



Contents	Page
1.0 Introduction	1
2.0 Background	1
3.0 The Policy Context	1
Planning Policy Wales Edition 7	2
Technical Advice Note (TAN) 10: Tree Preservation Orders	2
Blaenau Gwent Local Development Plan (Adopted November 2012)	2
4.0 Planning Conditions and Agreements	3
5.0 Contravention of a Planning Control	3
6.0 A Guide to Incorporating Trees into the Development Process	3
7.0	

## 1.0 Introduction

1.1 This Supplementary Planning Guidance (SPG) has been produced to expand on existing planning policy on trees and development set out in the adopted Blaenau Gwent Local Development Plan (LDP). The document provides clear and consistent guidance to applicants on the requirements of the Local Planning Authority with respect to trees and development the rect-d (EM

Planning Policy Wales Edition 7

3.2 Planning Policy Wales makes it clear that “

## 4.0 Planning Conditions and Agreements

4.1 It is likely that any permission to develop land shall be subject to a number of conditions relating to tree retention, tree planting and landscaping. Planning conditions may be imposed that require, but not limited to:

- x The developer appointing an arboriculturist to oversee the project (Arboricultural Watching Brief
- x Trees to be planted as part of a landscape proposal.
- x Protective barriers, storage of materials, access or landscaping of the site.
- x Land proposed for adoption that incorporates trees shall only be considered for adoption once all trees have been surveyed and entered at the developer's expense onto the council's computerized tree inventory, and all tree works have been undertaken to a predetermined limit of reasonable or acceptable risk.

## 5.0 Contravention of a Planning Control

6.3 The success of the process depends on the cooperation of all involved in the design and development team. In particular, it is essential for those involved in the development site works to appreciate the vital requirement for maintaining the construction exclusion zone e.g. through appropriate signage and training and a conditioned Arboricultural Watching Brief (AWB).

6.4 The following is a brief description of the process and considerations that developers need to follow throughout the design and development process.

COMMENTARY ON CLAUSE 6

Technical design includes information sufficient to provide a high level of confidence in ~~the~~ trees retained on development sites. Where planning permission or other statutory controls apply, details might need to be submitted in draft form or heads of terms to allow for changes to the design that might occur after permission has been granted. In these cases, it will be necessary for the project arboriculturist to set out a series of parameters for construction activity (e.g. where service

## 7.0 Step by Step Guide to Incorporate Trees in Proposals for Development

7.1 Trees on development sites should not be considered as a constraint to development. Existing trees can enhance a development by providing a mature setting and softening built up environment as well providing additional social, environmental and economic benefits. However it is important to avoid misplaced trees where their retention value is limited and they pose significant constraints during the design, construction phase and for users of the final development. By following the steps outlined on the following pages you will be in a position to address the most important issues facing trees within the development process before you submit your planning application:

- Step 1: Preliminary Assessment
- Step 2: Professional Advice
- Step 3: Topographical Survey & Soil Assessment
- Step 4: The Tree Survey and Categorisation
- Step 5: Tree Constraints Plan (TCP)
- Step 6: The Arboricultural Implication Assessment (AIA) and Design Issues
- Step 7: The Arboricultural Method Statement (AMS) and the Tree Protection Plan (TPP)
- Step 8: The Site Layout Drawings and Supporting Information
- Step 9: The 10 Point Checklist.

Steps 1– 6 form an important part of the evidence base required to underpin the planning application.

Steps 7 -8 may be conditioned subject to the specific site and the Arboricultural Officers advice

7.2 This list of required information is not exhaustive. Depending on site circumstances and the nature of development additional information may be requested relating to specific aspects of a development proposal.

### Step1 - Preliminary Assessment

7.3 The purpose of the preliminary assessment is to consider the site and its immediate and wider surroundings, and to decide on the main issues that need to be assessed.

7.4 If there are trees, woodlands, hedgerows or shrubs present on or immediately adjacent to the development site that are likely to be affected either directly or indirectly by the development then:

- x They will be a significant material consideration in the proposed development of the site, even if the intention is to retain as many trees as possible. The Council has a policy of zero net loss of tree canopy cover within urban areas and aims to increase canopy cover wherever possible through new planting schemes. In these situations detailed information will be required. The information required is set out in steps 2 -
- x It would be expedient in the interest of all parties if the developer appointed a suitably qualified arboricultural consultant to provide advice from the outset ensuring early consultation occurs with the Council's Arboricultural Officer via the Planning Case Officer.
- x Please note that even if trees are not currently present within the site, areas for planting trees should be identified and protected from soil compaction damage etc.

## Step 2- Professional Advice

7.5 An arboriculturist (e.g. an arboricultural Consultant) can help you prepare the necessary documentation required by the council.

7.6 Who do you need to employ, consultant or contractor?

- x A consultant will give professional advice on the health and/or safety of a tree, relationships with proposed or existing buildings, development sites or any other tree issue requiring a report, survey, expert advice.
- x A contractor will give a professional service including pruning, removal and other practical tree management operations as required.
- x The Arboricultural Association (AA) provides a directory of quality assured arboriculturists (<http://www.trees.org.uk/find-a-professional/Directoryof-TreeConsultants>). There are also a number of qualified, competent and experienced local arboricultural contractors and consultants who may not be listed in the directory, but may be known to officers within the Council's Green Infrastructure Team.
- x The survey should be undertaken by a suitably qualified arboricultural consultant. All reports must specify the qualifications held by the consultant and all surveys. The Council will only accept reports from surveyors who hold the following qualifications or industry recognised standards :
  - f Certificate in Arboriculture level 4



Source : BS5837 ( 2012 ) Trees in relation to design, demolition and construction Recommendation.

## Step 5- Tree Constraints Plan (TCP)

7.16 The purpose of the Tree Constraints Plan is to show how trees on site may influence below ground constraints, represented by the Root Protection Area (RPA) and the above ground constraints the trees pose by virtue of their position and current and future size.

7.17 Above ground constraints -The current and ultimate height of the tree is a constraint due to

7.22 Whilst the previous steps shall inform the design process and initially the site layout, the council recognises the competing needs of development and that trees are only one factor requiring consideration. However, certain trees, woodlands and hedgerows are of such importance and sensitivity as to prevent development occurring or substantially modify its design and layout.

7.23 Care shall also be taken to avoid misplaced tree retention; attempting to retain too many low quality trees, or unsuitable trees, on a site may result in excessive pressure during and after the development work and subsequent demands for their removal. The end result may be a poor design with fewer trees or less suitable and sustainable tree cover than would be the case if careful planning and expert arboricultural advice had been employed from the outset.

7.24 Trees can impinge on many aspects of site development. Throughout the development process all members of the design team should give adequate consideration to the requirements of trees. Even if trees are not present within the site, areas for planting trees should have been identified and plotted on the Tree Constraints Plan and protected from damage.

7.25 During the design and planning stages the various factors shall be taken into account. This should include, but is not limited to, the following:

- x Tree Preservation Orders / Conservation Area protection, and protected wildlife.
- x The effects of development proposals on the amenity value of trees (post design categorisation).
- x Above and belowground constraints (including overbearing and large trees close to buildings/proposed development, light availability, positions of infrastructural provisions that could impact upon, and be impacted by, trees)
- x

Protection of new planting open space and large landscape areas shall be protected from the outset and identified on any tree protection details.

- x Tree retention/removal/relocation.
- x The construction of the proposed development and design modifications to accommodate trees that would otherwise be at risk or lost.
- x Infrastructure, the end use of the space, mitigation by new tree planting.
- x Connectivity of tree cover and proximity of trees and structures.
- x Commuted sums under a 106 agreement for example tree planning and maintenance along transport infrastructure.
- x Post development tree management, maintenance of newly planted trees and landscape management plans.

7.25 The arboricultural consultant should undertake a secondary evaluation considering the same benefits and disbenefits of retaining the tree or group of trees in step 4 but this time in the post-design context.

7.26 Developers shall be aware of two distances.

1. The minimum acceptable distance between trees and proposed structures necessary to avoid unreasonable interference with the use of the site, allowing for future growth of the trees.
2. The exclusion zone—the minimum distance between trees and construction operations necessary to ensure that the trees survive the development process. It will rarely be acceptable for development, other than appropriate types of hard or soft landscaping, to take place within exclusion zones. Hard surfaces should be kept to a minimum, leaving functional, undisturbed soils to provide optimum rooting conditions for trees.

Step 7 – Arboricultural Method Statements (AMS) and the Tree Protection Plan (TPP)

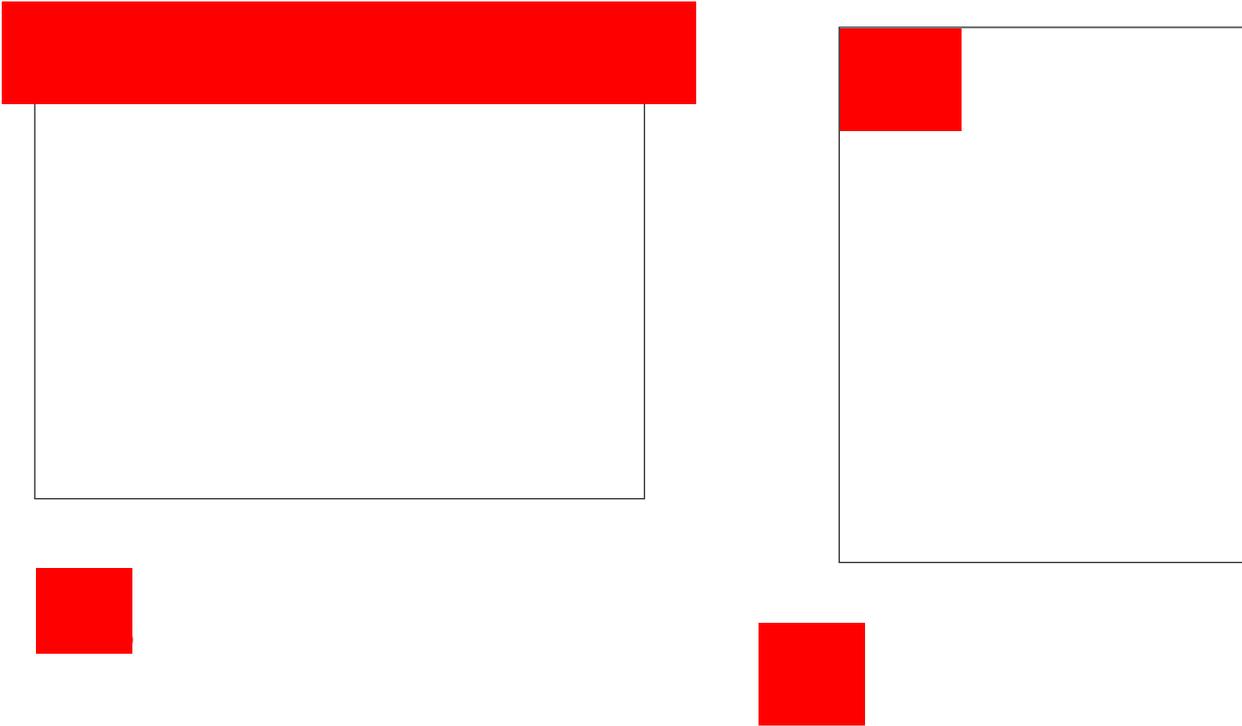
7.27



7.30 Arboricultural watching brief The Well-constructed Barriers made from exterior grade ply developer shall make provision for the supervision of any works within the root protection areas of trees to be retained, and for the monitoring of continuing compliance with the protective measures specified, by an appropriately qualified arboricultural consultant to be appointed at the developer's expense and notified to the Local Planning Authority, prior to commencement.

7.31 The developer shall also make provision for reporting that the tree protection measures have been put in place, and thereafter regular reporting of continued compliance or any departure there from to the council.





### Step 8 – Site Layout Drawings and Supporting Information

7.33 Whilst steps 48 shall inform the design process and ultimately the site layout, the council recognises the competing needs of development mean that trees are one factor requiring consideration.

### Step 9 - The 10 Point Checklist

7.34 An application shall show that all these relevant issues have been considered before the Council and its consultees can assess the proposals. The stages are based on the informative appendices within British Standard 5837:2012 Trees in Relation to design, demolition and construction – Recommendations, but are advisory (informative) and the Council may request information at differing stages and may not necessarily request all items

