

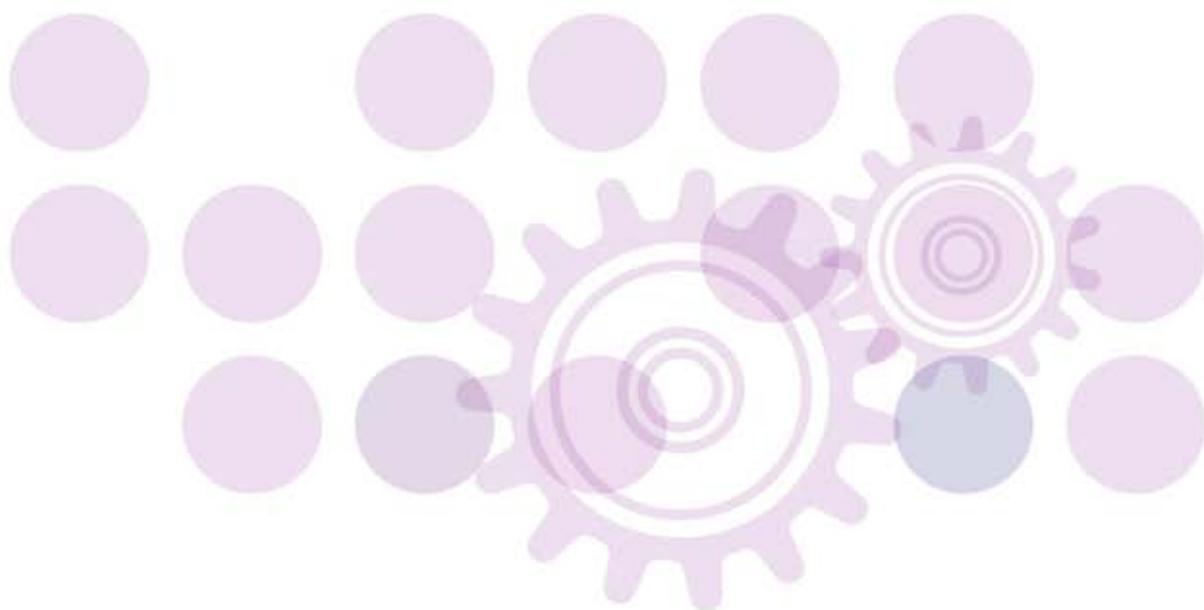
# spd 06

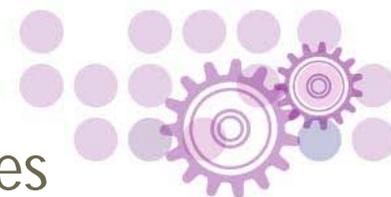
supplementary planning document

*Brighton & Hove City Council's Local Development Framework*

adopted 23<sup>rd</sup> march 2006

# trees and development sites



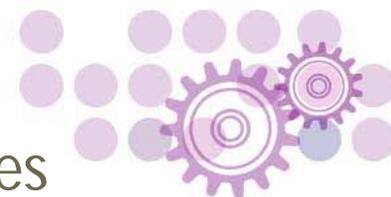


## What is an SPD?

*A Supplementary Planning Document (SPD) is one of the material considerations that can be taken into account when determining a planning application. It forms a part of the Local Development Framework (LDF) and is intended to elaborate upon policies in the Development Plan Documents (DPD). This SPD is one of a series produced by Brighton & Hove City Council and is to be read in conjunction with the DPD. Each SPD has been subject to a period of formal consultation and approval under the LDF. In preparing this SPD the council has had particular regard to Government policy as set out in Planning Policy Guidance note 3: Housing, Planning Policy Guidance note 15: Planning and the Historic Environment, Planning Policy Statement 1: Delivering Sustainable Development, draft Planning Policy Statement 3: Housing; Planning Policy Statement 7: Sustainable Development in Rural Areas and Planning Policy Statement 9: Biodiversity and Geological Conservation.*

*This SPD was adopted by the council's Environment Committee on 23 March 2006. It supplements policies QD15, QD16, QD17, QD18, QD19 and QD20 of the Brighton & Hove Local Plan 2005.*

<b>Contents</b>	<b>Page no.</b>
<b>Section I – Background</b>	<b>3</b>
1 Introduction	3
2 Legal and Planning Framework	6
3 Statutory Controls	10
<b>Section II – Practical Guidance</b>	<b>11</b>
4 Design Stage	11
5 Application Stage	17
6 On Site	20
7 Landscape Schemes	23
<b>Section III – Appendices</b>	<b>25</b>
Appendix 1 – Further Advice and References	25
Appendix 2 – Website Links	28
Appendix 3 – Example Planning Conditions	29
Appendix 4 – 10 Point Checklist for Submitting Applications	34
Appendix 5 – Template for Arboricultural Impact Assessment	36
Appendix 6 – Monitoring Performance	37



## SECTION I – BACKGROUND

### 1. Introduction

Brighton and Hove is fortunate in having a legacy of mature trees and small woodlands throughout the city, a product of planting by our Victorian predecessors. These trees make a valuable contribution to the quality of life for all our residents, such as enhancing wellbeing, having the potential to de-stress, and being much loved. Elms make up a large part of the city's tree population – it is estimated that 80% of the street trees are Elm (Fig. 1). In recent years though, these trees have been under extreme pressure from Dutch Elm Disease (Fig. 2) and it is only through a successful programme of disease control that there is still a healthy population within the city. This success is reflected in the fact that Brighton & Hove City Council holds the National collection of Elms and related cultivars. This collection is also of international importance as it is one of the last remaining population of English Elms of any size in the world and is unique in supporting the many diverse habitats that are found in our city.

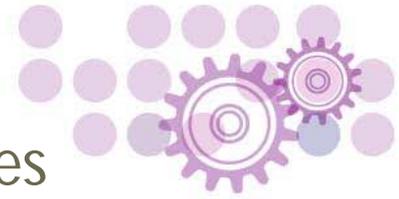


*Fig. 1: Elm Tree*



*Fig. 2: Diseased Elm*

Trees are of considerable importance to the built and natural environment and make a significant contribution to the amenity of an area. They can screen and soften hard landscapes, provide shelter and habitat, and filter pollution. Trees have been shown to reduce the winter heating costs of nearby buildings, and provide valuable shade during the summer, reducing glare and reflected light. Predicted climate change and meteorological records suggest that we may be entering into a period of higher temperatures than previously experienced. This will have a significant effect on the selection of species in new plantings if they are to thrive in a changed climate, and will need to be more tolerant of



drought. Brighton & Hove City Council has adopted policies that commit to reducing levels of greenhouse gas emissions which contribute to climate change. The planting of trees contributes to the sequestration (absorption) of carbon dioxide emissions and so helps reduce climate change impacts.

Streets lined with trees are perceived to be quieter as the foliage reduces noise levels, and air temperatures are lower as the leaves transpire water. Levels of airborne dust are reduced as the leaves trap high levels of particulates and help to reduce pollution levels. Further information on any of these benefits can be found in **Appendix 2**.

The value of a development can be significantly increased by the retention of existing trees and the integration of new planting (Fig. 3). The successful retention of trees can enhance the appearance of a new development, integrating it with the local landscape, providing instant maturity to its setting and significantly increasing property values.

Conversely, poor design and construction practices can lead to the death or premature removal of trees, to the detriment of the local environment and the quality of life for residents and visitors (Fig. 4). The retention of inappropriate or damaged trees may lead to increased development costs and future management problems.



*Fig. 3: Example of successful integration of tree planting in the urban area*

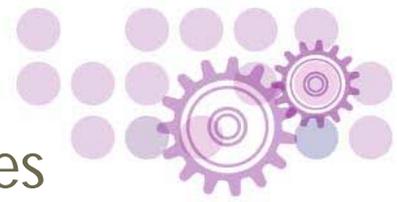
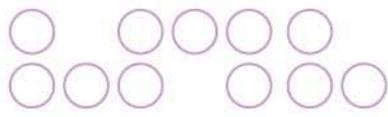


*Fig. 4: Unsuitable retention leading to loss of tree*

Brighton & Hove City Council has a duty to consider the effect of proposed development on existing trees, and to ensure that adequate provision is made for the planting of new trees. The effect of a proposed development on existing trees is a material factor when considering a planning application.

The aim of this document is to provide practical advice and examples of best practice, and to assist applicants in the identification and successful retention of appropriate trees within development sites **of all sizes**.

This document also sets out the information required by the City Council to effectively assess and determine planning applications for development on sites that contain trees.



Applications that do not provide the appropriate information may be refused or take longer to determine.

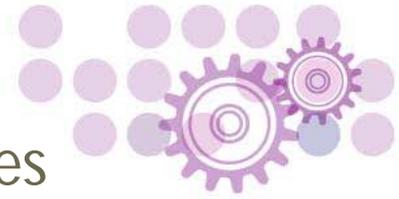
This document should also be read in conjunction with the 'Biodiversity and Development' SPD that is being produced separately. This will deal with the wider role of trees in relation to the natural environment, biodiversity and habitats that is not covered in this document.

Based on results of the Sustainability Appraisal Report, the performance of this SPD will be monitored to assess its effectiveness [see **Appendix 6**]. The following indicators have been chosen to identify long-term effects of this SPD:

- How many Tree Preservation Orders are imposed yearly?
- How many applications to fell trees are received each year?
- How many TPOs are imposed yearly on trees that contain bat colonies?

In 3 years' time, another Sustainability Appraisal Report will be produced, in order to judge whether this SPD needs to be improved. At the same time, the monitoring results will be assessed.





## 2. Legal and Planning Framework

There is an extensive variety of legislation and policy guidance at national, regional and local level that relates to trees and development. Website links to references can be found in **Appendix 1**.

Brighton & Hove City Council will be guided by the advice in these and other relevant documents, and by any subsequent amendments, in the determination of planning applications.

Trees on potential development sites may be protected by specific tree preservation orders (TPOs), or conditions on any planning consents. They may also be protected by growing within a Conservation Area or by the Forestry Act 1967 (as amended). To find out whether trees are protected, the Arboricultural Service should be contacted [see **Appendix 1**].

### Legislation

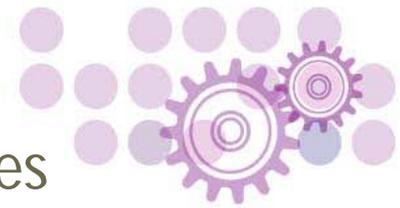
Section 197 of the Town and Country Planning Act 1990 (which has not been updated by the Planning and Compulsory Purchase Act 2004) recognises the importance of trees and places a duty on the local planning authority to ensure that when granting planning permission for any development, adequate provision is made for the preservation and planting of trees, through the use of planning conditions and TPOs.

Special protection is made for trees that are located within Conservation Areas and not subject to TPOs. This is set out in Section 211 of the Town and Country Planning Act 1990 (amended by Section 86 of the Planning and Compulsory Purchase Act 2004), and means that the Local Planning Authority's consent must be obtained before most trees (subject to a small range of exceptions) can be cut down, topped, lopped, uprooted, wilfully damaged or wilfully destroyed.

Potential development sites may also be important habitats for species protected by the Wildlife and Countryside Act 1981 (as amended), Protection of Badgers Act 1992, Conservation (Natural Habitats, & c.) Regulations 1994 and Hedgerow Regulations 1997. Schedule 5 of the Wildlife and Countryside Act 1981 gives statutory protection to bats and their roosts – this can include trees that show evidence of roosting, whether or not bats are present at the time of inspection. Further advice on protected species can be obtained from the council's Countryside Manager or Ecologist [see **Appendix 1**].

### National policy guidance

Planning Policy Statement 1: Delivering Sustainable Development (February 2005) sets out the overarching planning policies on the delivery of sustainable development through the planning system. It emphasises the need for effective protection and enhancement of the natural environment, including biodiversity, natural habitats and landscape and townscape character. Good design is critical in achieving these aims and 'should be integrated into the existing urban form and the natural and built environments'.



Planning Policy Statement 7: Sustainable Development in Rural Areas (August 2004) sets out the policies that local planning authorities should have regard to when taking planning decisions in rural and urban fringe areas. Although forestry operations mostly lie outside the scope of planning controls, regard should be had to the sustainable management of existing woods and forests and ensuring a continued steady expansion of woodland area to provide more benefits for society and the environment. These two aims are outlined in the England Forestry Strategy (1999).

Planning Policy Statement 9: Biodiversity and Geological Conservation, was published in August 2005. It highlights a clear requirement for the planning system to prevent harm to biodiversity and where possible to incorporate beneficial natural features into the design of development. Of particular relevance to trees, the document states that:

'Ancient woodland is a valuable biodiversity resource both for its diversity of species and for its longevity as woodland. Once lost it cannot be recreated. Local planning authorities should not grant planning permission for any development that would result in its loss or deterioration ... Aged or 'veteran' trees found outside ancient woodland are also particularly valuable for biodiversity and their loss should be avoided'.

Two Planning Policy Guidance notes are relevant to trees and development. PPG15: Planning and the Historic Environment (September 1994) affirms that 'trees are valued features of our towns and countryside and make an important contribution to the character of the local environment', while PPG3: Housing (March 2000) acknowledges the importance of proactively 'greening' the residential environment. It points out that 'landscaping should be an integral part of new development and opportunities should be taken for the retention of existing trees and shrubs, and for new plantings'. Draft Planning Policy Statement 3: Housing (December 2005), which will shortly supersede PPG3, refers more generally to landscape and ecology but importantly states that 'dominant landscape or ecological features should lead the design of the [housing development] layout and care should be taken to allow scope for retention or re-establishment of the biodiversity within residential environments'.

General Arboricultural guidance from the government comes in the form of 'Tree Preservation Orders: A Guide to the Law and Good Practice' (March 2000), which requires Local Planning Authorities to include in their Plans land use and development policies designed to secure the conservation of the natural beauty and amenity of the land. It advises that these should include policies on the measures that the Local Planning Authority will take when dealing with applications to develop land, to protect trees and other natural features, and provide for new planting and landscaping.

More detailed guidance on planning for, and achieving, the successful integration of existing trees and new planting with development is contained in British Standard BS5837 (2005): 'Trees in Relation to Construction – Recommendations'.

### Regional policy guidance

The regional planning policy framework is set by Regional Planning Guidance for the South East (RPG9), published in March 2001, and covers the period up to 2016. This advocates the need to maintain and enhance the region's biodiversity through such measures as conserving and enhancing existing wildlife habitats in both urban and rural areas (policy E2) and promoting the retention, protection and extension of woodland and forest habitats, particularly ancient and semi-natural woodlands (policy E5).

The South East England Regional Assembly (SEERA) is preparing a regional spatial plan that will replace the Regional Planning Guidance and the Structure Plan. The South East Plan (currently in draft form, published in January 2005) will provide a regional framework for development in South-East England until 2026. Its broad objectives are to create a healthier region and a more sustainable pattern of development. Through its policies, the Plan notes that forestry has an essential role to play in management of landscape and biodiversity and, in the case of policy C3, promotes an integrated approach to landscape management.

### Local policy guidance

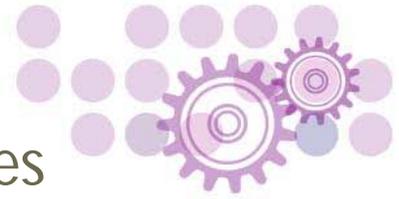
The adopted development plan in the Brighton & Hove area consists of the East Sussex and Brighton & Hove Structure Plan 1991-2011 (adopted in December 1999) and the Brighton & Hove Local Plan (adopted in July 2005). The Structure Plan will be replaced by the South East Plan once adopted.

The Structure Plan aims to protect and improve the quality of life for all sections of the community, while advocating and minimising the impact of our day-to-day activities on our neighbours and the wider environment. Policy S1 requires all planning activities and development decisions to accord with 'Twenty one criteria for the 21<sup>st</sup> century' – this includes a) minimising the impact on the environment, including residential areas, and compensating for the loss of environmental resources; and b) safeguarding green spaces recognised as being of importance for environmental and/or community purposes.

Three environmental policies are also pertinent in the Structure Plan. Landscape (which includes vegetation cover) will be conserved and enhanced through policy EN1. A similar principle applies to urban fringe areas and is enshrined in policy EN7. Programmes of comprehensive countryside management will be developed and implemented through policy EN10. Aspects of environmental protection and enhancement which should be embraced by this policy include conserving important trees, hedgerows and woodland and securing new planting.

The Local Plan contains 6 detailed policies closely related to trees and development. Policy QD16 (Trees and Hedgerows) states that:

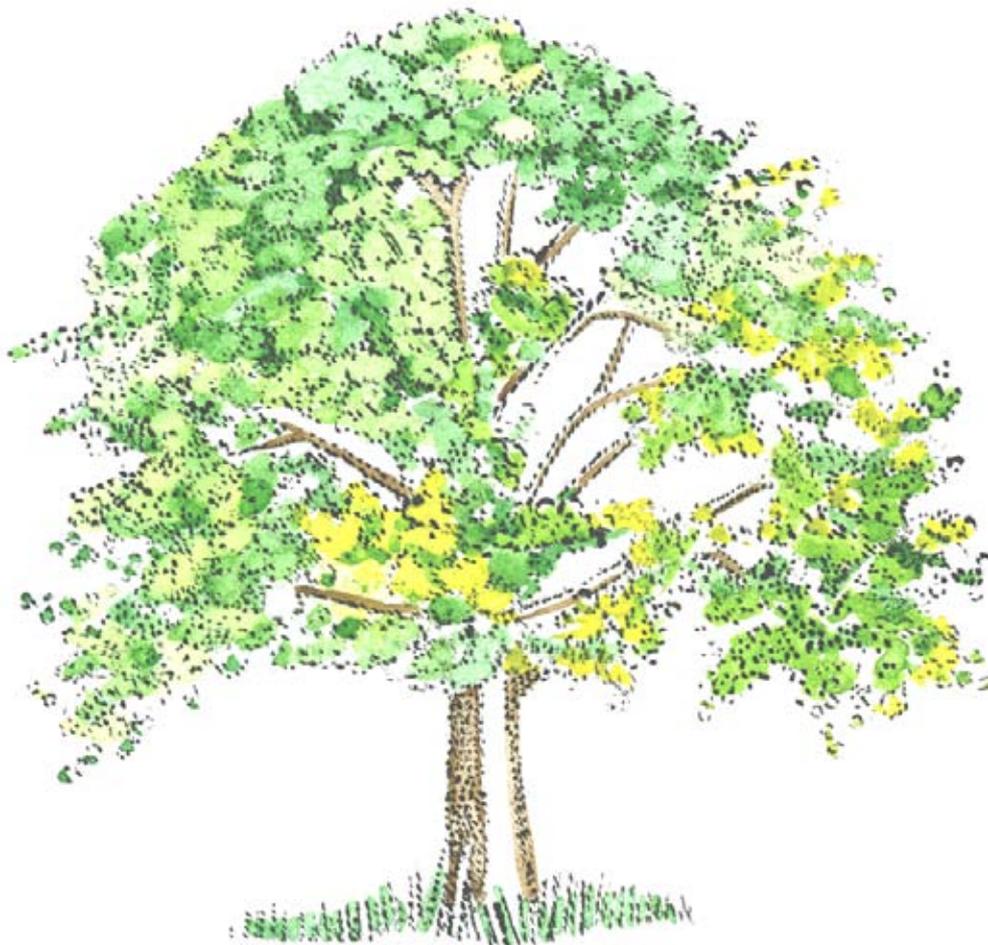
'Applications for new development will be required to include details on trees and hedgerows. New development must seek to retain existing trees and hedgerows and include new tree and hedge planting. This will be secured through planning conditions and/or a planning obligation'.



and:

'Works to a tree which is subject to a Tree Preservation Order or in a Conservation area, will be permitted only where the works do not damage the amenity value and health of the tree and/or it is in the interests of good Arboricultural practice'.

The Local Plan also acknowledges the importance to the city of Retention and Protection of Existing Landscape Features (QD15), Protection and Integration of Nature Conservation Features (QD17), Species Protection (QD18), Greenways (QD19) and Urban Open Space (QD20). All of these issues have direct links to arboriculture.



### 3. Statutory Controls

Brighton & Hove City Council, as the Local Planning Authority, has a duty to ensure that in the determination of planning permission for any development, adequate provision is made for the preservation or planting of trees. This may be done by the imposition of conditions on the grant of planning permission or, if it appears expedient in the interests of amenity, by making tree preservation orders. The council may refuse planning permission for a development that affects protected trees.

Tree preservation orders will be made to protect trees and woodlands that make a positive contribution to local amenity. However, the existence of a tree preservation order does not necessarily preclude development of a site. An order is often the most effective method of ensuring that the Local Authority is involved in the decision-making process when considering the future of the trees on site. In some circumstances, trees covered by the order may be removed if the benefit to public amenity warrants such action.

Tree preservation orders may be served prior to or after the receipt of a planning application, or after any development is complete.

Penalties for the cutting or felling of trees in a Conservation Area are similar to those applying to a breach of a tree preservation order.

It is an offence to cut or fell protected trees without the written consent of the local planning authority or, in the case of trees growing in Conservation Areas, without first giving the appropriate notice. Brighton & Hove City Council will support proposals for the appropriate arboricultural management of protected trees, but may take legal action against any unauthorised works.

Advice on the procedures applying to protected trees may be obtained from the council's Arboricultural Service [see **Appendix 1**].

## SECTION II – PRACTICAL GUIDANCE

### 4. Design Stage

Landscape design should be considered an integral part of urban design, as the appearance and treatment of spaces between and around buildings is often of comparable importance to the buildings themselves. Developers should anticipate the need to accommodate trees and shrubs within a development, whether through the retention of existing trees and shrubs, the planting of new trees or shrubs or through the provision of private space for future occupiers to carry out their own planting of the same.

Developers are encouraged to produce layouts and master plans for discussion, prior to the submission of details at the application stages. Such plans should be prepared with professionally qualified Arboricultural and landscape design input [see **Appendix 1**].

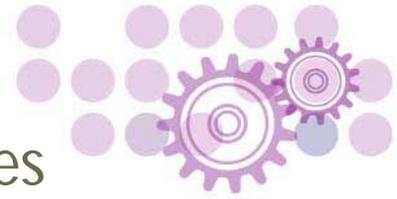
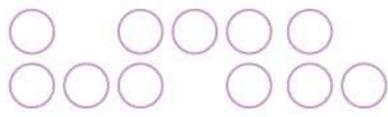
If developments are to achieve the high standards of design required by the Brighton & Hove Local Plan, an early survey of the proposed development site is essential, particularly if the design is to successfully integrate existing trees, shrubs and new planting into the landscape and character of the area. The design and layout of a proposed new development should flow from a detailed assessment of the trees and other natural features existing on the site.

British Standard 5837 (2005): 'Trees in Relation to Construction – Recommendations' provides extensive advice on planning for trees and development. It sets out guidance on the identification of trees suitable for retention, their protection during construction and on the successful integration of existing and newly planted trees within the development. It also provides detailed information on the potential impact of development on trees, and of trees on buildings, and gives guidance on how to minimise that impact. Developers, their design team and builders are strongly advised to familiarise themselves with this British Standard.

Brighton & Hove City Council will therefore require applicants to demonstrate that their proposal has taken into account any trees, shrubs, hedgerows or woodlands of importance to the area. Applicants should consider trees, shrubs, hedges and woodlands within and adjacent to the boundaries of their site. All drawings submitted as part of the planning application should show the location of all trees on site, indicating those to be retained or felled.

Land surveys will be expected to meet the requirements of Section 5 of BS5837 and should follow the standard drawing convention within British Standard BS1192 Part 4 (1984): 'Recommendations for Landscape Drawing'.

It is suggested that plans be drawn at a minimum scale of 1:200 and be accurate to within 0.5 metres. Where appropriate, large complex areas should be broken down into manageable sections.



### Tree Surveys

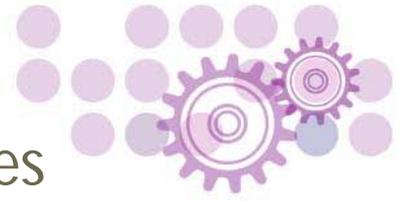
Where there are trees on a proposed development site, planning applications must be accompanied by a tree survey in accordance with BS5837 (2005) or a similar standard. A person experienced in arboriculture should assess the species and condition of all trees and hedges included in the survey, including those on adjacent land that may be affected by the development.

Such surveys will include a plan showing the accurate location of all trees with details of existing and proposed levels together with a schedule listing their species, height, trunk diameter measured at 1.5m above ground level and an assessment of their suitability for retention within the context of the proposed development. Trees with a trunk diameter of less than 75mm measured 1.5m from the ground may be excluded from such surveys, although the location of any shrubs or young trees of merit should be plotted. Trees growing on land adjacent to the site, which are at or within a distance equal to 12 times their stem diameter from the boundary (or 10 times their base diameter, in the case of multi-stemmed trees) should also be included, as should those trees where their branch spread overhangs the site.

The survey should also provide details of the branch spread (plans must define actual crown spreads rather than using illustrative circles), age and vigour of the trees within the site. A minimum area around each tree, or group of trees and hedges, should be identified by reference to the Tree Survey data and to Table 2 of BS5837 (2005).

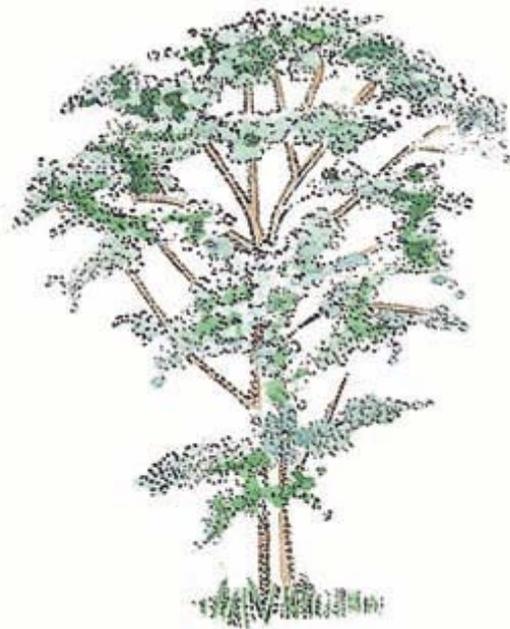
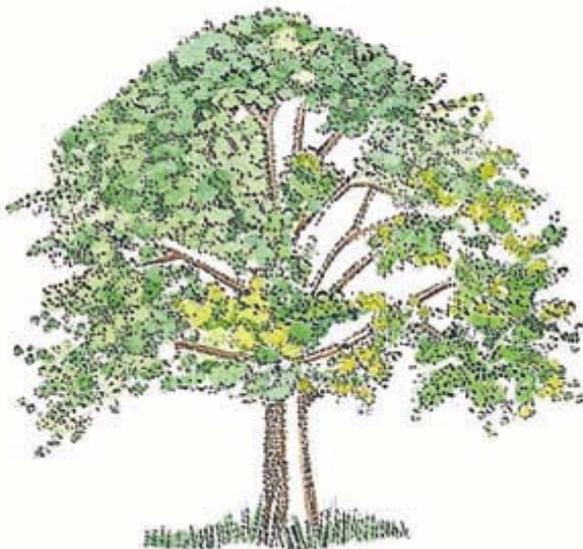
The survey should also include an assessment of the suitability of each tree within the context of the proposed land-use for the site (residential, industrial, etc.); the current and potential future amenity value of the tree; a clear indication of which trees are to be retained; and those which are proposed for removal.

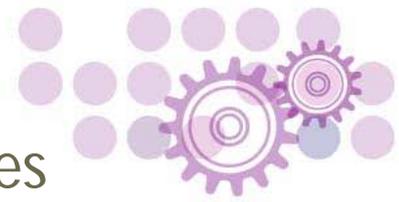
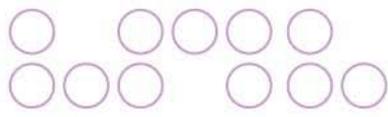
Although it may be technically possible to build close to the protected area, other considerations such as the need for adequate working space, allowance for future growth and for natural lighting of rooms, will usually require buildings to be located further from trees than indicated by the protective fencing.



### CHECKLIST FOR TREE SURVEYS

- Reference number – to be recorded on tree survey drawing
- Tree Preservation Order (TPO) reference number (if applicable)
- Species (common and scientific names)
- Height of tree
- Stem diameter at 1.5 m above adjacent ground level
- Actual branch spread (to be recorded in plan on a separate tree survey drawing) showing widest span
- Height (above adjacent ground level) of lowest branch attachment points (to inform on ground clearance, live crown ratio and shadow effects)
- Age class
- Physiological and structural condition
- Observations (e.g. positive features such as wildlife habitat or negative features such as structural weaknesses)
- Management recommendations
- Estimated remaining contribution to local amenity in years (e.g. less than 10, 10-20, 20-40, more than 40)
- R or A to C category grading





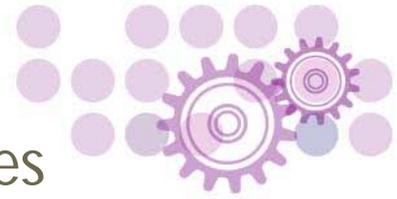
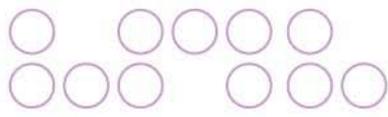
### Site Layouts

Developers are encouraged to produce layouts or development site master plans for discussion, prior to the submission of details at the application stages. Such plans should be prepared with professionally qualified arboricultural and landscape design input.

#### CHECKLIST FOR SITE LAYOUTS

**In general, site layouts will be expected to:**

- Provide for the retention of as much of the existing tree and shrub cover as is practicable. The allocation of space for the trees must be assessed in terms of the overall landscape of the area – continuity and long-term sustainability of tree cover are important criteria to be considered.
- Avoid potential pressure for future removal of trees because of proximity to proposed new buildings. Care should be taken, for example, when planning trees within 30 degrees of the southerly aspect, as they can significantly reduce passive solar gain.
- Make adequate provision for the long-term retention of trees, groups of trees or areas of woodland which are identified as having significant current or potential future amenity value. British Standard 5837 (2005) recommends that 'preference should be given to retaining high and moderate category trees'.
- Provide for the retention of as much of the existing hedgerow and shrub cover as is practicable.
- Ensure the long-term retention of all 'Important Hedgerows' (Hedgerow Regulations 1997).
- Allow appropriate space for the planting of new trees and shrubs.
- Ensure that where proposals include the felling of existing trees, landscaping schemes make provision for sufficient replacement planting to offset adequately and loss of amenity.
- Include sufficient information to allow for a full, detailed assessment of the short and long-term Arboricultural and landscape implications of the development proposals to be made.



Consideration must be given to the effect development may have on existing trees and also to the effect trees may have on the construction and use of any development. This consideration should also include any trees in adjacent properties whose crowns overhang the site.

A minimum area around each tree or group of trees and hedges should be identified by reference to the Tree Survey data, Table 2 of BS 5837 (2005) and Example Planning Condition T7 on p.31 of this document.

These areas are to be referred to as the 'Root Protection Area (RPA)' and will be expected to remain undisturbed for the duration of the development. Site layouts should therefore be designed to avoid any construction works within the identified exclusion zones and should make adequate provision for sufficient working space. The Council will consider whether it is likely to be practicable to maintain adequate physical protection around such areas throughout the construction period.

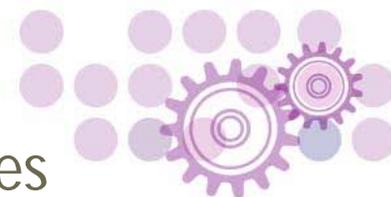
Where development proposals include construction works within the Root Protection Area or where it is felt that a site cannot accommodate all of the operations associated with the implementation of a proposed development, without the need to intrude into the Root Protection Area, the Council may request the submission of detailed construction specifications and method statements, in order to determine the likely effects of such works on the long term health and structural stability of the trees.

Where the proposed works within the identified exclusion zones are likely to require Building Regulations or Highway Authority approval, applicants will be expected to consult with, and seek approval from, the Council's Building Control Section or the appropriate Highway Authority prior to the submission of an application. The Council will normally expect full details of all such works to be submitted in support of an application and is unlikely to agree to conditional approval.

Where 'minimal dig' or 'no-dig' engineering treatments, using geo-textiles and/or cellular confinement systems, are proposed for new areas of hardstanding within the defined exclusion zones, the Council will normally require a site specific, detailed construction specification/method statement to be submitted in support of the planning application and is unlikely to agree to conditional approval.

Where such proposals are considered to be acceptable, the Council will expect provision to be made for qualified Arboricultural supervision of all works within the agreed exclusion zones.

The long-term implications of any construction work within the exclusion zones should also be carefully assessed in relation to Table 2 of BS5837 (Fig. 5). New structures, drains, services, walls, paths, driveways and areas of hardstanding should be sited or designed so as to avoid direct damage from future growth of the trunk and main structural roots of retained trees.



Minimum distance (metres) between young trees or new planting and structure to avoid direct damage to a structure from future tree growth			
Type of structure	Diameter of stem at 1.5m above ground level at maturity		
	<30cm	(30-60cm)	>60cm
Buildings and heavily loaded structures	-	0.5	1.2
Lightly loaded structures such as garages, porches, etc.	-	0.7	1.5
Drains and underground services <1m deep >1m deep	0.5	1.5	3.0
	-	1.0	2.0
Masonry boundary walls <sup>a</sup>	-	0.5 (1.0)	1.0 (2.0)
In situ concrete paths and drives <sup>a</sup>	-	0.5	1.5
	(0.5)	(1.0)	2.5
Paths and drives with flexible surfaces or paving slabs <sup>a</sup>	-	0.5	1.0
	0.7	(1.5)	(3.0)

<sup>a)</sup> These distances assume that some movement and minor damage might occur. Guidance on distances which will generally avoid all damage is given in brackets.

Fig. 5: Minimum distance of new planting (Source: BS5837)

### Retention of Trees

Trees can shade buildings, gardens and open spaces, leading to requests for felling or pruning trees otherwise not affected by the development. If trees are retained too close to buildings, their future growth can lead to damage of both the tree and building. The fear of falling trees or branches, or just the close proximity of trees to a building, can generate future pressure for inappropriate pruning or felling.

Trees, shrubs and close mown grass can take considerable quantities of water from the soil and may be one of the causes of building subsidence on shrinkable clay. Although most of Brighton and Hove is located over chalk that is not prone to subsidence there are small areas of clay throughout the city where cases of structural failure have been reported. Existing trees and proposed planting must therefore be taken into account when designing foundations for new buildings. Trees removed from a site before development takes place can continue to influence the soil long after construction (a process known as 'heave'), and should also be taken into account in the design of appropriate foundations. Detailed advice is given in Chapter 4.2 of the National House Building Council Standards: 'Building Near Trees' (1986).

The installation of underground services can damage the roots of existing trees and conflict with new planting. Early consideration must be given to the location and routing of such services as damage to roots and changes in soil drainage can lead to the loss of trees not initially affected by the development. Routes for these services must be agreed before construction starts.

## 5. Application Stage

### Information Required

Tree Preservation Orders: A Guide to the Law and Good Practice (2000) states:

'...applicants should ensure that applications are properly presented, containing all the information needed for a decision, and they should provide additional information promptly when reasonably requested'.

It is therefore essential that all relevant information pertaining to the assessment of trees and landscaping on a site be submitted with the planning application [see **Appendix 4**].

Where a development is likely to affect existing trees on or adjacent to a site, the applicant will be expected to give due regard to the full range of construction related activities with the potential to cause damage to trees. The applicant will be expected to forward all the relevant detail necessary for the Council to make an accurate assessment of the long and short-term arboricultural implications of the proposals.

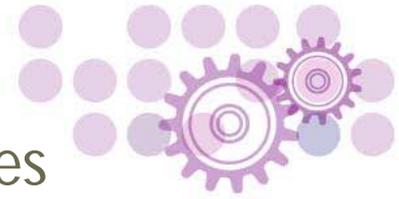
Where the Council feels that insufficient detail has been forwarded in support of any application, the following supplementary information will be requested prior to any determination:

- Land/tree survey (including tree maintenance programme)
- An Arboricultural implication study (i.e. a report that describes the impact of new development on retained trees – [see **Appendix 5**])
- Tree protection measures
- Detailed hedgerow survey
- Detailed survey of wildlife and wildlife habitat
- Full levels survey (should include existing and proposed spot levels at tree bases and around crown extremities. Cross sectional diagrams may be required in certain cases)
- Drainage and service routes
- Detailed service layouts
- Soft and hard landscaping treatments
- Permanent/temporary access arrangements
- Construction specifications and related method statements
- Detailed internal layouts of properties, including slab levels
- Photographs to illustrate intent may be useful

### Tree Works

This section refers to any tree felling, transplanting or tree surgery works recommended as part of the Tree Survey and may be necessary prior to or during the implementation of an approved planning permission, or which may be required upon completion.

All tree work Schedules and Specifications should be detailed, precise, accurate and drawn up in accordance with current Arboricultural best practice and within the requirements of



British Standard BS3998 (1989): 'Recommendations for Tree Work' and must contain sufficient levels of detail for an accurate assessment of the proposals to be made.

Tree Surveys and Tree Work Specifications submitted in support of planning applications must be clearly annotated as being 'For Information Only' and 'Not for the purposes of Planning Control'.

Planning conditions may be used to ensure that the Council approves Tree Work Schedules prior to implementation. Additionally, in some cases a full Tree/Woodland Maintenance Programme and related Method Statement may be required for submission and approval.

The Council expects all Tree Work operations to be carried out to the highest standards and will apply planning conditions and use Tree Preservation Orders where necessary in order to ensure that such standards are maintained.

The development of a site will not be considered complete until all retained trees have been re-inspected by a qualified Arboriculturist and any remedial works recommended have been completed.

The Council recommends the use of qualified Arboriculturists with appropriate levels of expertise, qualifications and insurance cover and promotes the use of Arboricultural Association approved Consultants and Contractors. Details of where to find copies of the Directories can be found in **Appendix 1**.

#### Arboricultural Method Statements

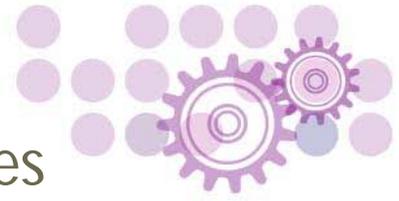
On sites where trees are felt to be particularly vulnerable to damage and where additional safeguards are felt necessary, a planning condition requiring the submission and approval of a detailed Method Statement for Arboricultural Works may be attached to the planning approval.

#### **CHECKLIST FOR ARBORICULTURAL METHOD STATEMENTS**

**Method Statements will be expected to address the following:**

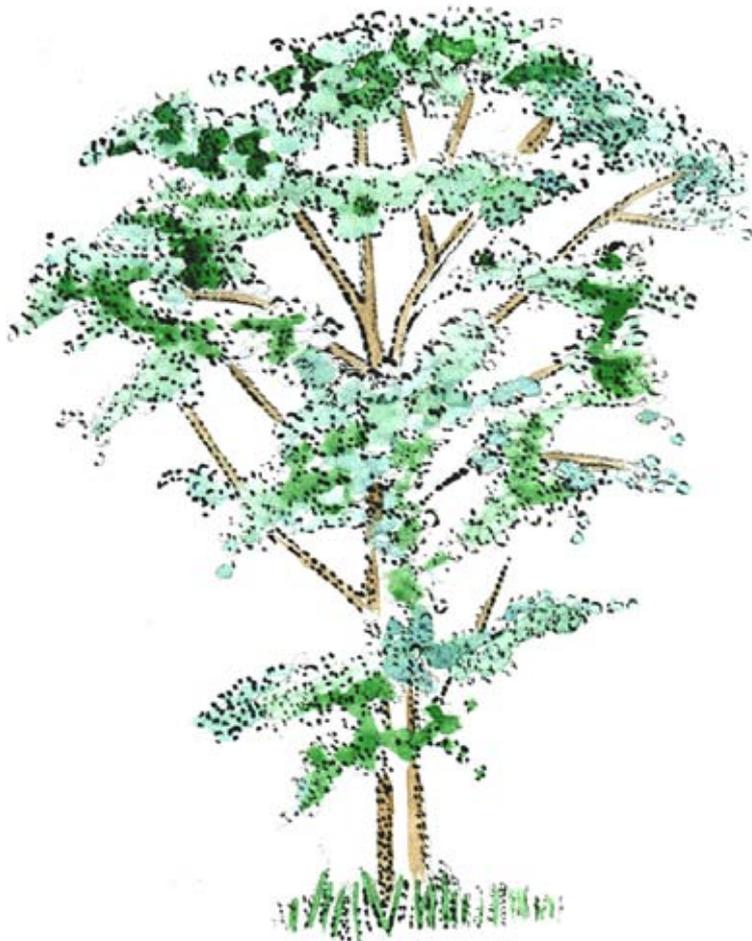
- Timing and phasing of all Arboricultural works in relation to the proposed development.
- Implementation, monitoring, supervision and maintenance of the Tree Protection Scheme.
- Implementation, monitoring and supervision of the approved Tree Work Specification.

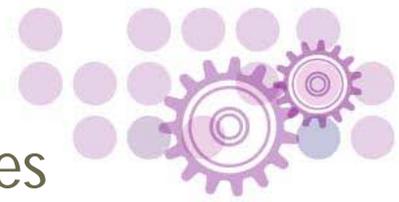
*Cont'd P.T.O.*



*Cont'd from previous page:*

- Details of any protection measures needed to protect wildlife covered by the Wildlife & Countryside Act 1981.
- Implementation, monitoring and supervision of any approved development works or construction activities within the defined exclusion zones.
- Provision for the regular monitoring of ongoing development operations to ensure full compliance with the approved Tree Protection Scheme and Arboricultural Method Statement for the duration of the development.
- The setting up of an agreed framework for maintaining appropriate levels of communication between all involved parties.
- Provision for qualified Arboricultural supervision.





## 6. On Site

Trees on development sites are extremely vulnerable and must be protected. Despite their size and potential longevity, trees are very easily damaged. Particular care should be taken of root systems, as any damage may not be immediately apparent.

Roots are generally found within the top 600mm of the soil and absorb both water and oxygen from the soil. Trees do not normally have a 'tap root' but a mass of rapidly subdivided fibrous roots, normally extending well beyond the edge of the outermost branches. Any disturbance of or digging in soils around trees will lead to damage. A single pass by a loaded vehicle, or the storage of materials, can compact the soil and kill roots.

The health of a tree's root system is vital to its long term well being and any activity which affects the soil structure, damages or kills the fine roots or alters the balance of moisture, oxygen and nutrients within the rooting zone, will affect the whole tree.

Damage or severance of the main structural roots, as well as killing off the distal portions of the fine root system may also affect a tree's stability, potentially rendering it dangerous.

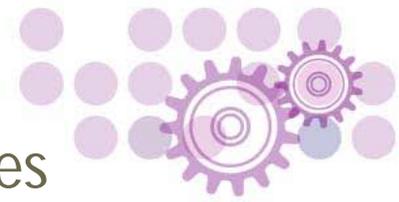
The fine, fibrous root system is equally important in terms of structural stability. The mass of soil particles bound together by the fibrous roots creates a structural counter balance to the above ground portions of a tree. Stability may also be impaired by excavation within the rooting zone, even where major roots have not been severed.

Potentially damaging operations include:

- Excavation within the rooting zone.
- Raising or lowering of ground levels.
- Compaction of the soil by construction works, the passage of site machinery and by the storage of materials and spoil.
- The dumping or spillage of toxic materials.
- The installation of impermeable surfacing.
- Direct damage to trunks and branches by construction vehicles.
- Fires built closer than 20 metres from the base of any tree.

Vehicles can easily damage the trunks, limbs and branches of trees. The crown of a tree should be lifted (i.e. lower branches removed) if tall vehicles or high loads are likely to pass within the crown spread. All work to trees should be carried out in accordance with British Standard 3998 (1989): 'Recommendations for Tree Work'.

British Standard 5837 (2005) gives detailed guidance on how development can affect trees and on measures that can be taken to prevent damage. However, contractors are advised to seek the advice of an appropriately qualified Arboriculturist before works start on site.

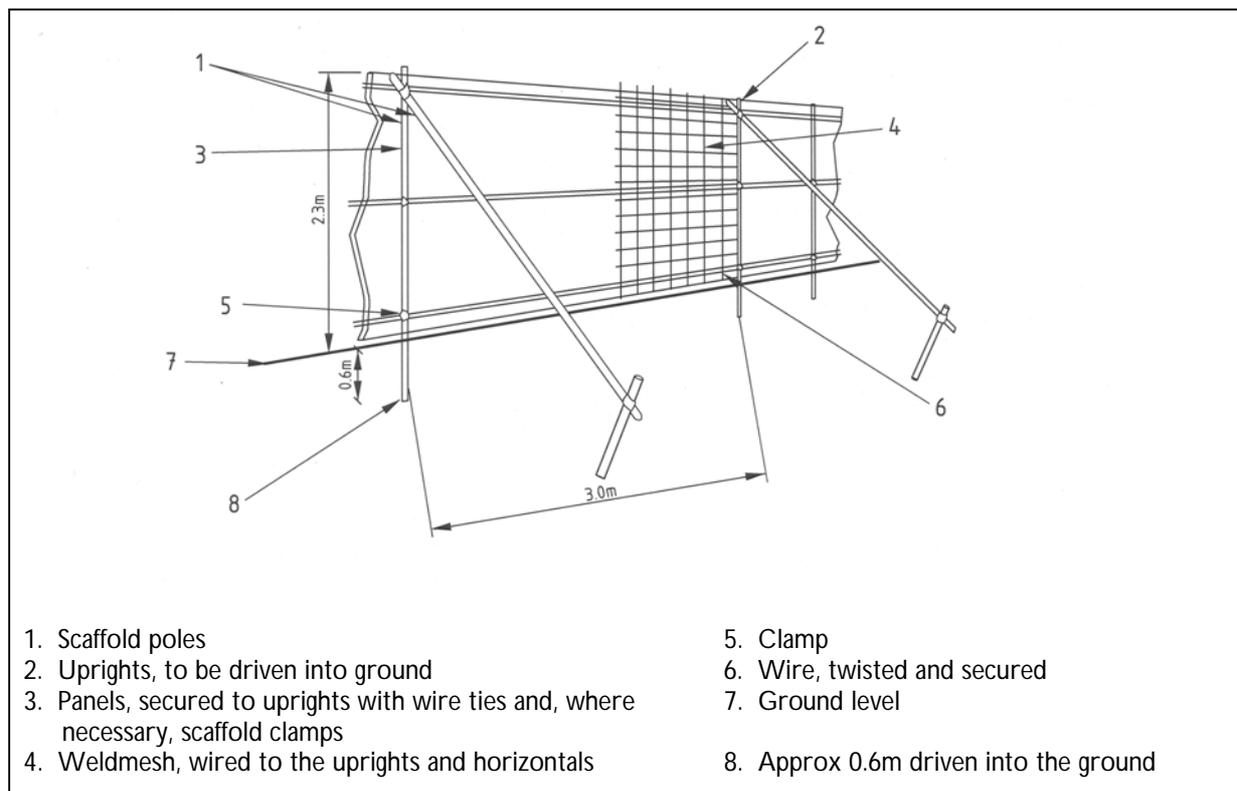


**Protective Fencing**

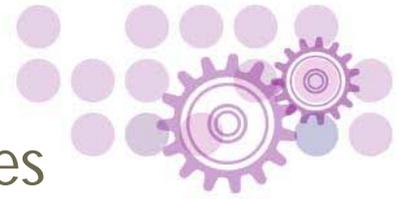
Before any construction activity (including demolition and preparatory site clearance) takes place on site, protective fencing must be erected around all trees shown to be retained on the approved plans (Fig. 6). If it is more appropriate for agreed felling or other tree surgery work to take place before the fencing is in place, measures should be taken to protect any trees to be retained, including their root systems. No development or other operations may take place until all preparatory works required by the Tree Protection Scheme are in place.

The protective fencing should be erected below the outermost limit of the branch spread, or at a distance equal to half the height of the tree, whichever is greater. Alternatively, a person qualified in Arboriculture may determine the location of fencing in accordance with Table 2 of British Standard 5837 (2005).

The protective fencing should be appropriate for local conditions and the building activity taking place, but will normally be a minimum of 1.2 metres high and of stout construction, e.g. chestnut pale or chain-link fencing fixed to a scaffolding framework. Trees of particularly high amenity value in areas close to construction activity or particularly sensitive to damage will require more substantial fencing. The protective fencing must be retained intact for the full duration of the development and not re-positioned or removed without the prior written approval of the Local Planning Authority.



*Fig. 6: Fencing Diagram*



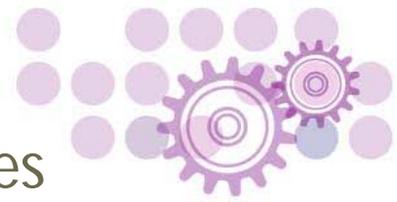
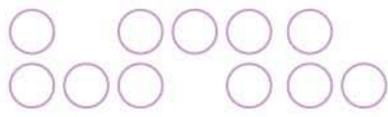
The area within the fencing will be safeguarded and must remain undisturbed until the development is completed. No materials will be stored, services dug or vehicles routed through, the protected area.

Developers should notify Brighton & Hove City Council's Arboricultural Service upon commencement of any works on site. At this stage Council officers will inspect the measures that have been put in place to protect trees during construction.

#### Disposal of Arboricultural Waste

Consideration should be given by developers to dispose of arboricultural waste (from arboricultural works or tree felling) in a sustainable manner. Tree waste is a resource, whether it is composted, the timber sawn and used for construction, or if it is used or processed for wood fuel. Please see **Appendices 1 and 2** for further information on waste operators.





## 7. Landscape Schemes

The council expects details of landscaping to be submitted as part of full applications or reserved matters.

Planning conditions and/or legal agreements will normally be used to ensure that landscaping and tree planting schemes are implemented and maintained to provide maximum long-term environmental benefits. The screening of unsightly views and interception of vehicle emissions/pollutants are some of the benefits the Council will be looking for in any landscape scheme.

The submission of a full, detailed landscaping scheme in support of a planning application will be required on all appropriate sites.

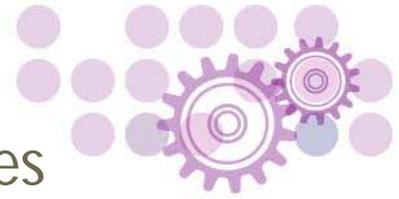
The Council expects sufficient information to be provided to judge the value of tree planting schemes. Consideration should be given to augmenting proposals with cross-sections, projections or illustrative drawings.

**The minimum levels of information required for new tree planting proposals are as follows:**

- An accurate, detailed planting plan and schedule.
- A comprehensive list of tree species and planting stock specification.
- Detail of planting densities.
- Individual locations of all specimen trees and shrubs.
- Clear indication of existing trees specified for retention and those marked for removal.
- A detailed scheme for post-planting maintenance for at least 5 years.

The Council will expect to see that selection of species will reflect the nature of the surrounding landscape and will give preference to large broadleaf trees that have the potential to make the greatest contribution to the scheme. The exposed maritime location of Brighton and Hove will limit the normal range of species that can be selected, in terms of their tolerance to strong winds and saltburn.

The Council will also expect to see species selection that reflects any predicted climate change, such as drought, drier summers, storm surges and more frequent gale force winds.



This is especially important within Brighton and Hove as the area is predominantly chalk, with poor water retention properties.

The long-term aims of a scheme can only be achieved if the landscaping succeeds. The Council will pay particular attention to the practical measures that are proposed as part of any scheme, to ensure the successful establishment of new planting.

**Tree planting schemes will be expected to include the following provisions:**

- Preparation of the planting environment (including de-compaction and drainage) should be to at least the standards set out in BS4428 'Code of Practice for General Landscape Operations' (excluding hard surfaces).
- All plant material will be expected to comply with and be planted in accordance with the requirements of: BS3936 'Specification for Nursery Stock'; BS5236 'Cultivation and Planting of Trees in the Advanced Nursery Stock Category'; BS4043 'Recommendation for Transplanting Rootballed Trees'; and BS4428 'Code of Practice for General Landscaping Operations'.
- Final planting positions for new trees will be expected to take account of the requirements set out in Table 3 of BS5837 'Trees in Relation to Construction'.
- The inclusion of a detailed maintenance schedule in accordance with the requirements of BS4428 'Code of Practice for General Landscape Operations'.



## **SECTION III – APPENDICES**

### **Appendix 1 – Further Advice and References**

On sites where there are trees, Brighton & Hove City Council expects applicants and contractors to seek advice from an appropriately qualified Arboriculturist at all stages of the design, planning and construction of new development.

As part of Brighton & Hove City Council's policy on sustainable development, the use of local labour and services is, wherever possible, encouraged.

#### Contacts

Additional advice and appropriate informative leaflets may be obtained from the following organisations:

Arboricultural Advisory and Information Service, Forest Research Station, Alice Holt Lodge, Wrecclesham, Farnham, Surrey, GU10 4LH (01420 22022)

Arboricultural Association, Ampfield House, Ampfield, Romsey, Hampshire, SO51 9PA (01794 68717)

Biffa Waste Services Ltd, Pebsham Landfill site, Freshfields, Bexhill Road (A259), St Leonards-on-Sea, East Sussex, TN38 8AY (01424 430788)

Brighton & Hove City Council, Quality of Life & Green Spaces division, 1<sup>st</sup> Floor, Hove Town Hall, Norton Road, Hove, BN3 3BQ:

- Arboricultural Service (01273 292187)
- Countryside Manager (01273 292140)
- Ecologist (01273 292371)

Building Research Establishment, Garston, Watford, Hertfordshire, WD2 7JR (01923 664000)

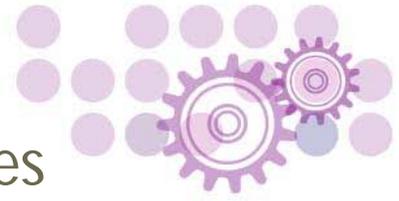
Cityclean / Stanmer Organics – a partnership project to recycle green waste

TJ Composting Services Ltd, Offices: 4 Park Crescent, Brighton, East Sussex, BN2 3HA (01273 690003); Site: Beddingham Landfill, Old Rodmell Cement Works (A26 Newhaven Road), Beddingham, Lewes, East Sussex

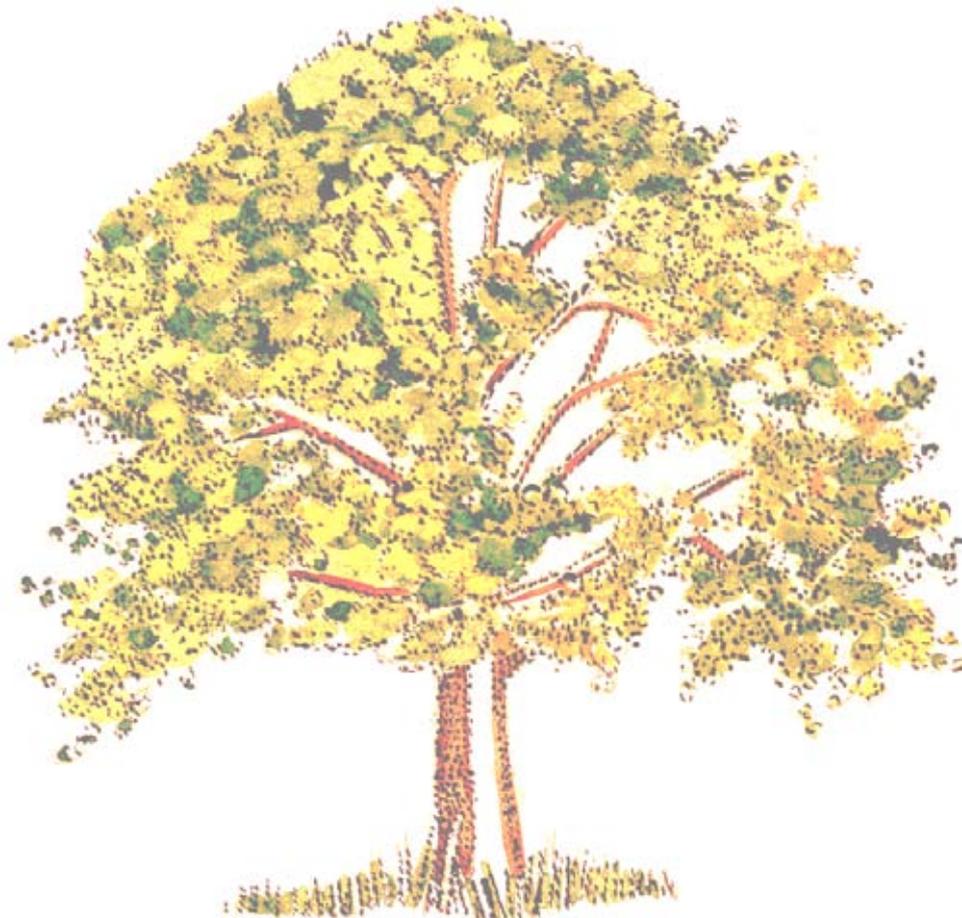
### References

Although not an exhaustive list, the following documents are relevant to trees and development in the City:

- Forestry Act 1967 (as amended)
- Wildlife and Countryside Act 1981 (as amended)
- Town and Country Planning Act 1990 (as amended)
- Planning and Compensation Act 1991
- Protection of Badgers Act 1992
- Planning and Compulsory Purchase Act 2004
- Countryside and Rights of Way Act 2000
- Conservation (Natural Habitats, & c.) Regulations 1994
- Hedgerow Regulations 1997
- The Town and Country Planning (Trees) Regulations 1999
- Planning Policy Guidance Note 3: Housing (2000)
- Planning Policy Guidance Note 15: Planning and the Historic Environment (1994)
- Planning Policy Statement 1: Delivering Sustainable Development (ODPM, 2005)
- Planning Policy Statement 3: Housing (ODPM, draft, 2005)
- Planning Policy Statement 7: Sustainable Development in Rural Areas (ODPM, 2004)
- Planning Policy Statement 9: Biodiversity and Geological Conservation (ODPM, 2005)
- Planning Policy Statement 10: Planning for Sustainable Waste Management (ODPM, 2005)
- British Standard: BS EN ISO11091 (1999) Construction Drawings – Landscape Drawing Practice
- British Standard: BS3998 (1989) Recommendations for Tree Work
- British Standard: BS3936 Part 1 (1992) Nursery Stock: Specification for Trees and Shrubs
- British Standard: BS4043 (1989) Recommendations for Transplanting Root-balled Trees
- British Standard: BS4428 (1989) Code of Practice for General Landscape Operations
- British Standard: BS5236 (1975) Cultivation and Planting of Trees in the Advanced Nursery Stock Category
- British Standard: BS5837 (2005) Trees in Relation to Construction - Recommendations
- Tree Preservation Orders: A Guide to the Law and Good Practice (ODPM, 2000)



- England Forestry Strategy (1999)
- National House Building Council: Chapter 4.2 'Building Near Trees' (1986)
- East Sussex and Brighton & Hove Structure Plan 1991-2011 (1999)
- Brighton & Hove Local Plan (2005)
- Construction and Demolition Waste SPD (East Sussex County Council and Brighton & Hove City Council, 2006)



## Appendix 2 – Website Links

[www.treehelp.info](http://www.treehelp.info) - Arboricultural Advisory and Information Service

[www.trees.org.uk](http://www.trees.org.uk) - The Arboricultural Association

[www.biffa.co.uk](http://www.biffa.co.uk) - Biffa Waste Services Ltd – contractors that recycle, reuse or compost arboricultural waste

[www.bre.co.uk](http://www.bre.co.uk) - Building Research Establishment (for the promotion of excellence in architecture)

[www.woodrecycling.org.uk](http://www.woodrecycling.org.uk) - Brighton & Hove Wood Recycling Project

[www.cabe.org.uk](http://www.cabe.org.uk) - The Commission for Architecture and the Built Environment (CABE) urban design website

[www.cabespace.org.uk](http://www.cabespace.org.uk) - CABE pages on better public spaces

[www.eere.energy.gov](http://www.eere.energy.gov) and [www.carbontrust.co.uk](http://www.carbontrust.co.uk) - shows how trees can help with energy efficiency

[www.forestry.gov.uk](http://www.forestry.gov.uk) - Forestry Commission

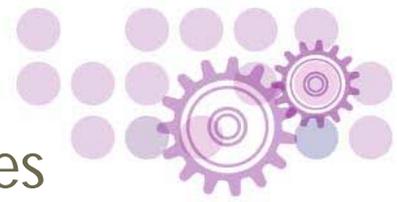
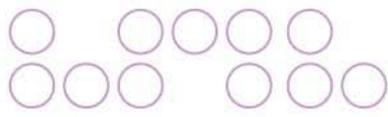
[www.greenways.gov.uk](http://www.greenways.gov.uk) - promoting greenways through the urban environment

[www.nhbc.co.uk](http://www.nhbc.co.uk) - The National House Building Council

[www.rics.org.uk](http://www.rics.org.uk) - Royal Institute of Chartered Surveyors

[www.treecouncil.org.uk](http://www.treecouncil.org.uk) - The Tree Council

[www.treelink.org](http://www.treelink.org) - Treelink: Urban Forestry Resource



## Appendix 3 – Example Planning Conditions

The following represents typical examples of the type of tree-related and landscaping conditions that the council may include as part of the grant of planning permissions (reproduced/adapted from British Standards):

### Section A: Trees and Tree Protection

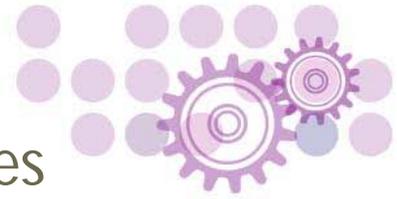
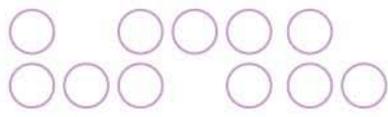
#### T1. Location of trees on and adjacent to development sites

The plans and particulars submitted shall include:

- a) A plan showing the location of, and allocating a reference number to, each existing tree, shrub and hedgerow on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees, shrubs and hedgerows are to be retained and the crown spread of each retained tree;
- b) Details of the species, diameter (measured in accordance with paragraph (a) above) and the approximate height and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;
- c) Details of any proposed topping or lopping of any retained tree or any tree on land adjacent to the site;
- d) Details of any proposed alterations in existing ground levels, and the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the site, or within a distance from any retained tree or any tree on land adjacent to the site, equivalent to half the height of that tree;
- e) Details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development. In this condition 'retained tree' means an existing tree that is to be retained in accordance with the plan referred to in paragraph (a) above.

#### T2. Tree retention

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.



### **T3. Tree protection**

- No development or other operations shall commence on site until a scheme (hereinafter called the approved protection scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, including trees which are the subject of a Tree Preservation Order currently in force, has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.
- No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place.
- No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme.

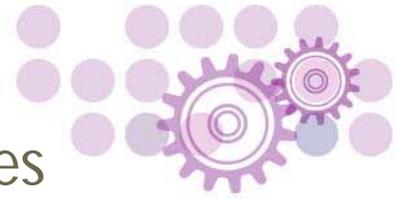
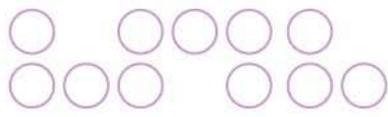
Protective fencing shall be retained intact for the full duration of the development hereby approved, and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

### **T4. Construction specification/method statement (trees)**

No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Construction Specification/Method Statement for [REDACTED] has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Construction Specification/Method Statement.

### **T5. Tree pruning/felling specification**

No development or other operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery), until a detailed tree felling/pruning specification has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall commence on site until the approved tree felling and pruning works have been completed. All tree felling and pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998 (1989) Recommendations for Tree Work.



#### **T6. Arboricultural method statement**

No development or other operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved Method Statement. Such method statement shall include full detail of the following:

- Implementation, supervision and monitoring of the approved Tree Protection Scheme.
- Implementation, supervision and monitoring of the approved Treework Specification.
- Implementation, supervision and monitoring of all approved construction works within any area designated as being fenced off or otherwise protected in the approved Tree Protection Scheme.
- Timing and phasing of Arboricultural works in relation to the approved development.

#### **T7. Levels survey (trees)**

No development or other operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery), until a detailed Levels Survey, which provides for the retention of trees on the site, has been submitted to and approved in writing by the Local Planning Authority. No alterations in site levels shall take place, except in complete accordance with the approved Survey. The Survey shall include existing and proposed spot levels at the base of and around the crown spreads of all trees specified for retention.

#### **T8. Service/drainage layout**

No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed service and foul and surface water drainage layout has been submitted to and approved in writing by the Local Planning Authority. Such layout shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved service/drainage layout.

## Section B: Landscaping

### L1. Landscaping (submission of detail)

No development shall commence on site until a scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes and proposed numbers/densities and an implementation programme.

### L2. Landscaping (implementation)

- All hard and soft landscape works shall be completed in full accordance with the approved scheme, within the first planting season following completion of the development hereby approved, or in accordance with a programme agreed with the Local Planning Authority.
- All trees, shrubs and hedge plants supplied shall comply with the requirements of British Standard 3936 (1992): Nursery Stock: Specification for Trees and Shrubs. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).
- All new tree plantings shall be positioned in accordance with the requirements of Table 3 of British Standard BS5837 (2005): Trees in Relation to Construction.
- Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

### L3. Implementation of landscaping scheme

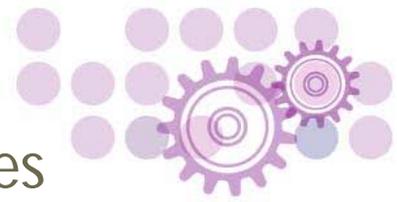
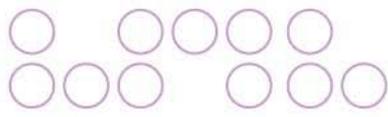
All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

### L4. Landscaping submitted with application for reserved matters

The application for reserved matters shall include the submission of a scheme of landscaping. The scheme shall include indications of all existing trees and hedgerows on the land together with measures for their protection in the course of development. Details of any alteration to ground levels shall also be included.

### L5. Implementation of landscaping scheme submitted with application

The landscaping scheme shown on drawing no.  shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced with others of similar size and species, unless the Local Planning Authority give written consent to any variation.



#### **L6. Landscaping to include details of boundary treatment**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced, or before the building is occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

#### **L7. Submission of additional landscape details**

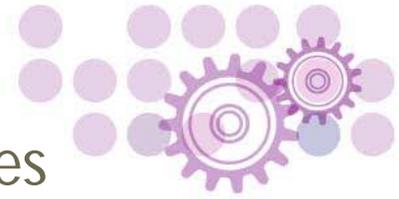
- Soft landscape works shall include planting plans\*; written specifications (including cultivation and other operations associated with plant and grass establishment)\*; schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate\*; implementation programme\*.

(\* delete as appropriate)

- No development shall take place until details of earth works have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

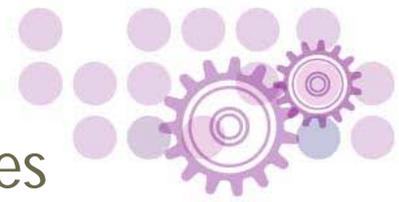
#### **L8. Submission of landscape management plan**

- A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.
- No development shall take place until a schedule of landscape maintenance for a minimum period of X years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

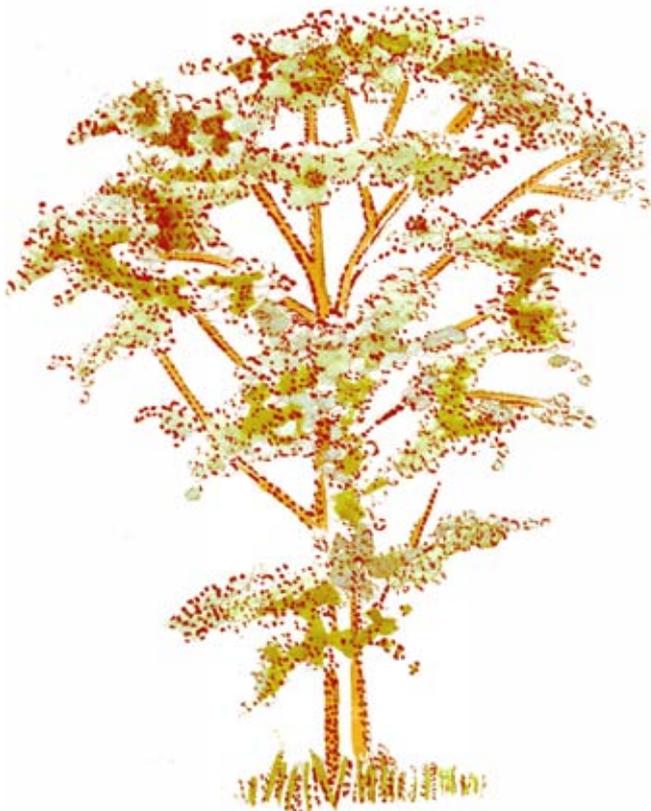


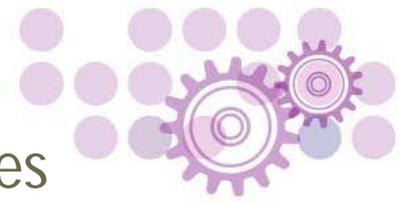
## **Appendix 4 – 10 Point Checklist for Submitting Applications**

1. Land survey complete.
2. Tree survey and schedule complete with trees categorised by quality.
3. Arboricultural implication study first aspect complete (assessment of trees in current setting):
  - a) Current contribution of trees to what currently exists on and around the site, including landscape function, visibility, etc.
  - b) Have you worked out a scheme for which trees you wish to retain and which trees are not suitable for retention? The scheme should be based on findings of the tree schedule and first aspect of the implication report.
4. Site layout and design informed by 1, 2 & 3 above. You should show us precisely which trees you wish to retain and which trees you wish to remove. Have you thought about tree protection (exclusion zones) and tree/building separation distances?
5. Arboricultural implication study second aspect complete (assessment of impact of proposals on trees):
  - a) What effect will your proposals have on the trees?
  - b) Will there be future pressure from occupants to fell or severely prune trees? Could you live with such trees?
  - c) Are there any changes to existing ground levels that will affect trees?
  - d) Will the proposed removal of trees have an adverse effect on the site or adjoining properties? If so, do you have any remedial proposals to mitigate the effect?
  - e) Have you assessed whether installation of roads, parking bays, services, hard surfacing etc will impact on trees? If it does, have you provided the Council with information on your design solutions?
6. Schedule of Arboricultural Works completed. Sometimes this may be included with the initial tree schedule or we may ask for it as part of a condition.



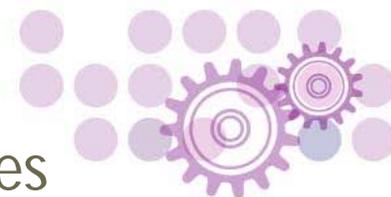
7. Tree Protection Fencing Drawing completed:
  - a) Have you indicated tree protection zones?
  - b) Have you indicated location of fences and precisely specified how you will build them?
  - c) Have you left yourself enough room to build the property after installation of the fencing?
  - d) Have you proposed to install soil protection measures where fencing has to be installed closer than normally acceptable to trees? Have you indicated its position and specified how you are going to build it?
8. Underground Utilities Drawing completed or utilities marked on site layout drawing.
9. Site Allocation Drawing completed showing layout of site huts, contractor parking, material storage etc. You may have included all of this information on your site layout drawing.
10. Landscaping Drawing and proposals completed along with details of proposed new planting.





## **Appendix 5 – Template for Arboricultural Impact Assessment**

1. Detail of the site with the planning background/conditions that relate to the proposed development.
2. Timing of the arboricultural and protective works required for the trees on site with clear details of who is responsible for their implementation.
3. Outline the arboricultural works required and state clearly who is responsible for supervision and monitoring.
4. Outline the tree protection works required with specifications for the protective fencing and state clearly who is responsible for supervision and monitoring.
5. If works are required within any of the exclusion zones then show how this is to be carried out with specifications for the works and a methodology for implementation.
6. Detail any general precautions for the site, i.e. siting of site huts, storage of materials, and access routes for construction vehicles.
7. Show how the landscaping and erection of fences will comply with the tree protection scheme.
8. Demonstrate a clear line of communication between all parties involved showing provision for monitoring and supervision using, where appropriate, 'Certificates of Practical Completion'.



## Appendix 6 – Monitoring Performance

The following indicators have been chosen for monitoring to identify long-term effects of the Trees and Development Sites SPD.

- How many Tree Preservation Orders are imposed yearly?
- How many applications to fell trees are received each year?
- How many TPOs are imposed yearly on trees that contain bat colonies?

Monitoring activity to be undertaken	Who is responsible for undertaking the monitoring	When should it be carried out? (dates and frequency)
Monitor how many Tree Preservation Orders are imposed on development sites within Brighton & Hove	The Arboricultural Service	The amount of TPOs will be monitored annually
How many applications to fell trees are received each year?	The Arboricultural Service	The amount of applications to fell trees will be monitored annually
How many TPOs are imposed yearly on trees that contain bat colonies?	The Arboricultural Service	The Amount of TPOs issued yearly on trees that contain bat colonies will be monitored annually

The Arboricultural Service within Brighton & Hove City Council will carry out this survey. Currently the Arboricultural Service records the amount of Tree Preservation Orders imposed on development sites and the amount of applications received to fell trees. These amounts will be compared to future years' records to identify the long-term effects of this SPD.

# need a translation?

If you would like this translated, please tick the box (or state the language required) and return this to any council office

Në qoftë se dëshironi që ky informacion të përkthehet nëgjuhën shqipe ju lutem shënoni '✓' në kuadratin përkatës dhe dorëzojeni këtë në cilëndo zyrë të Këshillit të Rrethit.

Albanian

"إذا كنت ترغب في الحصول على هذه المعلومات مترجمة للغة العربية, يرجى وضع علامة في الخانة المبيّنة و إعادة هذا إلى أي مكتب من مكاتب مجلس البلدية".

Arabic

'আপনি যদি এই তথ্যটির অনুবাদ [বাংলা ভাষায়] পেতে চান তাহলে অনুগ্রহ করে পার্শ্বের বক্রে ঠিক দিয়ে যে কোন কাউন্সিল অফিসে পাঠিয়ে দিন'

Bengali

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Cantonese

"اگر مایلید این اطلاعات به زبان (فارسی) ترجمه شود، خواهشمندیم شکل مربع را علامت زده و فرم را به هر آدرس شهرداری که در اختیار دارید پس بفرستید."

Farsi

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French

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Mandarin

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Portuguese

Eğer bu bilgilerin Türkçe tercümesini isterseniz, lütfen kutuyu işaretleyip herhangi bir Belediye bürosuna götürünüz.

Turkish

Other (please state)

\_\_\_\_\_

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