

# LDF

*Building on Success*

## **Trees and Development**

Supplementary Planning Document

Local Development Framework

Adopted April 2010



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA



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## Introduction

Trees are a vital component of the built environment, adding variety and creating a more healthy and enjoyable living environment. Trees enrich our surroundings and are instrumental in enhancing quality of life. Apart from their visual amenity value, trees provide shade, help to absorb noise and provide a habitat for wildlife. The more general environmental benefits of trees include the filtering of air-borne pollutants and the net production of oxygen. They also help to offset the Urban Heat Island\* by creating valuable shaded areas, and their presence can increase the value of property by 5-15%.\*\*

When considering proposals for development, it is important to take into account the effect they may have on existing trees, and to explore the opportunities for new planting.

This Supplementary Planning Document (SPD) sets out the Council's requirements in relation to any proposed development with trees on or near the site. **It is supplementary to saved policies CD32d and e, 54b, 80, 81, 82, 83 and 84 of the Adopted Unitary Development Plan, and will be supplementary to policies in the Core Strategy – see Policy CR6 in the Draft Core Strategy (July 2009) which forms part of the Local Development Framework. It has also had regard to the Council's Tree Strategy.**

This document sets out best practice for pre-application discussion, dealing with the application, and construction phases. It is recommended that the document is read before the first contact with the Planning Department.

A partnership approach is required between the Council and the development team. A flexible approach by both parties within a clearly defined framework will lead to an efficient planning and

implementation process resulting in a higher quality of built environment. The Council aims to develop sound working relationships with applicants and their agents when dealing with matters relating to trees on development sites.

Trees are at risk from the pressures of development. Damage can be sustained to both the above ground and below ground parts of trees. Any failure to evaluate fully the impact of development at the earliest opportunity could lead to the loss of tree cover, which would inevitably create a poorer living environment.

\* An **Urban Heat Island (UHI)** is an urban area that is significantly warmer than the surrounding rural areas.

\*\* Taken from the leaflet '**Trees do more than you think**' produced by the London Tree Officers Association.

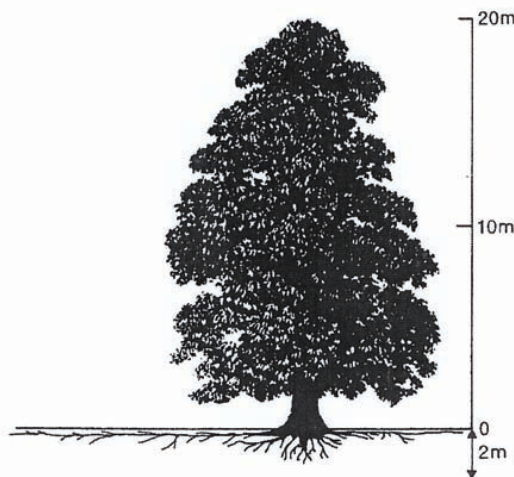
Protecting the root systems of trees is a key issue when dealing with trees and development. To try and ensure that damage does not occur, the British Standard (BS) Institute has introduced the concept of a Root Protection Area (RPA). The RPA is an area surrounding a tree that contains sufficient rooting volume to ensure the tree's survival. RPA dimensions will need to be agreed with the Council.

The following diagrams show a commonly perceived, but incorrect, root system illustration, followed by an illustration of a tree's typical root pattern. Most roots will be found in the first 1 metre (40 inches) of soil and may spread well beyond the canopy line. It is a myth that trees have deep tap roots. Works within the RPA are generally prohibited. Even a small trench 0.5 metres (20 inches) deep to accommodate a cable or drain may lead to the loss of the tree.

### Incorrect representation of a tree's root system



### Typical representation of a tree's root system, which is relatively shallow but wide spreading



#### How can trees be damaged?

Damage to trees can occur during the demolition, construction and landscaping phases of a development. Examples of the most common ways damage is caused are as follows:

- Bark wounds or broken branches caused by machinery.
- Compaction of the soil from repeated movement of heavy machinery.
- Root bark damage from site stripping or grading.
- Cutting of roots during excavation for foundations and services.
- Raising or lowering soil levels beneath the crown spread of a tree.
- Raising the water table.
- The spillage of petrol or diesel, mixing of cement and the storage of toxic materials or machinery under the canopy of a tree.

- Burning waste materials close to the tree.
- Removal of branches to create space for scaffolding or access of heavy plant.

To integrate existing trees into a proposed development successfully it will be a planning requirement to allow enough space in the design to enable trees to mature and flourish without outgrowing their surroundings. Protection measures during the entire construction phase, including demolition, will also be required. Trees should be considered at the earliest design stage to allow

them to be successfully integrated into new development. A survey of trees on and adjacent to the site should be the first step in the design process.

The diagram, Figure 1, summarizes the framework within the document British Standard 5837: 2005 'Trees in relation to construction – Recommendations'. This should be the principal reference document when considering new and existing trees on proposed development sites.

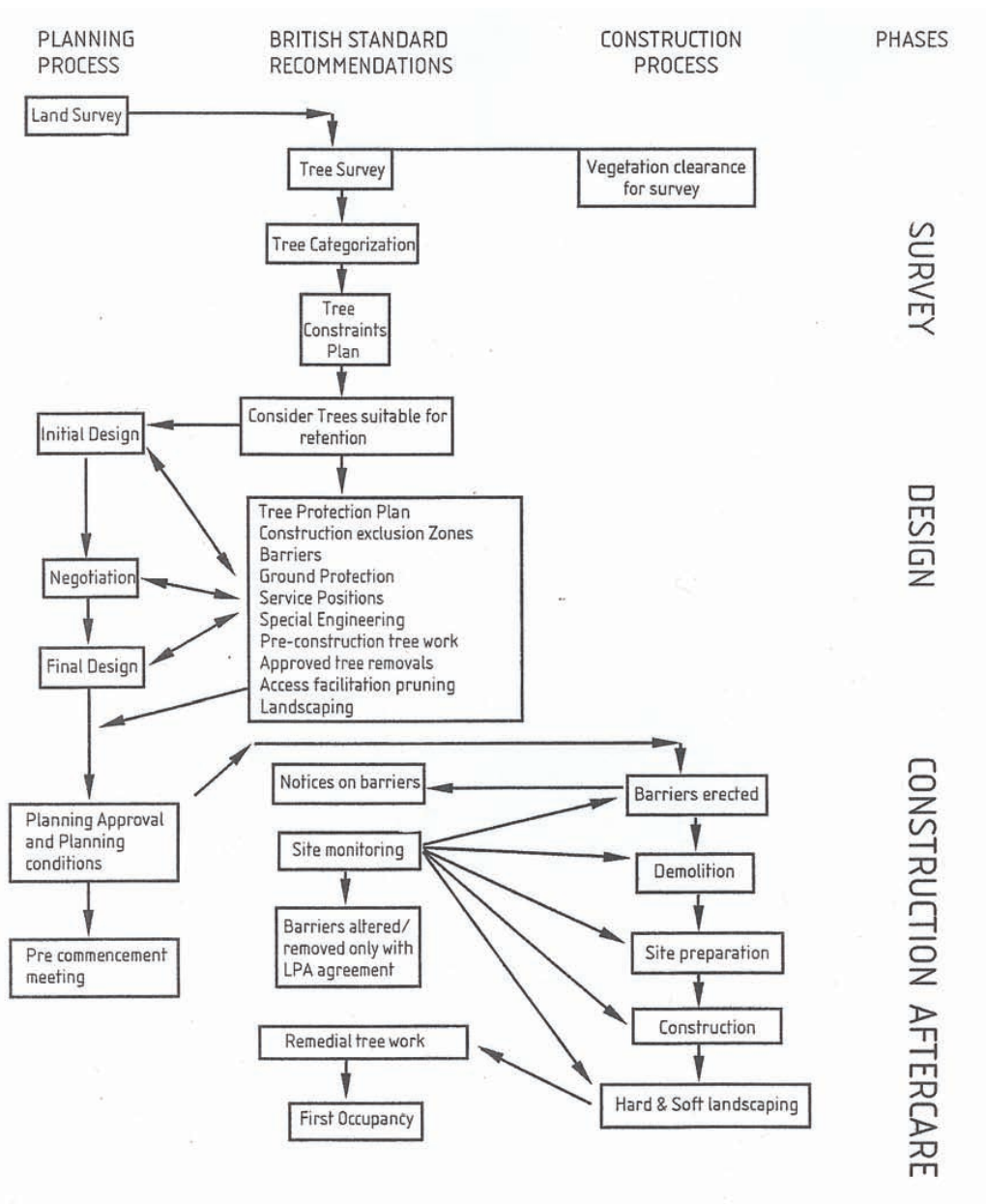


Figure 1. Flow diagram, summarizing planning for trees on development sites (extract from BS 5837: 2005)

## 1.1 Initial Considerations

**1.1.1** It is desirable for contact to be made with the Council at the earliest opportunity so that proposals regarding development may be discussed. It is often productive for a site meeting to take place with one of the Council's Tree Officers at this stage, and a rough idea of the nature of the development is useful to assess the possible impact on trees. However, the proposals for the site should not be fully developed at this stage. The presence of trees, and their possible retention, should be an important factor in influencing the layout of any development on the site.

**1.1.2** At this stage it is beneficial for the applicant to have already completed a Land Survey, Tree Survey and Tree Constraints Plan, and also to have an understanding of the ecological impact of the proposed development. This information will enable the Council to provide more accurate advice and guidance regarding acceptable development parameters.

## 1.2 Incorporating Trees into Development

**1.2.1** Adequate consideration should be given to trees that are present on or adjacent to a site. The Council can require existing trees to be protected and retained, through the use of a planning condition, even when they are not the subject of a Tree Preservation Order. Development layouts should be designed to ensure that retained trees are able to grow and mature in the space provided. This will avoid future problems arising due to the trees' proximity to buildings, which would necessitate heavy pruning that would be detrimental to their landscape value. Retained trees that are poorly positioned in relation to buildings can cause structural problems, distress or financial loss to occupants. Even if not affecting trees directly, development layouts will not be acceptable if they would result in undue pressure for future felling or unsightly heavy pruning.

**1.2.2** New tree planting/landscaping should be recognised from the outset as an integral part of any development, and should have regard to the national, regional and local Biodiversity Action Plans. New planting should be purposefully designed to complement the proposed features of the development and existing features intended for retention. It is equally important to plan for the planting of trees on development sites that have no existing trees.

## 1.3 Arboricultural Advice

**1.3.1** Careful planning is essential to achieve a high quality development that fully considers all Arboricultural requirements. The inclusion of a suitably qualified Arboricultural Consultant on the design team and throughout the development process (i.e. from the survey phase to first occupancy) will help ensure that:

- Only trees suitable for retention are kept in accordance with the British Standard document BS 5837:2005 'Trees in relation to construction – Recommendations'.
- The juxtaposition of retained trees and proposed/existing buildings will not result in conflict.
- An appropriate level of information is submitted with a planning application.
- Retained trees are properly protected throughout the construction phase.
- Only trees of suitable species are incorporated in the landscape scheme.

**1.3.2** The Arboricultural Association maintains a list of Registered Consultants (contact details in Appendix 3).

## 1.4 Land Surveys

**1.4.1** Land surveys should be precise and show all relevant site features, including accurate location and identification of all trees, hedgerows and shrubs over 2 metres in height and/or with a stem diameter of 7.5cm measured at 1.5 metres above ground level. This survey should be made available as scale drawings (preferably 1:100 or 1:200) and in a commonly agreed digital format, if available, before any application for planning permission is submitted.

The survey should also include:

- Spot heights of ground level throughout the site.
- Location of trees on adjoining land less than half a tree height from the site boundary.



- The accurate canopy spread. If this is irregular it should be shown as such on the Land Survey plans.
- Desirability for retention in accordance with Table 1 of BS 5837: 2005. Retention categories should be clearly differentiated on plans

## 1.5 Tree Surveys

**1.5.1** Where developments are likely to affect existing trees the Council will require the submission of a detailed tree survey, drawn up in conjunction with the land survey.

**1.5.2 The recommendations of the tree survey should be based on the condition and value of the trees as they are, and NOT on a preconceived layout for the site.**

**1.5.3** All trees should be numbered on the land survey plan. Where appropriate, due to dense tree cover, tags with a corresponding number should be attached to all trees. A tree survey should only be undertaken by a suitably qualified Arboriculturist with experience of trees on development sites and will be expected to meet the requirements of sections 4.2 to 4.4 of British Standard 5837: 2005 'Trees in relation to construction - Recommendations, (or the current revision of this document). It should assess all existing trees, including those on neighbouring land that may be affected by the development, and should include at least the following information;

- Species of tree.
- Height (in metres).
- Diameter of the trunk (measured at 1.5m above ground level on single stem trees and immediately above the root flare on multi-stemmed trees).
- Canopy spread in metres in relation to all four compass points (to be recorded on tree survey plan).
- Height of crown base (i.e. clearance above ground of lowest branches; in metres).
- Age class (young, middle age, mature, over mature, veteran)
- Assessment of condition (physiological and structural)
- Tree management recommendations (e.g. Remove deadwood, crown lift etc)

### 1.5.1 Identifying trees suitable for retention. (BS 5837:2005 Tree Categorisation)

**1.5.1.1** Table 1 within BS 5837:2005 explains how trees should be categorised. Section 4.3 of the Standard describes how the cascade chart should be used. Category A and B trees should be retained. Category C trees should be considered for retention where they would not impose a significant restraint on development

**1.5.1.2 There is often a misconception that category 'C' trees, being those of lower quality and value, are dispensable. However, in certain situations it may be a requirement that certain category 'C' trees are retained until new planting has established.**

## 1.6 Tree Constraints Plan (TCP)

**1.6.1** Correct interpretation of the information from the land survey and tree survey is essential for the proper selection of trees suitable for retention and for identifying the constraints that these trees impose on the site now and in the future. The TCP is a design tool that illustrates the constraints imposed by trees both above and below the ground, and should be used to inform the design process.

**1.6.2** The TCP should illustrate the Root Protection Area and Buffer Zones.

### 1.6.1 Root Protection Area (RPA)

**1.6.1.1** This is the area identified around a tree where no development is allowed. This area is vital to avoid damage to the roots or rooting environment of retained trees. Section 5.2 of BS 5837: 2005 should be referred to for detailed guidance on the calculation of this area. **It should not be assumed that building/excavating may take place up to the edge of the RPA. Generally it will be required that adequate working space between proposed buildings and the RPA is built into the design.**



**1.6.1.2** Arboriculturists should acknowledge that many of the Borough's trees have grown within a highly built and developed environment. In consequence of sub-surface obstructions and constraints, the RPA may often need to be significantly altered and presented asymmetrically to account for unusual root system layouts. It may be necessary to quantitatively assess the extent of root spread by tree root sensitive excavations.

**1.6.1.3** The RPA should be calculated by referring to the criteria in Section 5.2 of BS 5837: 2005, in particular Table 2.

## **1.6.2 Buffer Zones**

**1.6.2.1** A Buffer Zone is an area identified where it would be unreasonable to locate inhabited buildings. This should be established with regard to the ultimate size of trees in relation to proposed buildings. This zone will allow trees to grow and mature naturally without unreasonably dominating buildings or gardens either now or in the future and should also take account of reasonable daylight requirements. It may be acceptable to locate uninhabited buildings (e.g. garages) or lightly loaded structures such as driveways, paths or hard standing within the buffer zone.

**1.6.2.2** Not only the current but also the ultimate height and spread of a tree is a constraint due to its size, dominance and movement potential in high winds. Therefore, the ultimate height and spread all trees to be retained should be annotated on the TCP. (This is not a requirement for retained trees where the proposed development is subterranean only).

## 2.1 Initial Consideration

**2.1.1** All survey information and the Tree Constraints Plan should be given to the developer's design team who can then logically design the development in relation to the existing tree cover.

## 2.2 Subterranean Development

**2.2.1** The Council recognises the risk to privately and publicly owned trees in the Borough from subterranean development and has made specific provisions to protect trees and their growing medium from this type of development. These measures have also been incorporated in the Councils 'Subterranean Development SPD'

### 2.2.1 Soil above subterranean developments

**2.2.1.1** The Council will require the following for basement proposals under gardens:

- A minimum of 1m of soil above the top cover of the basement;
- No more than 85% coverage of the garden space (between the boundary walls and existing building), with the remainder of the space used for drainage, planting and 'tree pits'; and
- The provision of drainage technology to facilitate the movement of water over and around the basement, to ensure it does not collect on the top of the basement and to facilitate sustainable urban drainage systems.

### 2.2.2 Tree Pits

**2.2.2.1** In cases where the removal of trees is permitted, the Council will require that they are replaced either above the subterranean development within the curtilage of the property, or through the use of 'tree pits' either as part of the structure or adjacent to the new basement.

### 2.2.3 Subterranean development under public footways

**2.2.3.1** The Council will prohibit the use of space below public footways for subterranean developments. This is to protect the planting location and rooting area of existing and potential

street trees and to protect existing services, including access to them for maintenance by statutory undertakers.

## 2.3 New Tree Planting

**2.3.1** Section 197 of the Town and Country Planning Act 1990 places a duty on the Local Planning Authority to secure the planting of new trees. RBKC will secure the planting of new trees in locations where they will complement the surrounding architecture and the local landscape. We will seek to ensure that the species of tree planted is suitable for each location.

**2.3.2** The following factors should be considered when planning a tree planting scheme:

- Adequate space should be allowed for planted trees to reach their mature height and spread without causing nuisance to built structures and their occupants.
- Predicted mature height and spread, crown density, propensity to shed honeydew, seeds or fruit etc. Wherever possible, large forest canopy tree species should be specified.
- Suitability of planting positions in proximity to adjacent constructions, such as walls and buildings, to avoid the risk of structural damage occurring as trees grow and mature.
- Suitability of new trees within the built environment. They should complement the surrounding architecture, the historic environment and the local landscape in the long term. For example, formal terraced buildings require suitable formal planting; more irregular and varied planting may be more appropriate in a less formal built environment.
- Criteria other than potential size should be taken into consideration when choosing species – for example, colour of backdrop. A silver birch would not be clearly visible against a light background.
- Suitability of tree species in relation to potential changes in climate, such as drought and predicted future increases in temperature.
- To enable trees to reach their optimum size, a sufficient soil volume should be available to the root system. The soil type, including

drainage, should be such that tree roots are able to grow and function adequately.

## 2.4 Tree Protection Plan

**2.4.1** Production of an accurate Land and Tree Survey and Tree Constraints Plan will enable the production of a Tree Protection Plan (TPP) for trees at the proposed development site.

**2.4.2** The physical protection of trees during the construction process is the best way to ensure successful retention. This will impact on the available space for construction work and, consequently, on the siting of buildings. A Tree Protection Plan should be developed at an early stage and should contain the following information:

- Trees to be retained, clearly identified (e.g. by tree survey number) and marked with a continuous outline.
- Trees to be removed, clearly identified (e.g. by tree survey number) and marked with a broken outline.
- The precise location for the erection of protective barriers. This should enclose **at least** the area of the minimum Root Protection
- Area as identified in the Tree Constraints Plan, and should be marked on the plan as a construction exclusion zone.
- The precise location of other physical protection measures, (for example, temporary ground protection to prevent soil compaction).
- Design details of the proposed protective fencing around the tree Root Protection Areas. **Tree protective fencing that can be easily moved (e.g. Heras panels mounted on rubber/concrete feet) is not acceptable.** See Figure 2, which provides an example of acceptable RPA protective fencing, in line with BS5837:2005. In certain instances on congested development sites it **may** be acceptable to position protective fencing within the RPA to allow the erection of scaffolding. See Figure 3.
- A schedule of pruning work identified in the tree survey either in accordance with good tree management, or precautionary, to prevent accidental damage during construction.
- Locations of areas proposed for positioning site huts, temporary toilet facilities and for the storage of building materials.

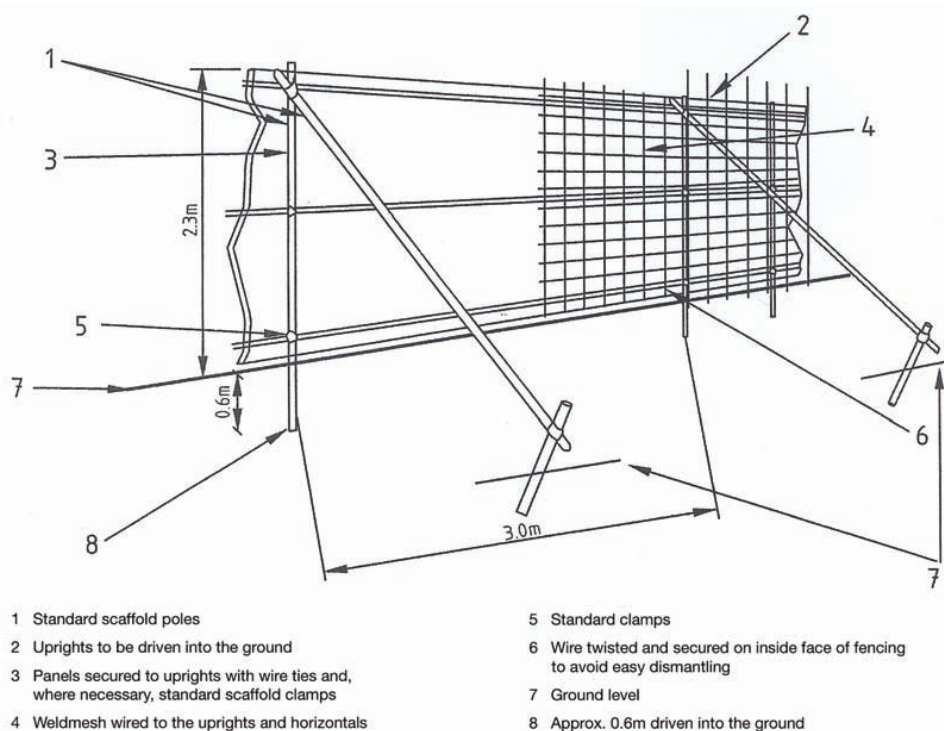


Figure 2. – Protective fencing for RPA

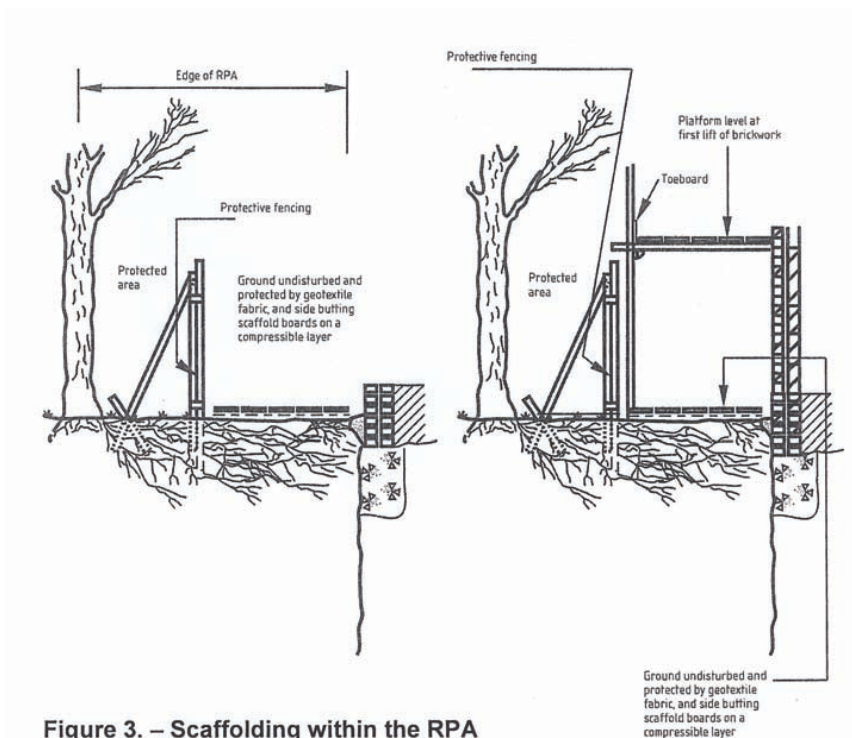


Figure 3. – Scaffolding within the RPA

## 2.5 Arboricultural Method Statement

**2.5.1** On sites where trees are likely to be particularly vulnerable to damage the submission and approval of a detailed method statement for works near trees may be required. This is a particularly common requirement on congested development sites where working/storage space is very limited.

**2.5.2** A method statement is likely to be required when one or more of the following aspects is a consideration at the time a planning application is submitted:

- Site construction access.
- Demolition of existing structures.
- Removal or replacement of existing surfacing.
- Groundworks directly adjacent to trees designated for retention.
- Positioning site huts and temporary toilets for use during the demolition/construction phase (including their drainage requirements).
- Space requirements for storing materials, spoil and fuel and the mixing of cement/concrete.
- Construction of underground services runs, bike sheds, bin storage areas.
- Specification and installation of temporary and permanent access paths/driveways near trees.
- Landscape operations (e.g. soil preparation within the RPA).
- Space requirements for piling rigs, foundation excavations and construction works.
- All changes in ground level, including the location of retaining walls, steps etc.

**2.5.3** The Royal Borough of Kensington and Chelsea will be guided by the recommendations contained within BS 5837 2005: Trees in relation to construction - Recommendations. This document provides essential advice. However, The Royal Borough of Kensington and Chelsea will consider new methods or processes where these can be shown to improve the likelihood of tree retention on the site.

## 3.1 Important Pre-application Information

**3.1.1** The following applies to all applications where there are trees on or adjacent to the proposed development site. Failure to submit the required information will prevent the application from being registered, or lead to a delay in determining an application.

**3.1.2** Note: It may not always be necessary in certain cases to provide all the information listed below, as the requirements of each individual development will vary. You are advised to seek pre-application advice if you are in doubt as to what may be required. **If pre-application advice is not sought from the Local Planning Authority, applicants will usually be required to submit a Land Survey, Tree Survey and Tree Protection Plan with their planning application. If this information is not submitted it may delay the registration or determination of the application.**

## 3.2 Submission Requirements

**3.2.1** The following information should be submitted as part of the planning application:

- Land Survey (See 1.4 for guidance)
- Tree Survey (See 1.5 for guidance)
- Arboricultural Method Statement (AMS) (The content or necessity of an AMS will be dependent on the requirements of each individual application. See 2.5 for guidance.)
- Landscaping/tree planting scheme. (Tree planting proposals should include species and size of each tree measured by girth in cm, as should any proposed changes in ground levels)

**3.2.2** The Council may request additional information before determining an application.

**3.2.3** Once an application has been received by the Planning Department it will be necessary for a Council Arboricultural Officer to visit the proposed development site.



## 4.1 Planning Conditions

**4.1.1** Experience has shown that a tree protection scheme is more likely to be successfully implemented if submitted and approved as part of the planning application.

**4.1.2** Conditions will be attached to a planning permission, for example to ensure that the Root Protection Areas of retained trees are adequately fenced off for the duration of the demolition/construction phase of the development.

**4.1.3** Developers will be required to notify the Council's Tree Section prior to commencement of any works on site, including demolition. At this stage the Council Officers will inspect the measures that have been put in place to protect trees during construction. Ad-hoc visits will be made throughout the construction phase to check that tree protection measures are still in place. The Council will exercise their powers of enforcement, where necessary, to ensure compliance.

**4.1.4** The Council will not only expect developers to obtain the appropriate professional advice during the application stage but may attach a condition to ensure adequate supervision of the construction phase by the developer's own Arboriculturist.

**4.1.5** If difficulties are experienced at any time during the construction process in complying with conditions relating to trees (e.g. in maintaining the distances for protective fencing in accordance with the Tree Protection Plan) and it is desired that the terms of any conditions be modified, it will be necessary to obtain the written agreement of the Council.

## 4.2 Failure to comply with Planning Conditions

**4.2.1** Where a breach of any tree protection related planning condition is identified, the Council will take appropriate enforcement action. This may include serving a 'Stop Work Notice' on a construction site where a contravention has occurred, or the instigation of legal proceedings under Section 210 of The Town & Country Planning Act 1990.

## 4.3 Commencement of Site Works

**4.3.1** All operatives should be aware of all tree protection measures, and a copy of the approved Tree Protection Plan, any Arboricultural Method Statements and a copy of the planning consent with conditions should be available for inspection on the site. The following simple rules **MUST** be adhered to throughout the demolition and construction phases of the development:

- **Do not** remove the protective fencing for any reason without prior approval.
- Repair any damage to the protective fencing **immediately**.
- **Do not** park or operate machinery and equipment near trees.
- **Do not** store materials within the RPA Contaminants (fuel, oil and chemicals) must be stored at least 10m away from the protected area.
- **Do not** mix cement near trees.
- **Do not** light fires within 10m of any tree and beware of flames drifting towards branches.
- **Do not** secure temporary overhead cables or floodlights to trees.
- **Do not** change the ground level or excavate within the branch spread.

**4.3.2** If a retained tree is damaged in any way, the contractor should inform the Council's Arboricultural Officer or appointed Arboricultural Consultant immediately.

## 4.4 Removal of Tree Protection

**4.4.1** No tree protection should be removed until the supervising Tree Officer or developer's appointed Arboricultural Consultant has inspected the site. Failure to comply could prevent the full discharge of tree protection conditions.

## Appendix 1

### The Legal Framework

Section 197 of the Town & Country Planning Act 1990 ("the Act") places a duty on any Local Planning Authority:

(a) "To ensure whenever it is appropriate that in granting planning permission for any development adequate provision is made, by the imposition of conditions, for the preservation or planting of trees; and

(b) To make such Orders (Tree Preservation Orders, "TPO's") under Section 198 as appear to the Authority to be necessary in connection with the grant of such permission, whether for giving effect to such conditions or otherwise.

In addition to the Act RBKC is also guided by the Department of Communities and Local Government (DCLG) publication "Tree Preservation Orders: A Guide to the Law and Good Practice".

Many trees in the Royal Borough are already protected by TPO's or by merit of their location within a Conservation Area. Under the Town and Country Planning Act 1990 (as amended) it is an offence to cut down, uproot or wilfully destroy/damage a protected tree, or to top or lop it in a manner which is likely to destroy it without the consent of the Local Planning Authority.

The Council regards unauthorised removal of or damage to protected trees very seriously and will not hesitate to prosecute whenever the circumstances warrant it.

## Appendix 2

### Planning Policy and Guidance

The preservation of existing trees is a material consideration in the planning process, whether they are subject to existing statutory protection or not. Whilst trees may affect the development potential of some sites, in many cases they can be successfully integrated into new development schemes, adding to the overall value of a development.

The RBKC Tree Strategy highlighted the importance of having an SPD for Trees and Development. This was documented as Strategic Objective No.5 (SO 5.), which is **“To produce a Supplementary Planning Document to ensure the protection of trees to be retained on development sites and to require high standards of replacement tree planting and landscaping.”**

The RBKC Unitary Development Plan (UDP) and Subterranean Development Supplementary Planning Document (SPD) contain a number of key policies and recommendations relating to trees which are a material consideration when determining planning applications. In particular:

Council policy in respect of trees and development sites is set out in the Council's UDP and some of the most relevant policies are summarized below:

- **To resist off-street car parking in forecourts and gardens if the proposal would result in the loss of any trees of amenity value (including street trees). (CD 54b)**
- **To resist development proposals that would result in unnecessary damage or loss of trees. (CD 80).**
- **To encourage the planting of trees, particularly in new development. (CD 81)**
- **To resist the loss of trees unless they are dead, dying or potentially a public danger, causing an actionable nuisance, or, exceptionally, when removal is required in a replanting programme. (CD 82)**
- **To require where practicable an appropriate replacement for any tree that is felled. (CD 83)**
- **To ensure adequate protection of trees on sites in the course of development. (CD 84)**
- **To resist subterranean developments where a satisfactory scheme of landscaping including adequate soil depth has not been provided or where there would be a loss of trees of townscape or amenity value (CD 32 d and e)**

## Appendix 3

### Useful Contacts

For further advice contact:

#### The Arboricultural Section

Planning and Borough Development  
Royal Borough of Kensington and Chelsea  
Town Hall  
Hornton Street  
London  
W8 7NX

Telephone: 020 7361 2767

E-mail: [trees@rbkc.gov.uk](mailto:trees@rbkc.gov.uk)

#### Other Royal Borough of Kensington and Chelsea Contacts

##### General Planning Issues

Contact: Development Control  
Tel: 020 7361 3012

##### Building Regulations

Contact: Building Control  
Tel: 020 7361 3838

##### Highways

Contact:  
Tel: 020 7341 5134

##### Other Useful Contacts

##### Arboricultural Association

Tel: 01794 368717  
Web: [www.trees.org.uk](http://www.trees.org.uk)

##### Department of Communities and Local Government

Web: [www.communities.gov.uk](http://www.communities.gov.uk)

##### Department for Environment Food and Rural Affairs

Web: [www.defra.gov.uk](http://www.defra.gov.uk)

##### Forestry Commission – London Trees and Woodland Framework

Web: [www.forestry.gov.uk/ltwf](http://www.forestry.gov.uk/ltwf)

##### Forestry Commission London Region– The Trees and Design Action Group (TDAG)

Web: [www.forestry.gov.uk/tdag](http://www.forestry.gov.uk/tdag)

##### Other Useful References

- a. Barrell, Jeremy (1993). Pre-Planning Tree Surveys: Safe Useful Life Expectancy (SULE) is the Natural Progression. *Arboricultural Journal* 17:33
- b. British Standard BS3998: 1989 Recommendations for Tree Work (as amended).
- c. British Standard BS5837: 2005 Trees in Relation to Construction – Recommendations.
- d. British Standard BS8206: Part 2: 1992 Code of Practice for Daylighting.
- e. Building Research Establishment (1998). *Site Layout Planning for Daylight and Sunlight; A Guide to Good Practice*.
- f. Department of the Environment (1984). *Arboriculture Research Note 84/90/ARB - The Ultimate Size and Spread of Trees Commonly Grown in Towns*.
- g. Department of Communities and Local Government (2006) – *Planning Policy Statement 3 (PPS3): Housing*
- h. Department of the Environment, Transport and the Regions (2000). *Tree Preservation Orders – A Guide to the Law and Good Practice*.
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