (hereafter 'Tree(s)')
Woodland	W	'Land covered with trees: large areas of ancient woodland' Oxford dictionary of English 2003.
Hedgerow	H	'A rough or mixed hedge of wild shrubs and occasional trees, typically bordering a road or field' Oxford dictionary of English 2003.
Local Agenda 21 Strategy (Agenda 21)		Prepared by local authorities under Agenda 21 of the Declaration of the UN Summit on the Environment (Rio de Janeiro 1992) to promulgate local action in support of the global environment.
Veteran/near veterans/ ancient trees		The term ancient tree is one that is not capable of precise definition but it encompasses trees defined by three guiding principles: trees of interest biologically, aesthetically or culturally because of their age; trees in the ancient stage of their life; trees that are old relative to others of the same species A veteran/near veteran tree can be defined as: ' a tree that is of interest biologically, culturally or aesthetically because of its age, size or condition.' Some trees are instantly recognisable as veterans but many are less obvious.
Group of trees		The council accepts the term "group" to identify trees that form cohesive arboricultural features either aerodynamically, visually, culturally or in biodiversity terms (in respect to each of the three subclasses).
Developer		Parties involved in the harmony between trees and construction. Including but not limited to developers, arboriculturists and contractors, architects, builders, engineers, land managers and owners, agents, landscape architects and contractors, planners, planning consultants, statutory undertakers and surveyors.
Tree survey and categorisation		Essential tree data that informs the design of development by setting out the likely constraints imposed by trees.
Tree Constraints Plan	TCP	Shows the influence that trees on and adjacent to the site will have on the layout by virtue of below ground constraints, represented by the Root Protection Area and the above ground constraints the trees pose by virtue of their position and current and future size.
Arboricultural Implication Assessment	AIA	Identifies, evaluate and mitigate the effects of development on trees and of trees on the development.
Arboricultural Method Statement	AMS	Makes allowance for (e.g. special engineering), and plan, all construction operations to be undertaken in



		proximity to trees.
Tree Protection Plan	TPP	Provides the precise location and physical protection measures, including ground protection, for trees woodlands, hedges/hedgerows or shrub masses present on or immediately adjacent to the development site that are identified for retention and are likely to be affected either directly or indirectly by the development.
Arboricultural Advisory and Information Service	AAIS	The Tree Advice Trust is an independent charity whose aims are to research and disseminate practical information and guidance on the cultivation, maintenance and care of trees grown for amenity. The Trust is responsible for the work of the Arboricultural Advisory and Information Service (AAIS) and APN development.
British Standards institution	BSI	Independent national body responsible for preparing British Standards (BS). It presents the UK view on standards in Europe and at international level. It is incorporated by Royal Charter. BS is updated by amendment or revision. Users of BS should make sure that they possess the latest amendment or edition.
Local Biodiversity Action Plan	LBAP	Supplementary Planning Guidance to the UDP. Prompts greater attention to the implementation of identified actions that are affected by, or of relevance to, the planning and development process. Material consideration in the determination of planning applications.
National House Building Council	NHBC	This is a non-profit making, independent body, approved by the Department of the Environment, which lays down standards for house builders who are registered with it. There is no compulsion for house builders to register with the NHBC but those who do are expected to maintain certain standards and are disciplined by the Council should these standards fall. The NHBC issues ten-year certificates that allow for the remedying of any serious structural defects that have developed during that time. The certificate is issued in respect of a building and automatically passes to the person who owns the house at any time during the ten years.
Arboricultural Watching Brief	AWB	Provision for the supervision of any works within the protection areas of trees to be retained, and for the monitoring of continuing compliance with the protective measures specified, by an appropriately qualified arboricultural consultant, to be appointed at the developer's expense and notified to the Local Planning Authority, prior to commencement. Provisions include reporting that the tree protection measures have been put in place, and thereafter regular reporting of continued compliance or any departure there from to the council.
Construction Exclusion Zone	CEZ	The minimum distance between trees and construction operations necessary to ensure that the trees survive the development process. It will rarely be acceptable for development, other than appropriate types of hard or soft landscaping, to take place within exclusion zones.
Permitted development		Development that has been given "blanket permission" by statute and which therefore does not require a planning application to be made to the local authority. However, may require TPO consent or Conservation Area notification if there are protected Trees present on or immediately adjacent to the development site that are likely to be affected either directly or indirectly by the permitted development.
Planning obligation		A commitment made by a landowner under Section 106 of the Town and Country Planning Act in conjunction with



		the granting of planning permission, either in the form of an agreement with the local planning authority or as a unilateral undertaking.
Outline application		A general application for planning permission to establish that a development is acceptable in principle, subject to subsequent approval of detailed matters. Does not apply to changes of use.
Enforcement Action		Procedures by a local planning authority to ensure that the terms and conditions of a planning decision are carried out, or that development carried out without planning permission is brought under control.
Development brief		Guidance published by the Council (as Supplementary Planning Guidance) for an individual site, indicating the kind of development the Council would support and encourage, as well as any specific requirements of the Council or other bodies.
Conditions (or 'planning condition')		Requirements attached to a planning permission to limit, control or direct the manner in which a development is carried out.
Conservation area		An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Normally designated by the Council.
Constraints		Policies that aim to control or prevent development in certain areas, (e.g. tree preservation orders, conservation areas and listed buildings).
Building Control/Regulation		Control exercised through local authorities over the details and means of construction to secure health, safety, energy conservation and assess.
Appeal		The right of an applicant to seek a review of a decision made by the local planning authority in respect of an application. Appeals can be made following a refusal of permission or after the expiry of the statutory period if the local planning authority has failed to make a decision. Appeals can also be made in respect of conditions attached to a grant of permission.
Amenity space		areas of open space such as gardens, balconies and roof terraces
Area of Outstanding Natural Beauty	AONB	Identified and designated by the Countryside Commission for Wales under Sections 87 and 88 of the National Parks and Access to the Countryside Act 1949, to protect landscapes of national importance.
Planning Permission		Formal approval given by a local planning authority (council), often with conditions, allowing a proposed development to proceed. Full permissions are usually valid for five years; outline permissions, where details are reserved for subsequent approval, are valid for three years.
Site of Special Scientific Interest	SSSI	Site notified for protected under the Wildlife and Countryside Act 1981 on account of its national importance due to its flora, fauna, geological or physiographical interest.
Statutory period		the time period (usually 8 weeks) within which a local planning authority is expected to make a decision on a planning application. If the period is exceeded, the applicant is entitled to consider the application as being refused and appeal to the Secretary of State against a deemed refusal.
Supplementary Planning Guidance (SPG)	SPG	– guidance which explains and amplifies the planning policies in the Council's Development Plan, and provides additional advice to applicants.
Local Development Plan	LDP	The LDP provides the development strategy and policy framework for the development and conservation of the



		County Borough over a set period of time. The LDP guides and controls development, providing the basis by which planning applications can be determined consistently and appropriately
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