

London Tree Officers Association
Suggested standard wording for planning conditions

Introduction
 Recommendations

31 October 2017

	Title	Condition
1	Landscape	<p>Landscape (Soft and Hard) – (Major applications)</p> <p>Condition: <i>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 paving b) tree pit design c) underground modular systems d) Sustainable urban drainage integration e) 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; and 5) 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>

written five year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with (Insert relevant policies here).

Informative:

The following British Standards should be referred to:

- a) BS: 3882:2015 Specification for topsoil
- b) BS: 3936-1:1992 Nursery Stock - Part 1: Specification for trees and shrubs
- c) BS: 3998:2010 Tree work – Recommendations
- d) BS: 4428:1989 Code of practice for general landscaping operations (excluding hard surfaces)
- e) BS: 4043:1989 Recommendations for Transplanting root-balled trees
- f) BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations
- g) BS: 7370-4:1993 Grounds maintenance part 4. Recommendations for maintenance of soft landscape (other than amenity turf).
- h) BS: 8545:2014 Trees: from nursery to independence in the landscape – Recommendations
- i) BS: 8601:2013 Specification for subsoil and requirements for use

2	Landscape	<p>Landscape (Soft and Hard) – (Minor applications)</p> <p>Condition: <i>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</i></p>
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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:

- a) a scaled plan showing vegetation to be retained and trees and plants to be planted:
- b) proposed hardstanding and boundary treatment:
- c) a schedule detailing sizes and numbers of all proposed trees/plants
- d) Sufficient specification to ensure successful establishment and survival of new planting.

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. Any new tree(s) that die(s), are/is removed, become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Replacement planting shall be in accordance with the approved details (unless the Local Planning Authority gives its written consent to any variation).

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with (Insert relevant policies here).

Informative:

The following British Standards should be referred to:

- a) BS: 3882:2015 Specification for topsoil
- b) BS: 3936-1:1992 Nursery Stock - Part 1: Specification for trees and shrubs
- c) BS: 3998:2010 Tree work – Recommendations
- d) BS: 4428:1989 Code of practice for general landscaping operations (excluding hard surfaces)
- e) BS: 4043:1989 Recommendations for Transplanting root-balled trees

- f) BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations
- g) BS: 7370-4:1993 Grounds maintenance part 4. Recommendations for maintenance of soft landscape (other than amenity turf).
- h) BS: 8545:2014 Trees: from nursery to independence in the landscape - Recommendations
- i) BS: 8601:2013 Specification for subsoil and requirements for use

3

Tree protection

Condition: *Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.*

Specific issues to be dealt with in the TPP and AMS:

- a) *Location and installation of services/ utilities/ drainage.*
- b) *Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.*
- c) *Details of construction within the RPA or that may impact on the retained trees.*
- d) *a full specification for the installation of boundary treatment works.*
- e) *a full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.*
- f) *Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.*
- g) *A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.*

- h) *a specification for scaffolding and ground protection within tree protection zones.*
- i) *Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.*
- j) *details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires*
- k) *Boundary treatments within the RPA*
- l) *Methodology and detailed assessment of root pruning*
- m) *Arboricultural supervision and inspection by a suitably qualified tree specialist*
- n) *Reporting of inspection and supervision*
- o) *Methods to improve the rooting environment for retained and proposed trees and landscaping*
- p) *Veteran and ancient tree protection and management*

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with (Insert relevant policies here) and pursuant to section 197 of the Town and Country Planning Act 1990

Informative:

The following British Standards should be referred to:

- a) BS: 3998:2010 Tree work – Recommendations
- b) BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations

4	Pre-commencement Meeting	<p>Condition: Before any development or construction work begins, a pre-commencement meeting shall be held on site and attended by the developers appointed arboricultural consultant, the site</p>
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		<p>manager/foreman and a representative from the Local Planning Authority (LPA) to discuss details of the working procedures and agree either the precise position of the approved tree protection measures to be installed OR that all tree protection measures have been installed in accordance with the approved tree protection plan. The development shall thereafter be carried out in accordance with the approved details or any variation as may subsequently be agreed in writing by the LPA.</p> <p>Reason: Required prior to the commencement of development in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with (Insert relevant policies here).</p>
5	<p>Arboricultural Site supervision</p>	<p>Condition: The Arboricultural Method Statement (insert details) and plan (insert details) submitted in support of the application shall be adhered to in full, subject to the pre-arranged tree protection monitoring and site supervision, detailed in (insert section of report) of the report, by a suitably qualified tree specialist.</p> <p>Reason: Required to safeguard and enhance the character and amenity of the site and locality and to avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with (Insert relevant policies here).</p>
6	<p>Arboricultural Site Supervision (pre-commencement)</p>	<p>Condition: Prior to the commencement of the development hereby approved (including any ground clearance, tree works, demolition or construction), details of all tree protection monitoring and site supervision by a suitably qualified tree specialist (where arboricultural expertise is required) shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.</p> <p>Reason: Required prior to the commencement of development in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with (Insert relevant policies here).</p> <p>Informative:</p> <p>The following British Standards should be referred to:</p> <p>a) BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations</p>

7	<p>Arboricultural Site Supervision (completion)</p>	<p>Condition: The completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in condition (insert condition number) shall be submitted for approval in writing by the Local Planning Authority within 28 days from completion of the development hereby permitted. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by a suitably qualified and pre-appointed tree specialist.</p> <p>Reason: In order to ensure compliance with the tree protection and arboricultural supervision details submitted under condition (insert condition(s)) pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with (Insert relevant policies here).</p>
8	<p>Tree Planting</p>	<p>Condition: <i>Prior to completion or first occupation of the development hereby approved, whichever is the sooner;</i> full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times.</p> <p>Any trees that are found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.</p> <p>Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 to safeguard and enhance the amenity of the area, to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with (insert relevant policies here).</p> <p>Informative:</p> <p>The following British Standards should be referred to:</p> <ul style="list-style-type: none"> a) BS: 3882:2015 Specification for topsoil b) BS: 3998:2010 Tree work – Recommendations c) BS: 3936-1:1992 Nursery Stock - Part 1: Specification for trees and shrubs d) BS: 4428:1989 Code of practice for general landscaping operations (excluding hard surfaces)

		<ul style="list-style-type: none"> e) BS: 4043:1989 Recommendations for Transplanting root-balled trees f) BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations g) BS: 7370-4:1993 Grounds maintenance part 4. Recommendations for maintenance of soft landscape (other than amenity turf). h) BS: 8545:2014 Trees: from nursery to independence in the landscape - Recommendations i) BS: 8601:2013 Specification for subsoil and requirements for use
9	Tree Pruning	<p>Condition: Prior to the commencement of the development hereby approved (including all preparatory work), details of all proposed Access Facilitation Pruning (see BS5837:2012 for definition) shall be submitted to and approved in writing by the Local Planning Authority. The approved tree pruning works shall be carried out in accordance with BS3998:2010. The development thereafter shall be implemented in strict accordance with the approved details.</p> <p>Reason: Required prior to commencement of development to avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality, in accordance with (insert relevant policies here)</p> <p>Informative:</p> <p>The following British Standards should be referred to:</p> <ul style="list-style-type: none"> a) BS: 3998:2010 Tree work – Recommendations b) BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations
10	Woodland Management Plan	<p>Condition: <i>Prior to completion or first occupation of the development hereby approved, whichever is the sooner;</i> a woodland management plan shall be submitted to, and approved in writing by, the Local Planning Authority. The management plan should be prepared by a qualified and experienced forestry or arboricultural consultant and should include the following elements:</p> <ul style="list-style-type: none"> a) A statement of the overall design vision for the woodland and for individual trees retained as part of the development - including

		<p>amenity classification, nature conservation value and accessibility.</p> <ul style="list-style-type: none"> b) Type and frequency of management operations to achieve and sustain canopy, understorey and ground cover, and to provide reinstatement including planting where tree loss or vandalism occurs. c) Frequency of safety inspections, which should be at least three yearly in areas of high risk, less often in lower risk areas d) Confirmation that the tree pruning work is carried out by suitably qualified and insured tree contractors to British Standard 3998 (2010). e) Special measures relating to Protected Species or habitats, e.g. intensive operations to avoid March - June nesting season or flowering period. f) Inspection for pests, vermin and diseases and proposed remedial measures. g) Recommendations relating to how trees within the immediate vicinity of properties or within private areas are to be protected, such that these are retained without the loss of their canopy or value as habitat. h) Confirmation of cyclical management plan assessments and revisions to evaluate the plan's success and identification of any proposed actions. <p>Reason: Required to ensure that woodland areas are satisfactorily safeguarded, managed and maintained in the <u>long term /in perpetuity</u> in the interest of nature conservation and the visual amenity of the area and to accord with policies [INSERT] of the [INSERT (Council LDF)] and policy 7.21 of the London Plan March 2015 and the NPPF.</p>
11	Retaining trees	<p>Condition: No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the local planning authority.</p> <p>Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the</p>

The London Tree Officers Association
Caring for the Capital's Trees



		immediate locality in accordance with (Insert relevant policies here).
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