

TREE PACK

Advice for

**PLANNING APPLICANTS, DEVELOPERS
&
BUILDING CONTRACTORS**

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When is a Tree Survey Necessary?

What is a tree?

For most planning purposes surveys should include any tree with a stem diameter of more than 75mm, measured at 1.5m above ground level.

When will a tree survey be required?

1. Alterations to Existing Properties
Where no extension of the building footprint, no new service lines or no change of access is proposed, it is unlikely that a tree survey will be required
2. Extensions to existing properties, construction of ancillary buildings or Changes of access
A survey will be required of those trees on and adjacent to the site, which stand within 12 metres of any new building, new service line or new access.
3. New buildings.
A survey will be required of all trees on the site and within 12 metres of the site boundary.

Information to be recorded on a Tree Survey

You are strongly advised to engage a professional arborist for this task and refer to British Standard BS5837 (2012) Trees in Relation to Construction - Recommendations.

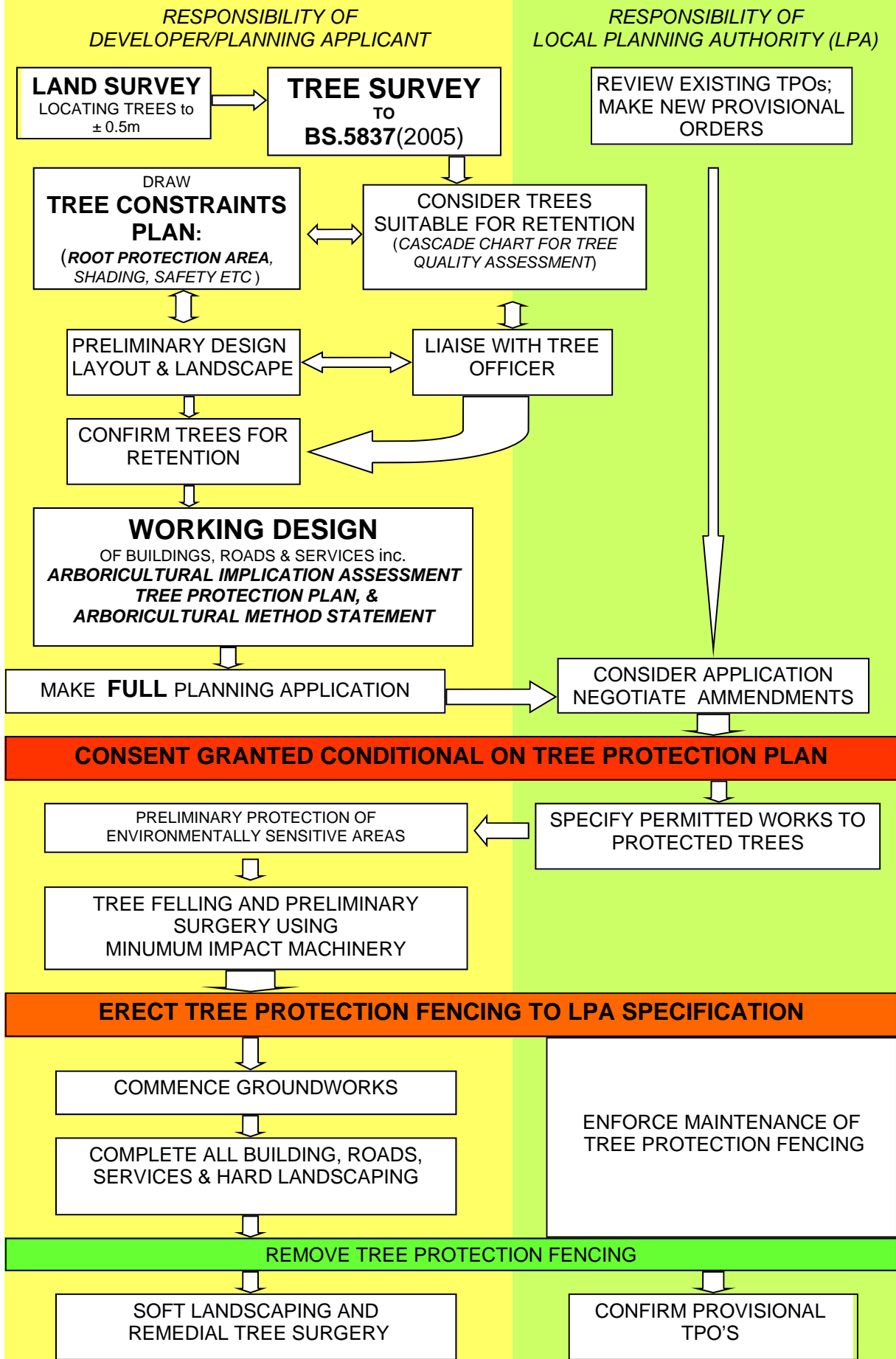
All trees on which information is required should be shown on plans scaled at 1:500 to an accuracy of $\pm 0.5\text{m}$.

A schedule should accompany your plans identifying the trees by reference to a unique reference number marked on the plan and on the tree.

For each tree the following data should be recorded:

1. Reference number of the tree
2. Species by common and/or scientific name
3. Height in metres
4. Stem diameter in centimetres, measured 1.5m above ground level.
5. The north, south, east and west crown radii in metres.
6. Age class: young, semi-mature, mature, post mature, veteran
7. Physiological and structural condition of the tree:
A: Trees of high quality with an estimated life of at least 40 years
B: Trees of moderate quality with an estimated life of at least 20 years
C: Trees of low quality with an estimated remaining life expectancy of at least 10 years
U: Dead or showing signs of significant, immediate and irreversible decline
8. Preliminary management recommendations.
9. Categorise on the plan by colour coding and in the schedule by letter, trees for removal and trees for retention. This should be based on the Cascade Chart for Tree Quality Assessment (Table 1 of BS5837:2012).

FLOW CHART MODEL FOR SUSTAINING TREES ON DEVELOPMENT SITES



Design and Construction of Tree Protection Fencing

Unless otherwise agreed construction of Tree Protection Fencing shall comprise weldmesh panels or close boarding supported on a framework of both vertical and horizontal steel scaffolding which is braced to resist impacts. A sample specification is given below (Default specification for protective barrier BS5837:2012).

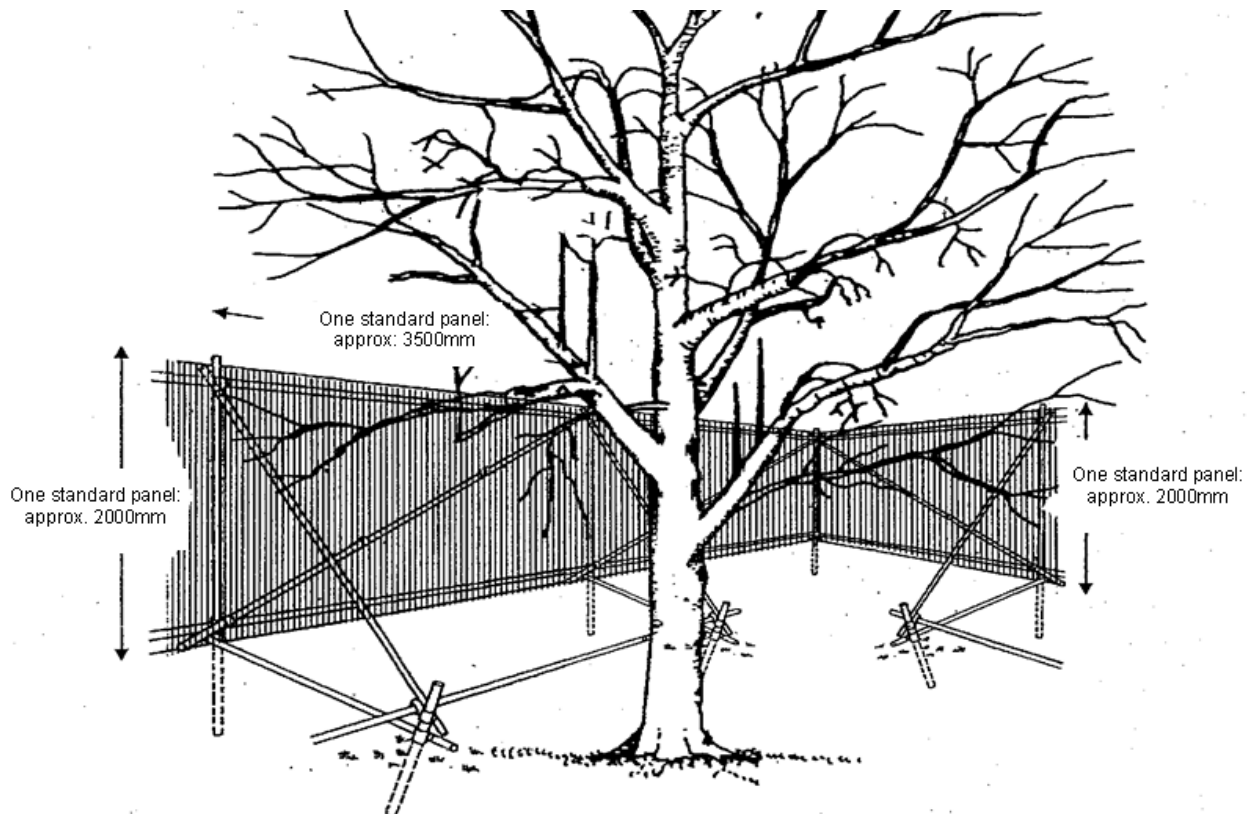


FIGURE 1.

**TREE PROTECTION FENCING:
DETAILS OF REQUIRED CONSTRUCTION EMPLOYING STANDARD SECURITY PANELS
AND STEEL SCAFFOLD BRACING.
DISTANCE OF FENCING FROM TREE: AS SPECIFIED BY CONDITION OR WRITTEN AGREEMENT**

Unless otherwise agreed in writing with the Local Planning Authority (LPA), the fencing shall be positioned at a distance from the trunk of at least:

- 12 times the diameter of the trunk measured at 1.5m for a single stemmed tree or
- 10 times the diameter of the tree measured immediately above the buttress flare for a multi-stemmed tree.

Notices should be fixed to the fencing displaying words such as '**Construction Exclusion Zone – Keep Out**'.

All fencing shall be retained and maintained in good condition for the full duration of the construction period and considered sacrosanct unless otherwise agreed in writing with the LPA.

Within the fenced area, during the construction period:-

- a) No spoil, vehicles, fuel, materials, temporary buildings or ancillary equipment shall be stored.
- b) Existing ground levels shall not be raised or lowered.
- c) No services shall be laid without the written consent of the Local Planning Authority.
- d) Materials likely to be injurious to trees, such as the mixing of cement or the discharge of cement, oil, bitumen or other should not be permitted outside the fence where contaminated fluids could drain towards the tree.

Landscaping Advice for Planning Applicants

INTRODUCTION

This advice note has been produced to help those persons who have been granted Planning Consent subject to a condition relating to landscaping, or applicants who wish to include landscaping details in their Planning Application.

Breckland Council wishes to ensure that all landscaping schemes implemented as a condition of Planning Consent are carried out to a high standard, and that by good design and specification the scheme will meet the desired objectives.

AIMS

Landscaping should be considered as an integral part of the overall design process.

By a consideration of all the factors involved, provision of hard and soft landscaping should aim to accommodate people and wildlife in a pleasant and sustainable environment.

LANDSCAPING OBJECTIVES

To ensure that landscaping schemes across Breckland District are as varied and interesting as possible, it is considered that applicants should be free to follow their own predilections, providing that the objectives of the landscaping condition are fulfilled.

There will be a presumption in favour of schemes using native species and employing features likely to encourage wildlife compatible with the development. The Supplementary Planning Guidance for Norfolk: Biodiversity offers valuable assistance and is available to all on request.

Although it is anticipated that most landscaping schemes will be professionally derived, the broad principles outlined below are offered as focus points.

- **Architectural Enhancement**
The architectural form and character of a development may be highlighted and complemented by appropriate use of trees and shrubs.
- **Amelioration of the Urban Environment**
Appropriate planting of trees and shrubs can offer shade and shelter, reduce noise levels and filter air pollution while generating a feeling of well being for those living and working in the urban environment.
- **Screening**
Where a development is uncomplimentary to the local character or where the development might be visually obtrusive to persons living nearby, planting a screen of trees can significantly soften its impact.

- **Integration**

A development may be integrated into the wider locality by creative landscaping along appropriate boundaries.

GENERAL POINTS

- Wherever possible, **retain suitable existing plant material** to offer an element of maturity to the scheme. The Council will expect protected trees on the site to be successfully accommodated within the development and to be well protected during construction.
- Plant **species** should be chosen to take account of site conditions, soil type, site aspect, drainage and the degree of wind exposure.
- With very few exceptions, **native trees and shrubs** should be preferred for planting schemes in the countryside.
- Consideration must be given to the **ultimate size of trees** chosen. Trees should not be planted in positions where they will be likely to cause damage to underground services, buildings or other structures in the future; or where they may become a nuisance in respect of light restriction, oppressive massing etc., which would result in pressure for their removal. However, it is recognised that many schemes require immediate impact and that surplus trees can be removed at strategic times in the future.
- In the case of **shrub planting** it will generally be found that the survival rate is higher and a more pleasing effect achieved, by planting in bold groups of the same or similar species.
- **Mulching** should be considered in respect of all planting schemes as it increases survival rates by conserving moisture and reduces maintenance costs.
- For conservation reasons the use of **peat is not acceptable** as a mulching material or for any other purpose.
- A landscaping condition will usually require the replacement of any plants that die within a period of five years from the date of planting. Provision should therefore be made for maintenance of the scheme for at least that period.

SUBMISSION OF A LANDSCAPING SCHEME

Landscaping schemes should be clearly presented on a scaled plan, or plans, which show existing site features, adjacent structures, existing trees to be retained and those to be removed and outlines of the proposed development.

A planting specification should be provided giving a schedule of the following information:

1. The genus, species and cultivars of all plants to be used.
2. The number and size of plants to be used.
3. Their position on a plan of appropriate scale.
4. The method of ground preparation, planting and physical support to be employed.
5. Arrangements for the future maintenance of the scheme.