

A tree survey for planning application and/or planning compliance purposes must be carried out using the appropriate methodology in order to prepare an assessment in accordance with *BS 5837 Trees in Relation to Construction (2005)*.

Tree Survey reports are now a common requirement with the 'One-App' planning process. Planning Regulations require that a tree survey must be completed by a Consultant with arboricultural expertise.

The survey requires a visual inspection of the site to be completed, ideally but not exclusively in an appropriate season. Tree Preservation and local ecological records must also be obtained and reviewed.



A site proposed for development will require a Tree Survey to BS5837 (2005) where the following applies:

1. The site contains individual mature or semi-mature trees within the proposed development boundary;
2. The site contains a significant area of mature or semi-mature woodland within the proposed development boundary;
3. Land adjacent to the proposed development site contains trees or woodland, the canopies of which infringe across the site boundary and which may, therefore, be impacted by any development.

A Tree Survey should ideally be completed **prior to** any development proposals being completed, as it is possible that existing trees may impact on the site layout in some way and require amendments. The Tree Survey is undertaken with the specific objectives of:

- Identifying the individual tree species present at the site by means of visual inspection;
- Defining the approximate age, condition and canopy spread of all individual mature trees identified and the **value or constraints** of these within the development context;
- Identifying any trees that may present a risk to proposed house foundations and recommending action to mitigate any such risk; and
- Recommending tree management / mitigation measures where these are appropriate.

Trees may not only present a potential constraint to site development, they may also add significant value to a development if the retention of individual trees can be planned into the development process from an early stage. Reaching agreement with the Local Planning Authority in regard to the retention, protection and removal of trees on a particular site at an early stage will avoid unexpected and potentially costly delays during the development process.

Normal Fee Range: £400 - £1500

The fee ranges shown above are indicative and based on 'normal' situations. Fees may vary depending on the size of a particular site and the complexity of the survey required.

