

Effecting Positive Change in Planning

Jon Ryan - Arboricultural Manager, London Borough of Islington



ISLINGTON



Green

Tree management and consultancy services

Reasons for Change

Budget cuts

- Staff budget
- Maintenance budgets

Resource cuts

- Doing more for less
- Taking on more roles

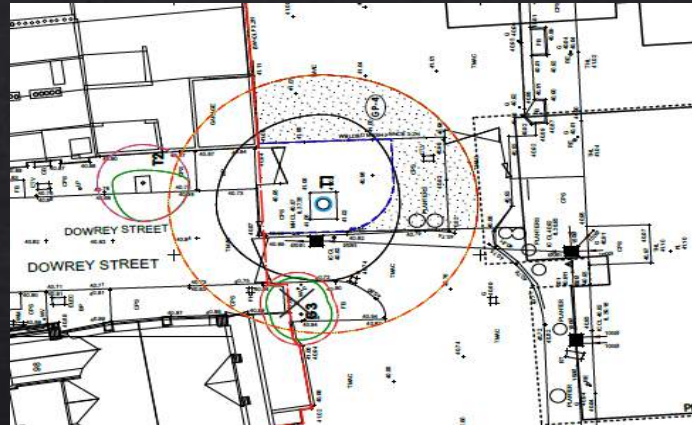
What can I change?

Validation



Validation

Development



Validation

Development

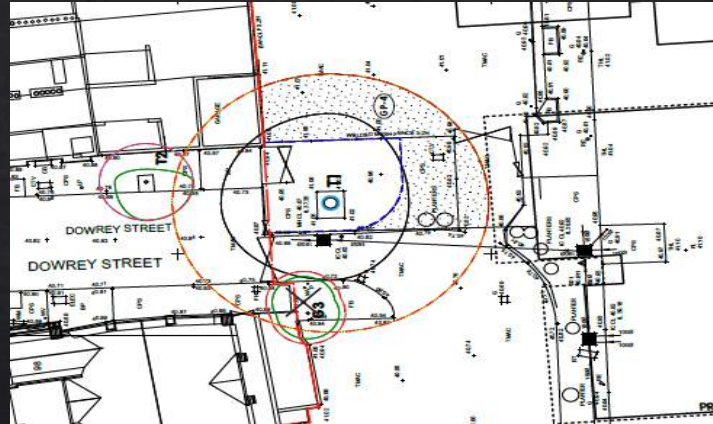
Policy



Validations



Development



Policy



Support

Support

National organisations

Support

National organisations

Forums

Support

National organisations

Forums

Tree officer groups

Support

National organisations

Forums

Tree officer groups

Councillors

Champions

Residents

Validation

Validation

Planning applications

Householder applications

Validation

Planning applications

Householder applications

Tree work

TPO Applications

Conservation Area Notifications

Validation

Planning applications

Householder applications

Tree work

TPO Applications

Conservation Area Notifications

National and local validation requirements

BS 5837:2012



BSI Standards Publication

**Trees in relation to design,
demolition and construction
– Recommendations**

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Validation

BS 5837:2012



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Validation

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BRITISH STANDARD

Annex B
(informative)

Trees and the planning system

Under the UK planning system, local authorities have a statutory duty to consider the protection and planting of trees when granting planning permission for proposed development. The potential effect of development on trees, whether statutorily protected (e.g. by a tree preservation order or by their inclusion within a conservation area) or not, is a material consideration that is taken into account in dealing with planning applications. Where trees are statutorily protected, it is important to contact the local planning authority and follow the appropriate procedures before undertaking any works that might affect the protected trees.

The nature and level of detail of information required to enable a local planning authority to properly consider the implications and effects of development proposals varies between stages and in relation to what is proposed. Table B.1 provides advice to both developers and local authorities on an appropriate amount of information. The term "minimum detail" is intended to reflect information that local authorities are expected to seek, whilst the term "additional information" identifies further details that might reasonably be sought, especially where any construction is proposed within the RPA.

Table B.1 Delivery of tree-related information into the planning system

Stage of process	Minimum detail	Additional information
Pre-application	Tree survey	Tree retention/removal plan (draft)
Planning application	Tree survey (in the absence of pre-application discussions)	Existing and proposed finished levels
	Tree retention/removal plan (finalized)	Tree protection plan
	Retained trees and RPAs shown on proposed layout	Arboricultural method statement – heads of terms
	Strategic hard and soft landscape design, including species and location of new tree planting	Details for all special engineering within the RPA and other relevant construction details
	Arboricultural impact assessment	
Reserved matters/ planning conditions	Alignment of utility apparatus (including drainage), where outside the RPA or where installed using a trenchless method	Arboricultural site monitoring schedule
	Dimensioned tree protection plan	Tree and landscape management plan
	Arboricultural method statement – detailed	Post-construction remedial works
	Schedule of works to retained trees, e.g. access facilitation pruning	Landscape maintenance schedule
	Detailed hard and soft landscape design	

Validation

Guidance Notes for:

Application for Tree Works: Works to Trees Subject to a Tree Preservation Order (TPO)
and/or

Notification of Proposed Works to Trees in Conservation Areas (CA)

Town and Country Planning Act 1990

When to use this form

You will normally need to contact your local planning authority (LPA) before any work can be carried out on protected trees. The LPA is usually the council to which you pay your Council Tax, but where the tree(s) are in the Broads Authority area or a National Park you should consult the relevant Authority.

Protected trees include those covered by a tree preservation order (TPO) or those which grow in a conservation area. You will need to contact the LPA even if you wish to prune branches overhanging from a neighbour's protected tree. You should send one copy of the completed form to your LPA.

- **TPOs** - If you wish to carry out work to trees protected by a TPO you must apply using this form. Your application, and any subsequent appeal, will be decided on the basis of the information you provide now, so it is worth getting it right at the start
- **Conservation areas** - You must give six weeks' notice before carrying out work to trees in a conservation area that are not protected by a TPO. You may use this form for this purpose or you may send a letter or email, which must still include the information required by the form. This gives the LPA an opportunity to consider whether a TPO should be made to protect the tree(s)
- **Permitted development** - You must also apply or give notice to your LPA (as above) if you want to work on a protected tree where you are carrying out development where full planning permission is not needed
- **Planning permission** - Where full planning permission has been granted you might need to apply or give notice to the LPA before carrying out work to protected trees. You should check with the LPA to see what is required

When not to use this form

You do not need to get the LPA's consent in a few special circumstances: when a tree is dead or dangerous, for example. In this case you are advised to speak to the LPA about proposed work, particularly felling (see 'Further Information' below.) You should be prepared to prove that the work falls within an exemption.

Before you apply

You may wish to discuss your needs with a competent arborist (tree surgeon) before contacting the LPA. If the LPA are able to, it may be worthwhile discussing your proposals with them informally before you complete the form. Early discussion gives the LPA the chance to:

- Explore whether the work is exempt from the need to apply/notify
- Advise on how best to present your proposals
- Guide you through the process and the LPA's tree protection policies

The advice and guidance given to you during these discussions is given in good faith, but no LPA officer can give you a definite answer as to whether your proposed works will be allowed. You may want to contact the LPA to see if they charge for giving this advice.

Validation

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CHECKLIST – WORKS TO TREES SUBJECT TO A TREE PRESERVATION ORDER (TPO) OR IN A CONSERVATION AREA (CA)

Use this checklist to assist the validation process for TPO applications & CA 211 notices.

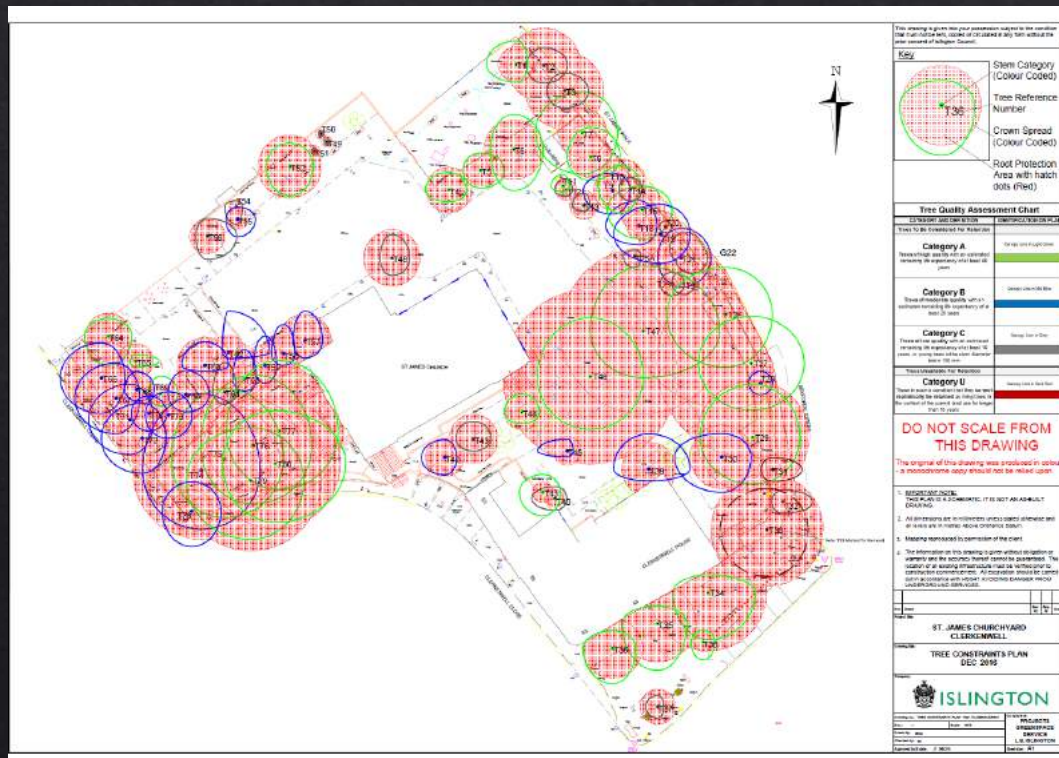
Further information can be found on the planning portal by following [this link](#).

Incomplete or invalid TPO applications or CA 211 notices should be referred back to the applicant/agent or the relevant tree officer.

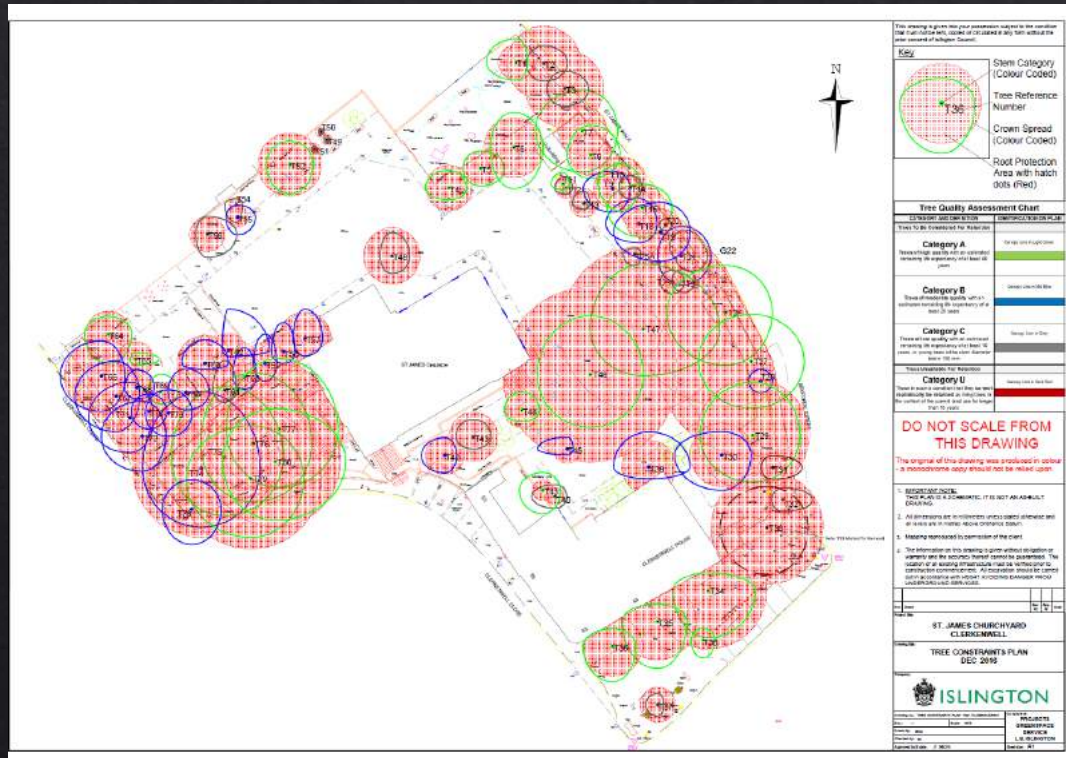
Checked by:		Date checked: / /	
Type of application (*circle relevant type):		*TPO application	*CA 211 notice
Planning Portal ref:		Acolaid ref:	
TPO reference/name:			
Type of TPO	Area	Group	Individual Woodland
Date of application:	/ /		
Date application made valid:	/ /		
Target date for determination after validation:	TPO 8 wks. after valid date	CA 6 wks. after valid date	
	Date: / /	Date: / /	
Site address (where the tree(s) are located):			
Applicant's contact details:			
Agent's contact details:			
SECTION OF APPLICATION FORM (1APP) (See notes below if necessary)			Please Tick
			Yes No
Section 1 – Applicant's name and address. Are details provided?			
Section 2 – Agent's name and address (where appropriate). Are details provided?			
Section 3 – If all of the trees do not stand at the address of the applicant (see section 1), or if they grow in more than one property, or if a tree trunk straddles the boundary between two properties, has the applicant/agent provide full address/location of the site where the trees stand?			
Section 4 – Has the applicant/agent ticked the yes or no box and where appropriate provided the tree owners details if the applicant is not the tree owner?			
Section 5 – Has the applicant/agent ticked the relevant boxes for a TPO application or CA 211 notice (or both if protected by a TPO and growing in a CA)?			
Section 6 – Has the TPO title or reference been provided? This is discretionary information – absence should not prevent validation.			
Section 7 – Identification of tree(s) and description of works for each tree. Does the application make clear to which trees the descriptions of works and reasons apply?			
Section 7 – Identification of tree(s) and description of works for each tree. Does the application include reasons for work to trees protected by a TPO? For trees in a CA, giving reasons for work helps but is not mandatory.			
Section 7 – Identification of tree(s) and description of works for each tree. If the description of works is correct for each tree, tick the YES box			
If any of these common errors in specifying tree works apply, tick the NO box and do not validate the application:			
<ul style="list-style-type: none"> • A proposal simply to "cut back", "lop" or "trim" some branches is too vague because it fails to indicate the extent of the works. • The percentage thin has not been specified? • Crown lift - the clearance over ground level has not been specified? • Crown reduction has been expressed as a percentage to be removed, rather than finished canopy dimensions? 			
Section 8 – Additional information. For trees protected by a TPO. Does the application provide sufficient evidence to support the case? Applications cannot be processed until all mandatory information is received by the LPA.			
Section 8 – Additional information. For trees protected by a TPO or CA. Has the applicant/agent provided a sketch plan showing boundaries, adjoining properties and names of roads? Does the plan show the position of the tree(s) in relation to buildings and add the numbering used in section 7 above?			

Development site tree protection

Development site tree protection



Development site tree protection



Conditions

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Landscaping – Minor and major

Conditions

Landscaping – Minor and major

Tree planting

Conditions

Landscaping – Minor and major

Tree planting

Tree pruning

Conditions

Landscaping – Minor and major

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Woodland management plan

Conditions

Landscaping – Minor and major

Tree planting

Tree pruning

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Tree protection

Pre commencement site meeting

Arboricultural site supervision

Site supervision reports

Conditions

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Tree pruning

Woodland management plan



London Tree Officers Association Suggested templates for planning conditions

Introduction
Recommendations

31 October 2017

	Title	Condition
1	Landscape	<p>Landscape (Soft and Hard) – (Major applications)</p> <p><i>Condition: Prior to completion or first occupation of the development hereby approved, whichever is the sooner, details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:</i></p> <ol style="list-style-type: none">1) a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;2) location, type and materials to be used for hard landscaping including specifications, where applicable for:<ol style="list-style-type: none">a) permeable pavingb) tree pit designc) underground modular systemsd) Sustainable urban drainage integratione) use within tree Root Protection Areas (RPAs);3) a schedule detailing sizes and numbers/densities of all proposed trees/plants;4) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and5) types and dimensions of all boundary treatments <p>There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. Unless required by a separate landscape management condition, all soft landscaping shall have a</p>

Policy

Policy DM6.5

Landscaping, trees and biodiversity

B. Trees, shrubs and other vegetation of landscape and/or environmental significance must be considered holistically as part of the landscape plan. The following requirements shall be adhered to:

- i) Developments are required to minimise any impacts on trees, shrubs and other significant vegetation. Any loss of or damage to trees, or adverse effects on their growing conditions, will only be permitted where there are over-riding planning benefits, must be agreed with the council and suitably reprovided. Developments within proximity of existing trees are required to provide protection from any damage during development. Where on-site re-provision is not possible, a financial contribution of the full cost of appropriate re-provision will be required.
- ii) The council will refuse permission or consent for the removal of protected trees (TPO trees, and trees within a conservation area) and for proposals that would have a detrimental impact on the health of protected trees.

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Future

Future

Accept Change – it's inevitable

Future

Accept Change – its inevitable

Green infrastructure

Future

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Green infrastructure

Trading / commercialisation

Future

Accept Change – its inevitable

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LTOA working party

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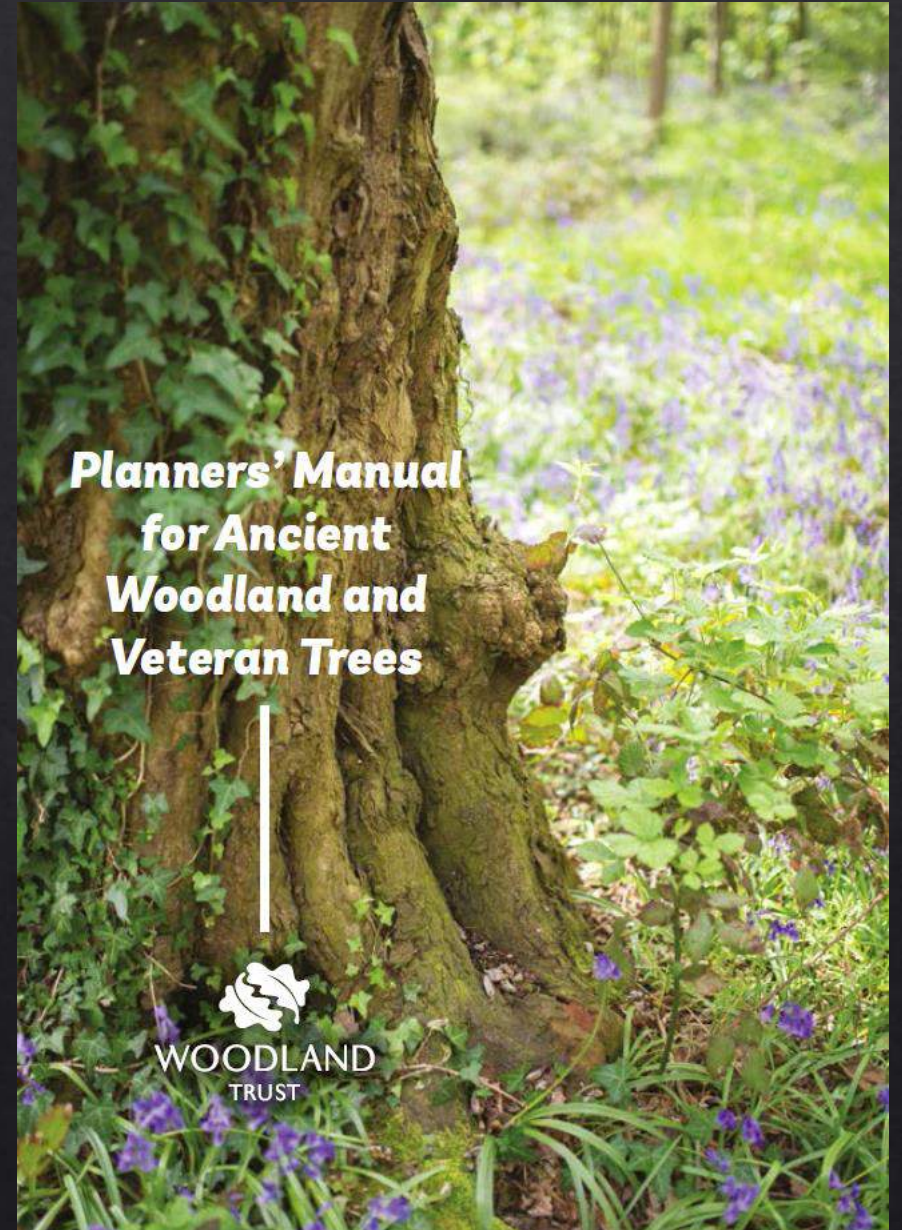
Trees on roofs



Planning for Ancient Woodland

Planners' Manual for Ancient Woodland and Veteran Trees

<https://www.woodlandtrust.org.uk/publications/2017/09/planning-for-ancient-woodland/>



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Thank you

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