

**SUPPLEMENTARY PLANNING GUIDANCE**  
**PLANNING POLICY AND GUIDANCE NOTE**  
**TREES, WOODLAND AND HEDGEROWS**  
**AFFECTED BY PLANNING APPLICATIONS**

**Introduction**

Trees enhance the quality and appearance of most types of development and mature or semi-mature trees can give the appearance of maturity to new buildings.

However, trees, woodlands and hedgerows have a major impact on planning the use of a site including siting, scale and density of buildings as well as the layout of roads, access points and services.

Therefore, if trees and woodlands are to be correctly assessed and successfully retained, protected and managed it is vitally important for all parties concerned to have some understanding of the problems involved and to establish a proper policy and procedure.

**Aims and Objectives**

The guidance note has the following aims and objectives:

1. Identify problems arising from planning applications affecting sites on which trees, woodlands and hedgerows are located.
2. To establish a clearly defined policy and procedure for the proper assessment, retention and protection of trees, woodlands and hedgerows on such sites.

**The Detailed Problems Are:**

1. Lack of hard information, without a detailed tree survey this is inevitable.
2. Developers wish to maximise developable land area.
3. Public Response.
4. To retain or fell, not all trees may be successfully retained, especially if the density of the development proposed is high.
5. Many trees which will not survive are often retained for emotive reasons or ignorance of the facts.
6. Sometimes trees which could have been retained are not, due to lack of commitment or information and the density of development.
7. Lack of post development remedial tree work to remedy damage caused by excavations, compaction of the soil, changes in natural levels etc.

**The Main Critical Areas Are:**

1. The Arboricultural Impact Assessment/Tree Survey & Tree Constraints plan to BS5837 Trees in Relation to Design, Demolition & Construction 2012.
2. Protection measures during site work development in accordance with BS5837 2012-05-22

3. Tree Protection Monitoring Schedule.
4. Post development site remedial tree work.

The solutions to these problems are:

**Policy:**

The following should make one thing in particular much more clear, that is when an applicant will be expected to collate and supply detailed information about trees on site at the planning application stage.

1. That the Local Planning Authority will use their rights to require additional information on outline planning applications where these are likely to have a substantial effect on tree cover
2. That developers should submit detailed Arboricultural/tree survey/constraints information with any planning application of this nature.
3. The Local Authority will ensure that detailed information is available at the earliest opportunity.
4. The Local Authority will ensure that the quantity and quality of the tree cover is a main factor in determining the density of the development, the final layout of roads, access points and services.
5. The Local Authority will ensure that the right trees are maintained, protected and correctly managed.

**Procedures**

1. Adequate liaison with planners, architects, developers, applicants, elected members and members of the public.
2. Acceptance of professional expertise in accordance with arboricultural/silvicultural criteria together with an assessment of the actual amenity value of the trees in accordance with BS5837 2012.
3. Detailed tree survey indicating the following:
  - (a) position of individual trees, woodlands and hedgerows;
  - (b) accurate scale plan, for example 1/200, 1/500 or 1/1250;
  - (c) species, either common or full botanical name;
  - (d) dimensions actual or estimated in metres;
  - (e) crown spread, trunk circumference or diameter;
  - (f) condition of the trees;
  - (g) amenity valuation.

The tree survey must be carried out by someone with arboricultural qualifications/knowledge and must comply with BS5837 2012.