



Where there are existing trees and hedges on the site the following points must be considered:

1. The survey of existing trees, shrubs and hedges should must be undertaken in accord with The British Standard "Trees in relation to construction - Recommendations" (BS 5837) by a person competent in arboriculture and the design informed by the tree constraints plan derived from that survey.
2. Is a baseline ecological assessment required where the site contains significant natural features such as hedge banks, streams, ponds, woodland or large mature trees etc.?
3. Check whether any of the trees are the subject of a Preservation Order, within a Conservation Area or are protected by planning condition? Please note that all trees and hedges are considered a 'material consideration' in any planning application whether protected or not.
4. Will trees adjoining the site boundary be affected by the proposed development i.e. those whose crown overhang the site boundary or are close enough to affect the site in terms of root encroachment, shade, or screening?
5. All trees and hedges to be removed and those to be retained must be clearly marked on the plan to scale. A schedule detailing any tree surgery works must be provided.
6. What are the necessary steps to be taken to avoid potential root damage to buildings, roads and underground services?
7. The ground level in the vicinity of existing trees should not be changed as this inevitably affects their health and stability.
8. Trees and hedgerows should be clearly marked on ALL site plans so that site operatives are in no doubt as to which ones are to be retained and protected.
9. Outline and detailed larger applications should be supported by an Arboricultural Implication Assessment, Arboricultural Method Statements and a Tree Protection Plan in accord with BS 5837. Pre application advice should determine the levels of detail required particularly on small sites.
10. Do existing trees or hedges provide screening for the site in the landscape or adjoining properties and if they are to be removed is there adequate provision made for replacement planting?

11. Where trees or hedges are to be removed the council will wish to see adequate replacement planting that is in keeping with locally found species and will provide sustainable long term features that enhance the development.