

Trees and development



Basingstoke
and Deane

Trees and development

Trees are particularly vulnerable to development and unless adequate protection is given to them during building work, they will suffer and can die. Their successful integration into new development depends on the selection of appropriate trees for retention, informed layout design and careful implementation.

If you are seeking planning permission, we will require you to demonstrate how you intend to protect trees. If trees do need to be removed, we will assess their importance in the landscape and planning permission will only be granted if their loss is deemed to be acceptable.

Before you apply for planning permission

If there are trees, large shrubs or hedges on or within falling distance of the site, we will require a tree survey to be carried out in accordance with the current British Standard 5837. This will provide the basic information we need to understand what trees there are on the site and how they might be affected by development.

Sometimes we require an arboricultural impact assessment to understand which trees are being removed and the likely impact on trees that are being retained. A scheme for tree protection may also be necessary to understand how retained trees can be protected during building work.

To avoid any delay in the application process, it is advisable to carry out the survey and prepare the necessary reports before applying for planning permission. It is possible that your planning permission will be refused if we do not receive this information.

Things to consider

- The value and condition of the trees and the impact of any tree loss required to build the development
- The requirement for sightlines and any further pruning or felling that would be required to achieve the required visibility on the highway
- Whether the branches or roots are likely to be cut or damaged during construction and how significant this is to the tree
- Whether retained trees can be protected during building work, including the construction of underground and overhead services
- Whether trees are likely to be affected by landscaping work associated with the development, such as level changes and hard standing
- The design of appropriate building foundations where the site is affected by shrinkable clay soils to avoid future problems of tree-related subsidence
- The suitability of proposed new tree planting, its contribution to green infrastructure and how likely it is to survive
- How well the proposed development sits with trees and whether they will need to be pruned or removed once a house is occupied.

Protecting trees during construction

In the event that planning consent is granted, if you haven't already done so, we will normally ask you to prepare a tree protection plan. This will show the location of the trees that are being retained and will detail any tree surgery work that needs to be carried out.

Protective fencing will need to be erected to create exclusion zones around the trees so that their branches and roots are not accidentally damaged during building work. Ground protection may also be required if tree roots are likely to spread beyond the position of the protective fencing.

The plan will need to demonstrate that there is sufficient working room to construct the development, without infringing on any exclusion zones around trees.

You will be required to confirm that all approved tree surgery and installation of tree protection is carried out prior to the commencement of development.

Where can I get more help?

The Arboricultural Association has a list of independently approved arboriculturists who would be able to provide the necessary survey and associated reports. Their website can be found at www.trees.org.uk or you can contact them by telephoning 01242 522152.

Further information is also available in the Landscape and biodiversity supplementary planning document. This can be downloaded from our website at www.basingstoke.gov.uk/treedevlopment

If you would like to enquire about a council-owned tree or to find out if a tree is protected, you should contact us by emailing communityservices@basingstoke.gov.uk or telephone 01256 844 844.

www.basingstoke.gov.uk | 01256 844844

customer.service@basingstoke.gov.uk

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