



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.
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Part 2 – Detailed description of documents and where to go for assistance	
Description of document	Where to go for assistance
<p>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.</p> <p>Full Planning Application</p> <ol style="list-style-type: none"> 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. <p>The survey/AIA should be prepared by a qualified arboriculturist.</p> <p>Householder Application</p> <ol style="list-style-type: none"> 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. <p>If any of the trees is covered by a Tree Preservation Order, then the level of requirement is as for Full Planning</p>	<p>BS5837: 2012 Trees in relation to construction</p>

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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 be 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:

Ground-Guards Tree Root Protection

The Ground-Guards temporary roadway system is frequently used on construction sites to protect the ground from erosion and damage by vehicles. Ground-Guards are usually installed as a roadway consisting of a parallel track of 2.4 x 1.2m panels with a 1.2m space in between. Where a temporary roadway must pass near to trees, the following extra precautions must be taken in order to provide cushioning for the ground under the tree canopy:

- 1 Edge rails of 200 x 50mm sawn timber should be installed where the trackway will pass under the tree canopy.
- 2 The edge rails should be staked on either side of the trackway using 50 x 50x 500mm timber stakes at 1.5m spacings.
- 3 A layer of geotextile membrane should be laid to cover at least the area under the tree canopy, and preferably under the whole of the trackway.
- 4 A pad of Ground Guards, three boards wide should be laid on top of the geotextile membrane, between the timber rails.
- 5 A 150mm deep layer of wood chippings should be laid.
- 6 The twin trackway can then be laid so that it rises over the wood chippings as it passes under the tree canopy. Extra Ground-Guard boards should be installed in the gap between the twin trackway at this point to retain the wood chips in place.

A photograph showing the installation of a Ground-Guard temporary roadway system. The system consists of a parallel track of dark grey, textured panels. The installation is shown in a cross-section view, with numbered arrows pointing to the various components: 1. Edge rails of 200 x 50mm sawn timber; 2. Timber stakes used to secure the edge rails; 3. A layer of green geotextile membrane; 4. A pad of three Ground-Guard boards laid on top of the geotextile membrane; 5. A layer of wood chippings laid on top of the geotextile membrane; 6. The twin trackway of Ground-Guard panels raised over the wood chippings, with extra boards installed in the gap between the twin trackway to retain the wood chips in place.