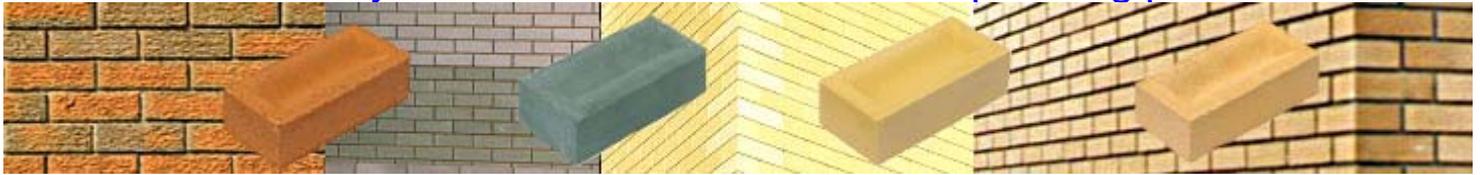




BUILDING BLOCKS...

...the source of handy hints for those involved in the planning process



TREES and DEVELOPMENT

The attractiveness of trees in towns and in the countryside is undeniable. Not just adding to visual character, they provide a key role in helping to screen development, in supporting wildlife and playing a part in reducing airborne pollution, producing oxygen and absorbing carbon dioxide.

Specific Controls

Because of their contribution, many trees are subject to a number of controls to protect them: *Tree Preservation Orders, Trees in Conservation Areas, Trees in Designated sites and Street Trees, are all afforded special protection.*

Specific applications are required for most works to a protected tree. There are exceptions, so you are advised to contact the relevant planning authority for further advice on this matter.

General Controls

All trees and hedges are also protected under development plan policies. When considering applications for development, all planning authorities are obliged to consider the impact of development upon trees. Tree impact may also have knock-on impacts upon ecology, such as roosting bats.

Even if tree removal is not proposed, any trees located near to development should also be taken into account, since development may adversely affect such trees, possibly causing their eventual loss. This distance will also depend upon factors such as tree type, age, health and vigour. It is advisable to seek professional advice in cases where trees are involved, prior to submitting a planning application.

At validation stage, a full Tree Survey will be required if any trees are to be removed or affected by a proposed development, either at the application site or on adjacent land. This survey should be produced in line with the advice set out in the current 'BS5837: Trees in relation to construction – Recommendations'. BS5837 forms the most widely recognized tree survey method, providing guidelines for assessing likely effects of a proposed development. It also advises on reasonable measures for safeguarding valuable trees.

When it comes to trees, if you are in any doubt, please contact the County Planning Authority for advice prior to submitting your planning proposal.

