



Guidance Notes:

Trees in Relation to Construction :

The following notes are designed to help you to provide the appropriate information in relation to trees on development sites required by the Council to process this aspect of your planning application. If you have any queries in relation to these notes please contact the Ryedale District Council's Tree & Landscape Officer on 01653-600666 ext 459

In September 2005 the revised BS5837 'Trees in relation to construction – Recommendations' came into force. This British Standard provides guidance, in respect of development sites, for a balanced approach on deciding which trees are appropriate for retention, on the effect of trees on design considerations and on the means of protecting trees during development.

This applies to applications for most developments where construction work is involved, but will not generally be applied to householder applications (unless the site contains a large number of trees or woodland, or particularly prominent trees). If the site contains trees, shrubs and/or hedges, we require the submission of a Tree Report containing appropriate plans and drawings to help us process your application. However, it is recommended that these should also be submitted at pre-application stage.

Contents of a Tree Report

The following information should, where possible, be contained on a single drawing at an appropriate scale (generally 1:200 or 1:500) dependent on the site area.

Land Survey - an accurately measured land survey (also known as a topographical survey) to be undertaken and to include:

- The location of all trees, shrub masses, hedges etc;
- Other relevant features, such as streams, buildings and other structures, boundary features, trenching scars near to trees and services including drain runs;
- Spot heights of ground level throughout the site, as a basis for changes in soil level around retained trees;

- The approximate location of trees on land adjacent to the development site, that might influence the site or might be important as part of the local landscape character.

Tree Survey - this should be undertaken by a competent arboriculturalist who will carry out the survey in relation to the British Standard, and include:

- All trees included in the land survey;
- The identification of trees forming groups and areas of woodland, plotted on a plan with details of species, size, number etc listed in a schedule;
- The recording of the quality and value of each tree or group of trees both on the plan and on a schedule;
- The categorisation of trees by retention value as shown on Table 1 of BS5837: 2005;
- Trees need to be annotated that are in need of any immediate surgery work and a report/specification of proposed works

Tree Constraints Plan - trees on and adjacent to the site should be plotted on the plan, which should also show the below ground constraints, represented by the Root Protection area (RPA), and the above ground constraints the trees pose by virtue of their size and position. It should also show potential areas for future planting and these areas should be protected from damage during construction. In addition, design details of the proposed physical means of protection should be given.

Tree Protection Plan (TPP) - this should include the following information, all clearly identified and mark on a plan using different indication methods:

- Trees selected for retention (marked with a continuous outline);
- Trees to be removed (marked with a dashed outline);
- The precise location for the erection of protective barriers and any other relevant physical protection;
- The construction exclusion zone (CEZ) (marked as a hatched polygon)

Arboricultural Implications Assessment (AIA) - this should take into account the following and may lead to the requirement of an Arboricultural Method statement:

- The presence of Tree Preservation Orders or Conservation Area protection;
- The effect that the proposals may have on the amenity value of the trees, both on and near the site;
- The above and below ground constraints;
- The construction of the proposed development including the proximity of trees to structures;
- Whether the development can be modified to accommodate the retention of trees that would otherwise be at risk or lost;

- Tree surgery works;
- Infrastructure requirements, e.g. easements for underground and above ground services; highway safety and visibility splays; substations; refuse stores; lighting; signage and CCTV requirements;
- The proposed use of the space;
- Whether tree loss resulting from the development proposals can be acceptably mitigated by new tree planting.

In addition you will need to give consideration to the following which may be needed at sometime during the life of your application:

- **Where it is necessary and proposed to put foundations within the Root Protection zone** - details will be needed of how this is to be achieved with minimal damage to the tree - i.e. piles or radial strip footings etc.
- **Types of surfaces and their suitability in proximity to trees**
- **Vehicular accesses in proximity to trees**
- **Avoidance and remediation of compaction**

Design considerations for new planting

Householder Applications will not normally require such extensive survey information. However, there is a question (7(iv)) on the householder application form about proposed works to trees on the site, and the provision of a detailed drawing. In such cases it will be necessary to provide details of the location and species of trees on the site indicating their relationship to the proposed development. It is also important to include details of trees on adjacent land where a proposal is located close to a boundary.

*Information and how to obtain a copy of this is available on the British Standards Institution website at www.bsi-global.com