Documents required for Planning Applications where trees are present

If these documents are not provided and it is clear that they should be, then you should challenge the validity of the application and ask for them to be provided before the application is allowed to proceed.

[Site Allocations and Development Management Policies - DM17]

Application Information

Trees

Where trees are present on a development site a British Standard 5837 Tree Survey 'Trees in relation to Construction survey' and related survey information should be submitted along with an application for planning permission.

[Planning Application Requirements Local List 1st December 2017]

23. Tree Survey and/or Arboricultural Statement	Core Strategy - BCS9 Green Infrastructure SADMP – DM17 Development Involving Existing Green Infrastructure	An arboricultural report (see Table 2) must be submitted where there are trees within a proposed application site, or on land adjacent to an application site (including trees in neighbouring gardens and street trees), that could influence or be affected by the development, including works such as site access, service routes and site compounds. Information will be required on which trees are to be removed and retained, the means of protecting those to be retained during demolition and construction works and compensatory planting for removed trees.

Last updated 23 Sept 2020 7

Part 2 – Detailed description of documents and where to go for assistance	
Description of document	**Where to go for assistance**
Tree Survey/Arboricultural Statement Where there are trees within the application site or on land adjacent to it that could be influenced or affected by the development (including street trees) and those trees have a stem diameter of greater than 75 mm when measured at 1.5 metres above ground level, the following information will be required. **Full Planning Application** 1) A full survey of all trees on site and within influencing distance of the proposal (with a stem diameter of greater than 75 mm when measured at 1.5 metres above ground level) in accordance with BS5837: 2012 Trees in Relation to Design, Demolition and Construction - Recommendations. 2) An Arboricultural Impact Assessment and Tree Protection Plan showing trees to be retained and removed, and setting out appropriate physical protection for retained trees during construction works. 3) Any pre-development tree surgery works. 4) An Arboricultural Method Statement where works are needed within the Root Protection Areas (see BS5837: 2012) of retained trees or where retained trees cannot be protected by standard physical means such as fencing and/or ground protection. 5) Proposed location of underground services. 6) Mitigation planting for any removed trees. The survey/AIA should be prepared by a qualified arboriculturist. **Householder Application** 1) Scaled plan showing exact location of trees affected by the proposal (including any work associated with the proposal such as access to the site and services runs) identified with a reference number (e.g., T1, T2), their stem diameter when measured at 1.5 metres above ground, and whether they are to be removed or retained. 2) Any pre-development tree surgery works. 3) Mitigation planting for any removed trees. If any of the trees is covered by a Tree Preservation Order, then the level of requirement is as for Full Planning	BS5837: 2012 Trees in relation to construction

Last updated 23 Sept 2020 26

For other references to trees, click *Ctrl/F* and search for 'trees'.

Things to look out for in any tree survey or arboricultural statement

- Any special measures taken to protect TPO and Conservation Area trees.
- What protective fencing of tree root protection areas (RPAs) will been installed so that materials don't get stored on them and vehicles don't drive over any unprotected roots.
- What temporary surfaces in work areas or roadways will be installed to protect tree RPAs to avoid compressing the soil around their roots*.
- What steps will be taken when digging trenches or working within tree RPAs (see the NJUG4 Guidelines)
- What steps are being taken to protect the trunks, branches and canopies of trees from damage.

* This is what one provider of temporary roadway matting says must be provided when their product is used: