

# When is a Tree Survey Necessary?

## Will the development affect any trees or hedges?

1. **Alterations to existing properties:** Where no extension of the building footprint, no new service lines or no change of access is proposed, no tree survey is required.
2. **Extensions to existing properties, construction of ancillary buildings or changes of access:** A survey will be required of those trees on and adjacent to the site, which stand within 12 metres of any new building, new service line or new access.
3. **New buildings and structures:** A survey will be required of all trees on the site and within 12 metres of the site boundary. For larger groups of trees (10+) and woodlands more than 20 metres distant from any works, a detailed survey of each tree will not usually be required but the nearest crown spread should be indicated on a plan.

## What to Survey

For most planning purposes, surveys should include any tree with a stem diameter of more than 75mm, measured at 1.5m above ground level.

## Is it Necessary to Survey Hedges?

Only those hedges that are likely to influence development and that are over 10 metres in length on the site or within 4 metres of the site boundary need to be surveyed.

It is not necessary to survey most hedges in the same detail as trees, however they need to be clearly indicated on a plan with an accurate spread.

Information on the height, species and condition of the hedge should be provided, and represented on the tree constraints plan (if applicable). Countryside hedgerows of native plants, (over 30 years old) should be assessed against the criteria for 'important hedgerows' under the Hedgerow Regulations (see below).

## **IMPORTANT HEDGEROWS: THE CRITERIA**

The Regulations specify in detail how the criteria are met. This is a simplified guide.

1. Marks a pre-1850 parish or township boundary.
2. Incorporates an archaeological feature.
3. Is part of, or associated with, an archaeological site.
4. Marks the boundary of, or is associated with, a pre-1600 estate or manor.
5. Forms an integral part of a pre-Parliamentary enclosure field system.
6. Contains certain categories of species of birds, animals or plants listed in the Wildlife and Countryside Act or Joint Nature Conservation Committee (JNCC) publications.
7. Includes:
  - (a) at least 7 woody species, on average, in a 30 metre length;
  - (b) at least 6 woody species, on average, in a 30 metre length and has at least 3 associated features;
  - (c) at least 6 woody species, on average, in a 30 metre length, including a black-poplar tree, or large-leaved lime, or small-leaved lime, or wild service-tree; or
  - (d) at least 5 woody species, on average, in a 30 metre length and has at least 4 associated features.

The number of woody species is reduced by one in northern counties. The list of 56 woody species comprises mainly shrubs and trees. It generally excludes climbers (such as clematis, honeysuckle and bramble) but includes wild roses.

8. Runs alongside a bridleway, footpath, road used as a public path, or a byway open to all traffic and includes at least 4 woody species, on average, in a 30 metre length and has at least 2 of the associated features listed at (i) to (v) below.

The associated features are:

- (i) a bank or wall supporting the hedgerow;
- (ii) less than 10% gaps;
- (iii) on average, at least one tree per 50 metres;
- (iv) at least 3 species from a list of 57 woodland plants;
- (v) a ditch;
- (vi) a number of connections with other hedgerows, ponds or woodland; and
- (vii) a parallel hedge within 15 metres.