



Leeds City Council attaches great importance to the contribution that trees make to our environment. A tree survey will often be a pre-requisite to considering development proposals affecting trees or proposals to fell trees. All trees with a stem diameter over 75mm at 1.5m height, hedges and areas of significant shrubby vegetation or regeneration should be recorded and any off-site trees or other vegetation within 10 metres of the boundary must be included in the survey. This should be carried out by an experienced, qualified arboriculturalist following guidance contained in British Standard 5837 (1991) "Trees in Relation to Construction."

This is summarised as follows :

- The surveyed trees should be identified with non - injurious durable numbered tags fixed at a consistent orientation and height above ground level.
- Other features such as hedges, shrub areas or extensive areas of regenerating woodland or recently felled trees should be noted.
- Tree positions shall be accurately marked up on a topographical site survey plan, which should show all relevant site features, including existing buildings, roads and footways, street lighting, live services and drains, watercourses, walls and fences, levels (shown as contours and spot heights.)
- The plan should plot the location of stems, tag number, species, and accurate canopy spreads. Where tree canopies are irregular, these should be shown as four compass point dimensions.
- A summary table should be produced, cross referenced to the trees giving tag number, species, number of stems, stem diameter at 1.5m height, height and accurate spreads, approximate age and safe useful remaining lifespan, an amenity evaluation giving the retention category ("highly desirable - desirable - optional - in need of felling,") and additionally, the visual quality assessment either singly or group value, with photographs, notes on condition and recommended remedial actions.
- The crowns of surveyed trees should be colour-coded on the plan by retention category :- *highly desirable* - green; *desirable* - blue; *optional* - brown; *felling* - red.
- Trees protected by a Tree Preservation Order should be cross-referenced to the Order description and tree number or confirmation given if in a Conservation Area.
- Bats and nesting birds are protected under the Wildlife and Countryside Act 1981. The presence of any bat roosts and nesting birds should be noted - holes and crevices in old trees and dense ivy growth are most likely to provide suitable bat roost sites. Care must be taken to ensure that any bat roosts are not disturbed and English Nature must be notified if this is appears unavoidable. To avoid disturbance of nesting birds, felling work should take place outside February – July period.

Development proposals must show in clearly differentiated graphic style: trees retained, trees proposed for removal on condition grounds and trees proposed for felling for development, with their reference numbers. Inaccuracies in a survey may delay or negate development approvals.

