

*Trees for Life*

514/2(3)  
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REGISTERED

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## The Jersey Association of Men of the Trees

Patrons: H.E. The Lieutenant-Governor, Air Chief Marshal Sir John Cheshire K.B.E., C.B., and the Bailiff of Jersey, Sir Philip Bailhache

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Your ref: 514/2(3)

27 April 2006

### **Environment Scrutiny Panel – Review of the Planning Process**

As a locally run registered charity, whose profits are returned to the organisation, the Association has had a limited amount of involvement with the Planning Department. However, our involvement has recently increased on a number of planning applications where trees have been brought to our attention by neighbours. The following points have ensued from our involvement:-

#### **a) Points occurring within the past 4 years**

- Inappropriate species selection and positioning of trees in association with planning applications e.g. heavy standard silver birch trees planted less than 1.00 m from boundary wall and buildings. Planning Officers need to scrutinise the planting proposals more and not take them at face value i.e. study the proposed species.
- The States' Arboricultural Officer appears to be increasingly employed on matters other than trees. When tree related concerns are raised he is not always consulted, even by others States' departments.
- Not all trees have been marked on a number of recently seen tree surveys – the Planning Officers do not appear to have checked the drawings.
- Tree work on land owned by the States should be carried out by Contractors appearing on an approved list to ensure the work is carried out to the highest standard.

#### **b) General observations**

- Mature trees usually do not receive the protection they deserve.
- The "Tree Protection on the building site" – Planning Advice Notes No. 3 leaflet needs updating and reissuing (see enclosed copy).
- Replacement planting requirements are rarely followed up. Once a building has been signed off trees are often removed to increase the size of parking areas.
- Trees and significant shrubs (over 2.00 metres in height) should be regarded as protected at the start of the planning process. No punitive measures are in place to prevent trees being removed from a development site prior to a planning application.
- Planning Application descriptions in the Jersey Evening Post are very brief and give inadequate information – tree removal is never mentioned.

Continued over.....

**c) Proposed Planning & Building (Jersey) Law 2002**

- Penalties for tree preservation order (TPO) infractions have been insignificant compared to the UK and do not act as a deterrent to abuse. What are the proposed measures and fines?
- Unable to find the current scale of fines in the current and proposed law.

With reference to the planning process with regard to trees on development sites, I enclose a copy of a flow diagram which has been produced as part of the draft standard BS 5837 "Trees in relation to construction". It was downloaded from the Arboricultural Association website when it was part of a consultation document dated September 2004. It gives a concise and sequential breakdown of the various aspects to be considered and could be applied locally.

I trust the above information is helpful. Please feel free to contact Conrad Evans, our Arboricultural Officer, if you have any further queries.

Yours sincerely



MP  
Michael Munz-Jones  
Chairman

Encl (2)

## Storage of Materials

All materials, bricks, soil, cement, etc., should be stored outside of fenced areas and away from trees. Particular care should be taken with liquids, fuel and chemicals which, if spilled, could affect trees at a distance from the incident.

## Machinery on Site

Vehicles and machinery should be parked or routed away from trees because of the risk of soil compaction.

## Fires

No fires should be lit near trees or shrubs because scorched leaves and bark may initiate insect or fungal attack, or cause worse direct effects. Fires should be at least 3m from branch tips of any tree and always on the leeward side of the tree.

## Site Hut Location

Site huts should be located away from trees whenever possible. Otherwise they should be raised on blocks to allow roof water to run beneath them and to prevent deterioration of the soil and the death of surface roots.

## Watertable

Trenches, ground level changes, artificial drainage systems and impermeable surfacing may cause changes to the natural watertable levels. Care should be taken to ensure minimum fluctuation especially when mature oaks are to be retained. As with so many effects on trees, the results of careless actions may not be evident for several years (when the contractor has gone from the site) so it is essential to follow the expert advice on care at all stages of the construction process and deal with any problems immediately.

If in any doubt, the advice of a qualified arboriculturist should be sought.

## Check List

- 1. At the Design Stage**
  - (i) Check legal restrictions.
  - (ii) Arboriculturalists survey and report on the existing trees and shrubs.
  - (iii) Design should avoid changes in level, excavations and service runs near trees and shrubs.
- 2. Before the Construction Stage**
  - (i) Produce detailed drawings to show all trees to be retained and all trees to be felled. Drawing should also show locations of all temporary buildings, roads and storage areas and these locations should be strictly adhered to throughout the construction period.
  - (ii) Qualified tree surgeon to carry out all necessary tree work.
  - (iii) Erect protective fences around all the trees and shrubs to be retained.
- 3. At the Construction Stage**
  - (i) Site supervision to ensure that there is no encroachment into the fenced areas and that everything possible is done to preserve the trees in good condition.
  - (ii) Ensure that all accidental damage is treated immediately by the tree surgeon.
  - (iii) If in doubt consult a specialist.

These basic guidelines, if observed, will give trees retained on development sites a better chance of survival. By altering as little as possible the original environment of all such trees, they should continue to thrive and will enhance the final appearance of the development.

## Useful Publications

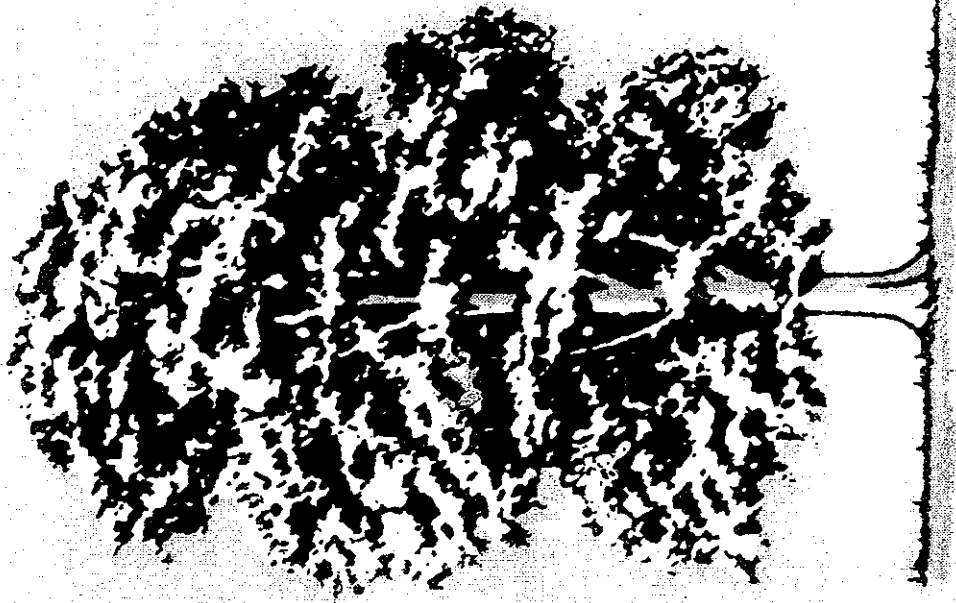
Published by the Arboricultural Association:  
**The Care of Trees on Development Sites.**  
Trees — Site Preparation and Planting.



States of Jersey  
Department of  
Planning and  
Building Control

States Office, Print Section

# Tree Protection on the building site



States of Jersey  
Department of  
Planning and  
Building Control  
**Planning  
Advice Notes  
No. 3**

TREES have a valuable role to play in both town and country landscapes. They can lead the eye to or focus a vista, screen otherwise obtrusive structures and soften the hard lines of roads and buildings. Most trees, however, are slow growing and therefore it makes sense to incorporate existing trees into any development plan. The most vital aspect of such a choice is the protection of the tree during the building process. This leaflet provides advice and guidelines which should be followed to ensure the survival of trees on building sites.

## The Natural Requirements of Trees

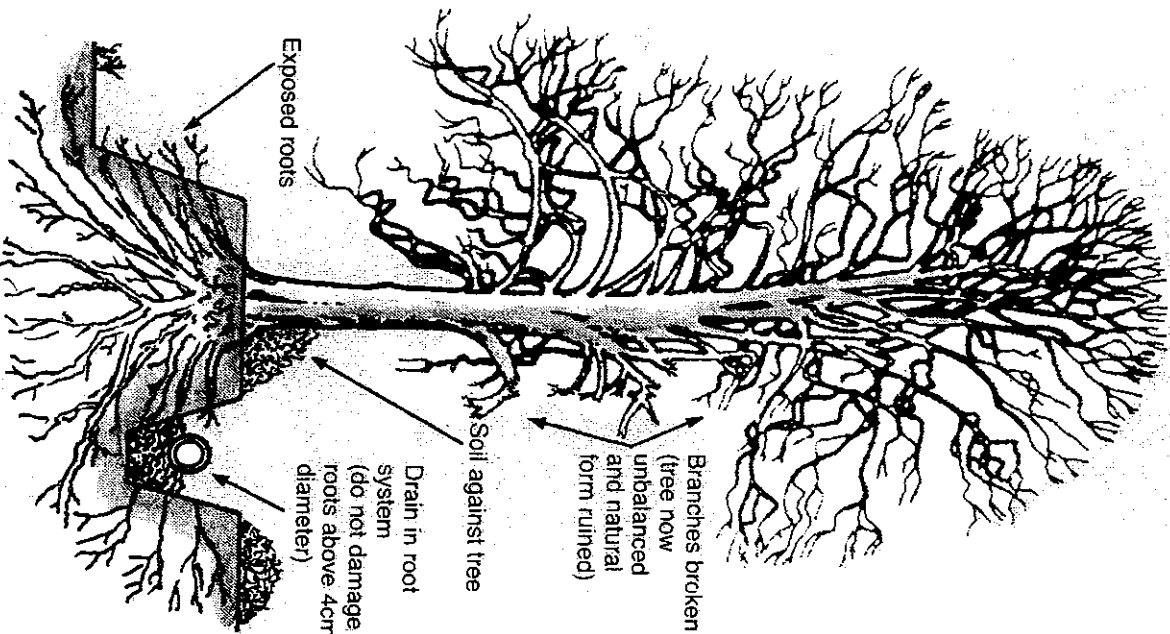
A tree breathes through its leaves and obtains water and nutrients by absorption through its roots in reasonably aerated soil. Any change in the supply and purity of those elements is likely to harm the health of the tree. Physical damage, either above or below ground, will similarly affect the tree.

## The Planning Stage

Before proceeding with detailed design work, checks should be made of restrictive covenants, Tree Preservation Orders or conditions of the Planning Permission which relate to trees, shrubs and hedgerows on the site.

A detailed survey and report on the condition of the existing trees and shrubs on the site is necessary before design work begins. The survey, which is best undertaken by a qualified arboriculturist, should include a plan showing the location of all trees, shrubs and hedgerows on the site giving details of species, spread, height, girth, physical condition, ultimate size and existing ground levels at the bases of the trees and other vegetation. The subsequent layout should provide for the retention of all healthy trees and other vegetation.

## What not to do!

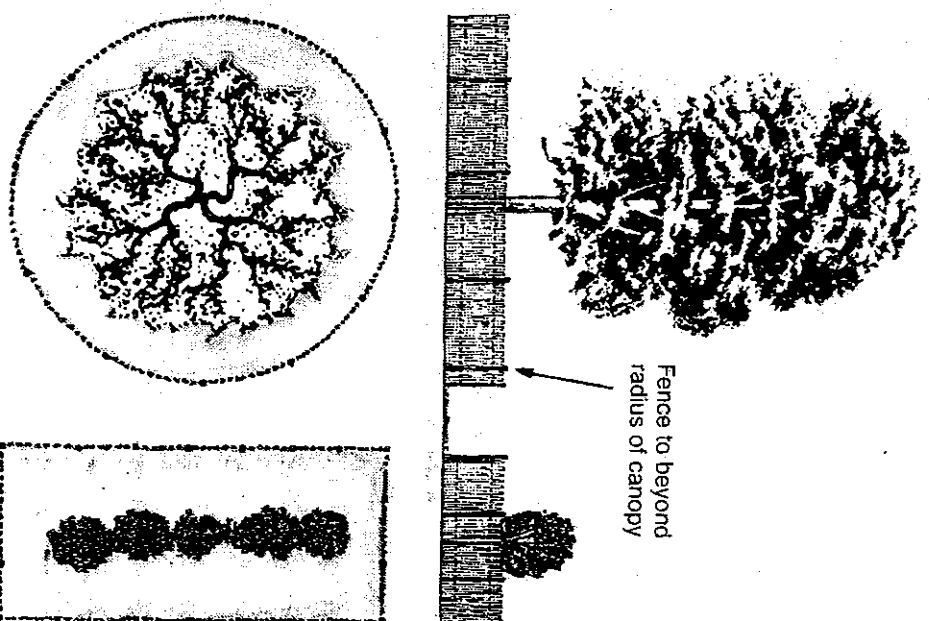


## Pruning and Felling

All trees to be retained should be marked with a metal tag above normal arm reach at the time of survey. All trees to be felled should be clearly marked with a yellow cross. Pruning and felling must be carried out by a qualified tree surgeon before any construction work commences.

## Fencing

Before any work commences trees and shrubs to be retained should be fenced off from the working area with a 1.2m high chestnut (or similar) fencing as illustrated. These fences should be retained for the whole of the construction period and any damage to them should be repaired immediately.





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**Latest date for receipt of comments: 31 December 2004**

Project no.: 2003/00421

Responsible committee: B/213 Trees

Interested committees: B/213/2

Title: Draft BS 5837 Trees in relation to construction - Recommendations

Supersession information: If this document is published as a standard, the UK implementation of it will supersede BS5837 : 1991. If you are aware of any other national standard which may be affected, please notify the secretary (contact details below).

**WARNING: THIS IS A DRAFT AND MUST NOT BE REGARDED OR USED AS A BRITISH STANDARD.  
THIS DRAFT IS NOT CURRENT BEYOND 31 December 2004.**

This draft is issued to allow comments from interested parties; all comments will be given consideration prior to publication. No acknowledgement will normally be sent. **See overleaf for information on commenting.**

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Information on the co-operating organizations represented on the committees referenced above may be obtained from the responsible committee secretary.

#### Cross-references

The British Standards which implement International or European publications referred to in this draft may be found via the British Standards Online Service on the BSI web site <http://www.bsi-global.com>.

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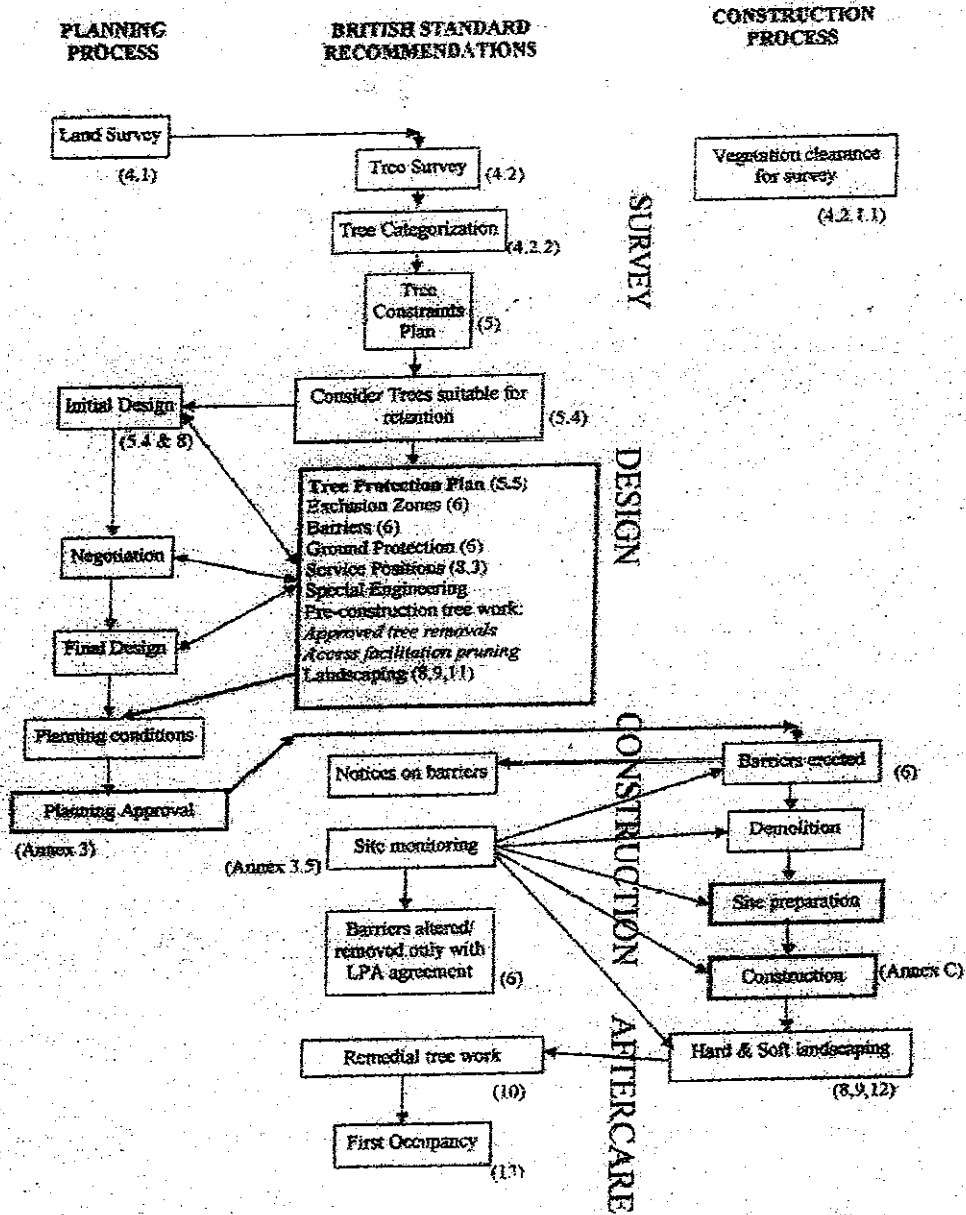


Figure 1: Flow diagram summarizing planning for trees on development sites  
 Figures in brackets refer to paragraph numbers

Figure 1 — Flow diagram, summarizing planning for trees on development sites