

**Planning and Compulsory Purchase Act 2004
The Town and Country Planning (Local Planning) (England)
Regulations 2012 (As Amended)**

TREES AND DEVELOPMENT SUPPLEMENTARY PLANNING DOCUMENT

ADOPTION STATEMENT

1 DECEMBER 2025

In accordance with Regulation 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), notice is hereby given that Wandsworth Council formally adopted the:

Trees and Development Supplementary Planning Document

on

01 December 2025

Pursuant to Section 23(1) of the Planning and Compulsory Purchase Act 2004 (as amended), Wandsworth Council made modifications to the Trees and Development Supplementary Planning Document following public consultation. These modifications are detailed in Annex 1.

The adopted Trees and Development Supplementary Planning Document (the SPD), this Adoption Statement and a Consultation Statement will be available to inspect on the Council's website. A copy of the adopted SPD and this Adoption Statement will also be made available to inspect at Wandsworth Town Hall (Main Reception), Wandsworth High Street, London, SW18 2PU for a period of 3 months from the date of this statement.

Any person with sufficient interest in the decision to adopt the SPD listed above may apply to the High Court for permission to apply for judicial review of the Council's decision to adopt the SPD. Any such application must be made promptly, not later than 3 months after the date on which the SPD was adopted (01 December 2025).

Annex 1: Modifications made to Trees and Development SPD pursuant to Section 23(1) of the Planning and Compulsory Purchase Act 2004

Nb: Text that has been added to the SPD following consultation is indicated in highlighted and underlined text. Content that has been deleted from the version of the SPD consulted upon is indicated as highlighted and struckthrough text. Due to some restructuring, some text proposed for addition and deletion may be largely identical to reflect the relocation of text within the document.


Unless otherwise stated, Section, Paragraph and Figure Numbers refer to the adopted version of the SPD.

Section or Paragraph Number	Modification Made
1.1	<p>The Trees and Development Supplementary Planning Document (SPD) sets out the Council's expectations <u>in relation to any proposed for how development with proposals should take account of existing trees on or near to the site, including householder applications, and in relation to and new planting required as part of proposed. It applies to all scales of development – from major schemes to individual household extensions – where trees may be affected or new trees proposed.</u></p> <p>This SPD is not itself part of the local development plan but is a local development document which guides the Council's decision making on planning applications. The SPD supports the implementation of the policies of –Wandsworth's Local Plan (2023-2038) and is a material consideration in the determination of planning applications. Its purpose is to expand and provide guidance on the Borough's development plan policies, in particular, Local Plan Policy LP56 <u>(Tree Management and Landscaping).</u></p> <p>The specific objectives of this document are to:</p> <ul style="list-style-type: none"> • Assist applicants of developments of all sizes to understand the role of trees within the wider environment; • Outline the impacts of development on trees and ensure that development proposals are designed and undertaken in a manner which avoids adverse harm to trees, including to their roots;


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	<ul style="list-style-type: none"> • Guide developers applicants through the expectations of the Council in relation to new planting required as part of proposed developments; • Increase efficiency in the planning application process by clearly setting out the considerations which need to be taken into account at the feasibility stage of a development proposal, and the information required to accompany an actual planning application.
New 1.4 and 1.5	<p><u>Who should use this SPD?</u> <u>The SPD is for anyone preparing development proposals that may affect new trees or include new planting. It will be most relevant to:</u></p> <ul style="list-style-type: none"> • <u>Developers and planning agents</u> • <u>Homeowners and householders planning extensions and alterations to their property, including garden works and vehicular crossovers</u> • <u>Architects, engineers and landscape architects</u> • <u>Arboriculturists and environmental consultants</u> <p><u>The advice is relevant to developments of all scales, including householder applications. For smaller or more simpler schemes, a proportionate approach may be taken with regards the level of detail required, as indicated where a 🏠 is shown.</u></p>
1.6	<p>Wandsworth is one of London's greenest boroughs, boasting a significant number of many parks, open spaces, commons, and tree-lined streets. Trees are a vital component of the built environment, and are a great asset to the Borough's unique environment and ecological and green infrastructure network.</p> <p>Trees, as well as other significant vegetation and landscape, deliver a multitude of benefits. The Council places great importance on the protection and maximisation of the benefits that trees provide, favouring the retention of existing trees, resisting the loss or harm to trees, and setting standards for new tree planting.</p>
1.8	<p><i>Environment and the Climate Emergency</i> Wandsworth Council formally declared a Climate Emergency in July 2019 and has committed to making the Borough a key player in the fight against global warming. Trees have an important role</p>


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	<p>and contribute significantly to avoiding and mitigating a range of environmental pressures, such as:</p> <ul style="list-style-type: none"> • Reducing risk of flooding by intercepting rainwater • Improving air quality by increasing the supply of oxygen, reducing levels of carbon dioxide and other harmful gases, and enhancing carbon capture • Filtering airborne pollutants such as wind-blown dust, harmful particles such as PM10s and PM2.5s), and other gaseous pollutants • Dampening noise from traffic and congestion; the canopy of trees can help absorb and dissipate noise, creating a more peaceful and tranquil environment to live, play and work • Combating the effect of urban heat islands and providing shade for streets, open areas, parks and public realm • Providing shading for buildings and parked cars in the summer, reducing the requirement for air conditioning, and insulating buildings from the winter elements, potentially reducing heating costs
1.12	<p>Health</p> <p>Research shows that the presence of trees in built-up areas can reduce anxiety, improve mental health, reduce stress and promote psychological restoration. Trees possess numerous qualities which both directly and indirectly have a positive impact on the physical and emotional health of people in Wandsworth, including:</p> <ul style="list-style-type: none"> • Providing a connection to the natural world • Providing a sense of history and permanency with living plants • Offering valuable shade, privacy and screening • Providing visible evidence of the changing seasons • Reducing the severity of asthma and breathing problems through by cleaning of the air • Creating a positive impact teon physical health by accelerating recovery from illness • Enhancing mood and reducing stress


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1.17	<p>The Council has a map of all existing TPOs in the Borough. Trees in Conservation Areas are protected under legislation similar to those protected by TPOs. The TCPA section 211 states that trees in conservation areas, including those without TPOs, are protected. <u>See Section 6: Trees in Specific Development Situations for further guidance on consideration of protected trees during development.</u></p>
1.28	<p>The Tree and Woodland Delivery Framework (2023) supports the Tree Policy and provides a framework for decision making and prioritisation of planting and habitat creation in the Borough. The framework's actions are guided by the "Right Tree, Right Place" principle <u>to guide for</u> tree planting, habitat creation and management.</p>
1.34	<p>The Wandsworth Local Flood Risk Management Strategy sets out a plan of action for managing flood risk within the Borough. This strategy highlights the importance of promoting sustainable, multi-beneficial solutions to mitigate flood risk throughout the Borough. Planting trees is a key solution identified as a way residents and developers can reduce flood risk and help mitigate and adapt to climate change and address the Climate Emergency. As per Wandsworth Local Plan Policy <u>LP21 Allotments LP12 Water and Food Growing Spaces Flooding</u>, the use of Sustainable Drainage System (SuDS) features should be implemented preferentially according to the London Plan Policy SI 13 hierarchy of drainage. This prioritises green infrastructure, such as trees, urban hedgerows, tree pits and raingardens (as well as an increase of permeable or porous surfaces), over engineered options, such as attenuation tanks or oversized pipelines. A development must implement green infrastructure within the drainage strategy wherever possible, in order to gain planning approval.</p>
1.37	British Standards (BS)

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	<p>British Standards have produced several industry guides for trees and development. The key BS documents to consider for development are:</p> <ul style="list-style-type: none"> • BS 5837:2012 – Trees in relation to design, demolition, and construction (includes an accepted framework to assess and protect trees in development) • BS 3998:2012 – Tree Work (provides recommendations for managing and protecting trees during tree work)
New Section 2	<p>2 Considering Trees Early</p> <p>Trees are an integral part of good design. They provide shade, habitat, identity, natural cooling and contribute to drainage, biodiversity and climate resilience. Considering trees from the outset avoids redesigns, saves time and costs, and ensures high-quality and sustainable development that fits its surroundings.</p> <p>Early understanding of a site's opportunities and constraints – particularly those created by existing trees – should inform all design work. This applies to every scale of development, from major schemes to small householder extensions.</p> <p> <i>For householders:</i> Identifying trees early helps avoid delays once a planning application is submitted, and can prevent costly changes later.</p> <p>A survey of trees on and around the site should be one of the first steps in any development project. A scheme's design must allow for space for existing trees – and new planting – to thrive and mature without future conflict with buildings and surroundings.</p>

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Section 3	<p>3 The Pre-Application Stage</p> <p>Introduction</p> <p>Purpose</p> <p>Consideration of trees is an integral part of the early design stages of any development, including householder applications. A high-quality design cannot be achieved if the opportunities and constraints of a site are not identified and considered from the outset. <u>A survey of trees on and adjacent to the site ought to be the first step in the design process.</u></p> <p><u>To integrate</u> <u>Engaging with the Council in the early stages of a design helps identify issues, agree on realistic design parameters and avoids unnecessary delays later in the planning application process. Early discussion ensures that proposals reflect planning policy, technical standards, and local expectations for protecting and enhancing</u> <u>trees into a proposed.</u></p> <p><u>A survey of trees on and adjacent to the site should be one of the first steps in the design process. The findings will shape the design of the</u> <u>development successfully, it is a planning requirement to allow enough, ensuring adequate space in the design to enable for</u> <u>trees to mature and flourish without risking future conflict with their surroundings. Protection measures during the entre</u> <u>Early protection planning also helps ensure that trees survive construction and demolition stages are also required, continue to contribute to local character.</u></p> <p><u>Developers</u> <u>A typical sequence to follow during the early design stage of a proposal is:</u></p> <ol style="list-style-type: none"> <u>1. Site survey and analysis – identify trees, constraints and opportunities</u> <u>2. Concept design – plan around trees; avoid encroaching on root protections areas (RPAs)</u> <u>3. Pre-application submission – include survey, Arboricultural Impact Assessment (AIA) and draft protection proposals (see below for further details on recommended information)</u>

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	<p>4. Feedback and revision – adjust layout or construction details, as advised.</p> <p>Please also refer to the flow diagram in Appendix 3 which summarises the key stages for consideration of trees during the planning and development process.</p> <p>Engaging with the Council</p> <p>Applicants are strongly encouraged to engage with the Council's pre-application service prior to submitting a planning application, so that. Early engagement enables:</p> <ul style="list-style-type: none"> • Upfront advice, guidance and an understanding of the requirements of all parties is considered in drawing up development proposals and in preparing the planning application. This will also help ensure applicants fully understand the Council's on relevant policies and what tree-related information will be required at submission requirements.; • An agreed approach to tree retention, planting and maintenance. <p> For householders: Even if your project is small, such as an extension, outbuilding or garden work, early discussion helps avoid delays later in the process, especially where there are trees on or close to your site (including neighbouring gardens). In some cases, your project might be sufficiently small or straightforward that your architect or builder suggests you do not require pre-application advice from the Council. However, where trees are involved, you should always ensure that you seek advice from a suitably qualified person before you make your planning application.</p> <p>More information on Wandsworth's pre-application advice, including how to submit an application, enquiry can be found on the Council's website.</p> <p>Information to have prepare</p> <p>Before seeking advice, applicants should gather basic information at this stage, which will enable on existing trees so that the Council</p>

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	<p>to provide more accurate advice and guidance. It is strongly recommended for an applicant to have already undertaken a can give proportionate advice. Typical information includes:</p> <ul style="list-style-type: none"> • A Topographical or Land Survey, which includes shows the accurate plotting of buildings, boundaries, site levels, utilities and the location of all existing trees on site and trees adjacent to on or near the development site. This will allow for the commissioning of an; • A Tree Survey and Constraints Plan prepared by a qualified arboriculturist (where there are trees likely to be impacted by the proposed development); • An Arboricultural Impact Assessment (AIA), which will set out the below- and above-ground) explaining how tree constraints on site, to guide have influenced the layout design of the development proposal; and • A draft Tree Protection Plan and Statement outlining suggested protection proposals for trees. <p> For householders: The level of detail provided at pre-application stage can be proportionate to the scale and nature of the proposed development. If only one or two trees are impacted, showing these on a Block Plan, together with photographs and short notes on how roots and branches will be protected, is usually sufficient.</p> <p>Submitting this information early on in the planning process, as part of a pre-application submission, enables the Council to provide more accurate advice and guidance regarding acceptable development parameters with regards to trees with a pre-application enquiry allows officers to comment meaningfully on design, layout, protection measures and new planting.</p> <p>Figure 1 below summarises the framework within the document</p> <p>British Standards and good practice</p> <p>All surveys and assessments should follow British Standard 5837: 2012 'Trees in relation to design, demolition and construction – Recommendations' (or any updated version).</p> <p>Figure 1 below summarises the recommended design and construction process within the British Standard. This is a useful</p>

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	<p>guidance document when seeking to successfully incorporate existing trees within a new development. Please note that at the time of writing, the current British Standards are under review. Applicants are advised to ensure they consult the most recent version at the time of scheme development.</p> <p>Figure 2 below provides a more detailed The flow diagram showing in Appendix 3 shows in more detail how trees should be considered during the entire design and planning process when designing and submitting a .. These steps apply to all development types, though the level of detail required will vary depending on the scale of the proposal.</p> <p> For smaller projects (such as household extensions, for example), proportionate information should be provided – typically identifying trees on and near the site, showing how they will be protected during works, and including replacement planting where necessary.</p> <p>Please see Section 5: Technical Guidance on Key Documents for a more detailed description of arboricultural documents and information submitted with a pre-application and full planning application where trees will be impacted by development, as well as consideration of new trees.</p> <p>[Figure 2 has been moved to new Appendix 3]</p> <p>Arboricultural Expertise</p> <p>Applicants are strongly encouraged to engage an arboriculturist early in the process. A qualified arboriculturist can:</p> <ul style="list-style-type: none"> • Survey trees and advise which should be retained (noting that the starting point should be the retention of all trees, as per Local Plan Policy LP56); • Identify potential conflicts with proposed works; • Prepare the required tree documents.

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Section 4 – The Planning Application Stage	<p>3 The Planning Application Stage</p> <p>Introduction</p> <p>An Arboricultural Impact Assessment (AIA) should provide the platform for appropriately incorporating trees into design. All development should be designed to take into account any existing tree constraints within the development site. Trees on adjacent land should also be considered, including trees on neighbouring land, street trees managed by Wandsworth Council and on Red Routes managed by Transport for London (TfL), as well as trees managed by Wandsworth Council such as on housing estates and parks. The starting position for any development proposal should be the retention of trees.</p> <p>Submission Requirements</p> <p>As above, before submitting a planning application, it is strongly recommended that applicants seek advice on their development proposal via the Council's formal pre-application service. More information on Wandsworth's pre-application advice, including how to submit an application, can be found on the Council's website.</p> <p>This guidance is relevant to the entire application process, i.e. from feasibility stage, to the design stage, to making a pre-application submission, to submitting a full planning application.</p> <p>4 The Planning Application Stage</p> <p>Introduction</p> <p>Arboricultural Advice</p> <p>To ensure that all tree constraints are fully considered in the design of any development, it is important that a suitably qualified arboriculturist is engaged throughout the development process. This entails from the feasibility and planning phase to first occupancy. The engagement of a qualified arboricultural expert helps ensure that:</p>

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	<p>At application stage, the planning authority must be satisfied that trees have been properly considered, existing trees will be protected during and after development, and appropriate opportunities for new planting have been identified (where relevant). A planning application should be supported with evidence which demonstrates:</p> <ul style="list-style-type: none"> • How existing trees have influenced design and layout; • How conflicts between tree roots and buildings, structures, access and other identified constraints will be avoided; • What new planting will be provided, where relevant, to enhance local character and biodiversity. <p>Providing clear, proportionate tree information at submission stage reduces the risk of validation delays and requests for further details later in the process.</p> <p>Submission Requirements</p> <p>Where trees are present on or near a site, applications should normally include:</p> <ul style="list-style-type: none"> • Topographical or Land Survey • Arboricultural Impact Assessment (AIA) • Tree Survey design of any development, • Root Protect Areas (RPAs) • Tree Constraints Plan / Statement • Draft Tree Protection Plan / Arboricultural Method Statement (AMS) • Landscape or planting plan (where necessary) <p>For large or complex schemes, these should be individual reports.</p> <p>For smaller proposals, it is usually acceptable for the information to be combined in one concise statement.</p> <p>Where trees are shown on site (or adjacent to it), but no other information has been provided, one of the first things the Council's Arboricultural Officer reviewing the application will request is an AIA. It is therefore important to include this with your submission, to avoid incurring unnecessary delays to the assessment of your scheme.</p>

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	<p>The diagram below outlines the basic scenarios for when the above information is likely to be required. This diagram serves as a guide only. It is strongly recommended that applicants seek pre-application advice prior to submitting a planning application, so that the Council can provide accurate advice on what information will be required for your individual development. See Section 3: The Pre-Application Stage above.</p> <p>Please see Section 5: Technical Guidance on Key Documents for a more detailed description of each arboricultural document above. Please note that documents need to be prepared in accordance with the British Standard BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' (BS5837:2012), (or any updated version since adoption of this SPD.).</p> <p>The proximity of trees</p> <ul style="list-style-type: none"> • Please also refer to proposed and existing buildings will not result in future conflict. • The appropriate information is submitted with a planning application submission. • Retained trees are adequately protected throughout the construction phase. • Trees incorporated into any landscaping scheme are of a suitable species. <p>Incorporating trees into development</p> <p>Development should seek to enhance local character and link positively to a site's surroundings. Trees are a valuable addition to any proposal, helping to achieve high quality development. Sufficient Appendix 3 which summarises the key stages for consideration of trees should be given as part of the design planning and development process.</p> <p>Arboricultural Expertise</p> <p>As already stated in Section 3 above, applicants are strongly encouraged to engage a qualified arboriculturist early in the process. This is regardless of whether an applicant has chosen to</p>

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	<p><u>engage in the Council's recommended pre-application service. Early expert input reduces risk, ensures submission documents are compliant with technical standards and best practice, and helps ensure a policy-compliant scheme.</u></p> <p><u>Integration with Other Submission Documents</u></p> <p><u>Tree considerations should align with other technical information, in particular:</u></p> <ul style="list-style-type: none"> <u>• Construction Management Plans (CMPs), showing access and storage area outside tree-protection zones;</u> <u>• Drainage or SuDS (Sustainable Drainage Systems (strategies), designed to avoid conflict with root systems;</u> <u>• Design and Access Statements, explaining how trees informed the design;</u> <u>• Ecology Reports, where trees contribute to habitat; and</u> <u>• Heritage Reports, where trees contribute to historical settings, or where new tree planting may impact archaeological heritage.</u>
Section 5 – Technical Guidance on Key Documents	<p><u>4 Technical Guidance on Key Documents</u></p> <p><u>Introduction</u></p> <p><u>The following section explains what each of the main arboricultural documents does, and how it should be used. As a general rule, the level of detail can be proportionate to the scale and nature of the development.</u></p> <p><u>5 Technical Guidance on Key Documents</u></p> <p><u>Introduction</u></p> <p><u>The following section explains what each of the main arboricultural reports mentioned in this SPD does, and how it</u></p>

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	<p><u>should be used. As a general rule, the level of detail can be proportionate to the scale and nature of the development.</u></p> <p><u>The Council strongly favours tree retention over tree removal and replacement. The design of development schemes should ensure that trees are able to grow and mature in the space provided, to avoid their juxtaposition to buildings causing problems which may result in their removal of unsightly heavy pruning. This applies to trees both on site and adjacent to the site. Trees can potentially cause structural problems for buildings or areas of hardstanding of not designed in as part of the infrastructure. Even if a tree is not directly affecting a property at the time of an application, it may have the potential to cause future damage as it grows and matures.</u></p> <p><u>Depending on the site characteristics and proposed development, the principle of including trees within landscape schemes needs to be considered alongside the accommodation of trees already on site. New tree planting and landscaping should be considered from the outset within the masterplan as an integral part of any development. Where new landscaping is required, including the provision of new trees, this should have regard to the Wandsworth Biodiversity Strategy 2020 or any successor document.</u></p> <p>Land Survey / Topographical Survey</p> <p><u>As above, This maps the Council strongly recommends that applicants seeking pre-application advice complete a Topographical / Land Survey, where site accurately, showing boundaries, levels, buildings, utilities, and all trees are located within or adjacent close to the proposed development site. site. It forms the basis for all later arboricultural drawings.</u></p> <p>Topographical / Land Surveys should be precise and show all relevant site features, including identification of all trees. To-scale drawings should preferably be 1:100 or 1:200.</p> <p>The survey should include:</p> <ul style="list-style-type: none"> • Location of trees within or adjacent to the site where their canopy and/or Root Protection Area encroaches into the red line boundary of the application site

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	<ul style="list-style-type: none"> • Canopy spread of trees • Existing structures and features plotted accurately • Spot heights of ground level throughout the site • Utilities, both overground and underground. <p>Surveys should be prepared in accordance with BS5837:2012 (or any updated version since adoption of this SPD) and undertaken by a qualified arboriculturalist.</p> <p><u>Arboricultural Impact Assessment (AIA)</u></p> <p><u>Where a planning application shows that there are trees on or near the site), one of the first pieces of information the Council will request is an AIA. This assesses how proposed development and construction works will affect trees, and identifies mitigation such as fencing or no-dig surfacing. Not including this with your planning application at the outset can cause unnecessary delays. It is therefore important that an AIA is provided with an application if there are trees present on an application site, or neighbouring trees to consider.</u></p> <ul style="list-style-type: none"> • <u>Arboricultural Impact Assessment (AIA)</u> <p><u>Where trees are shown on site (or adjacent to it), but no other information has been provided, the Council's Arboricultural Officer reviewing the application will request an Arboricultural Impact Assessment (AIA). It is therefore important to prepare this prior to making an application and provide this at the outset, whenever trees are on/adjacent to the site, to avoid incurring unnecessary delays to the assessment of any planning application.</u></p> <p><u>Please refer to Section 3 below for further information about submission documents required when making a planning application where there are trees present.</u></p> <p>Applicants should submit an AIA which includes, or is supported by, the following:</p> <ul style="list-style-type: none"> • Land Survey / Topographical Survey <u>(in all cases)</u> • Tree Survey <u>(in all cases)</u>

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	<ul style="list-style-type: none"> • Root Protection Areas (RPAs) • Tree Constraints Plan/Statement • <p>Where identified trees will be impacted by the proposed development, then the AIA will also need to include/be accompanied by:</p> <ul style="list-style-type: none"> • Draft Tree Protection Plan (TPP) / Draft Arboricultural Method Statement (AMS) • Tree planting and landscaping proposals (where required) <p>An AIA will need to include a Tree Survey (supported by a Land/Topographical Survey), RPAs and Tree Constraints Plan/Statement, in all cases where there are trees on/adjacent to the site. Where identified trees will be impacted by the proposed development, then the AIA will also need to include/be accompanied by a draft TPP, draft AMS and tree planting/landscaping proposals. Figure 2 below summarises the process and requirements.</p> <p>For smaller developments, such as householder applications, it is usually acceptable for the AIA, TPP and AMS to be included in one document and submitted as a single report.</p> <p>For larger <u>or more complex</u> developments, the Council will require as much detail as possible <u>upfront</u> in the TPP/AMS <u>submitted with/within</u> the AIA <u>at submission stage, though due to the nature and scale of such schemes, it is usually the case. The Council may request</u> that final details <u>may be</u> submitted further down the line in an amended/final version TPP/AMS, and/or secured via a pre-commencement condition.</p> <p>Detailed guidance on what should be included in the above-listed information and documents is provided below. <u>As with all planning applications, the level of detail to be provided can be proportionate to the scale and type of development being proposed; however, please note that where a planning application shows that there are trees on site (or adjacent to the site), but no</u></p>

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	<p>further details have been provided, one of the first pieces of information the Council will request is an AIA. Not submitting this at submission stage leads to unnecessary delays. It is therefore important that an AIA is provided with an application if there are trees present on an application site, or neighbouring trees to consider.</p> <p>Any AIA should be prepared by a qualified arboriculturalist and be in accordance with BS5837:2012 (or any updated version since adoption of this SPD).</p> <p>Land Survey / Topographical Survey</p> <p>See section 2 above.</p> <p>Tree Survey</p> <p>An integral part of an AIA is a Tree Survey. It records each tree's species, size, condition and value. The Tree Survey should be drawn up in conjunction with the Land-/Topographical Survey and should:</p> <ul style="list-style-type: none"> • Include a plan which shows the location of trees and their Root Protection Area (RPAs) • Number all trees on a plan which will provide the detail for the Tree Constraints Plan and Tree Protection Plan • Survey each tree and assign a category based on quality and value, in accordance with BS5837:2012 (or any updated version since adoption of this SPD); this includes species, size, age, condition, life expectancy, and ecological and historical importance • Identify which trees are being retained and which, if any, are proposed for removal; this approach should take into account the requirements of Wandsworth Local Plan Policy LP56 Tree Management and Landscaping, which states that the Council will resist the removal of trees for development, unless they are of little or no amenity value, or their removal is otherwise justifiable for arboricultural reasons, such as they are dead, decaying or dangerous which favours tree retention over removal and replacement • Record any ancient, notable and veteran trees

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	<ul style="list-style-type: none"> • Be based on the condition and value of the existing trees <u>in accordance with BS5837:2012 (or any updated version since adoption of this SPD)</u> • Show proposed planting of new trees to replace those being proposed for removal • Be accompanied by a Tree Survey schedule which includes all of the information contained within the relevant Section of BS5837:2012 (or any updated version since adoption of this SPD) <p>Where there are woodlands or blocks of trees which will not be impacted by the proposed development, it is acceptable to 'group' them.</p> <p>The report should be carried out by a qualified arboriculturalist and be in accordance with BS5837:2012 (or any updated version since adoption of this SPD).</p> <p>The result of the Tree Survey, including material constraints arising from existing trees should be used to inform feasibility studies and design options. For this reason, the Tree Survey should be undertaken prior to and independently of any specific design proposals for the development.</p> <p>Root Protection Areas</p> <p>The Root Protection Area (RPA) is the area around a tree <u>where that contains the majority of its roots system and the soil needed for its stability, health and long-term growth. Disturbance within this area – such as from excavation, soil compaction, or soil disturbance is prohibited. level changes – can permanently damage the tree.</u> The protection of this area is <u>therefore</u> vital to avoid damage to the roots and rooting environment of retained trees.</p> <p><u>When considering RPAs, it should not be assumed that building and/or excavation works may take place up to the edge of the RPA. Adequate working space will be required between proposed buildings and the RPA, and it is essential that this is considered as part of the design.</u></p>


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	<p>If the shape of an RPA is considered to not be a perfect circle, then this needs to be included in the initial AIA. When preparing an AIA, applicants must identify and plot the RPA for each retained tree. The calculation of RPAs should be in accordance with BS5837:2012 (or any updated version since adoption of this SPD). It is therefore important that this is carried out by a qualified arboriculturist.</p> <p>The RPS is normally shown as a circle on a plan, but in reality, root growth may not be symmetrical. They can be adjusted by a qualified arboriculturist to reflect site conditions, such as existing buildings or hard surfaces. RPAs often need to be significantly altered to take into account of pre-existing site conditions that indicate that rooting has occurred asymmetrically, in which case a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a competently produced arboricultural assessment of likely root distribution.</p> <p>The calculation AIA should demonstrate that the design and construction of a development:</p> <ul style="list-style-type: none"> • Avoids new structures, services or excavation within RPAs wherever possible; • Allows adequate working space between buildings and RPAs; • Uses specialist 'no-dig' or trenchless techniques where access or surfacing is deemed unavoidable; and • Protects soil levels and drainage patterns within RPAs during construction. <p>When considering RPAs, it should not be in accordance with BS5837:2012 (or any updated version since adoption) assumed that building and/or excavation works may take place up to the edge of the RPA. Adequate working space will be required between proposed buildings and the RPA, and it is essential that this SPD is considered as part of the design.</p> <p>Tree Constraints Plan / Statement</p> <p>This translates the findings of the Tree Survey into a clear visual guide for designers of a development scheme.</p>

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	<p><u>A Tree Constraints Plan plots:</u></p> <ul style="list-style-type: none"> • <u>The location, size, canopy spread and RPA of each surveyed tree;</u> • <u>Categorises trees indicating quality and value; and</u> • <u>Key design constraints such as shading, root zones, and opportunities for new planting.</u> <p>The Council requires that site design and layout ensure a harmonious relationship between trees and their surroundings. <u>In addition to considering the protection of tree root systems, it is equally important to consider any constraints in relation to existing and proposed trees, including their root systems.</u> The juxtaposition of trees and existing or proposed buildings is an important consideration of any development design, and the Council will resist schemes which are likely to result in pressure to remove or significantly prune trees, <u>both existing and new.</u></p> <p>This is a particular consideration where buildings are close to trees on neighbouring land. The relationship between trees and windows and balconies will need to be taken into account, and the potential for the restriction of daylight and sunlight into the building. Where roofs are located under trees, special consideration will need to be had of gutter and roof designs, to ensure that they can cope with leaf fall. In all these cases, regard will need to be had for tree growth and maturity.</p> <p>It is also important to consider trees when allowing for sufficient working space and access needed for a proposed development, for example, whether construction access, scaffolding or storage might harm trees.</p> <p><u>The £</u> <u>Tree Constraints Plan should be prepared early in the design process so that layouts, access routes and building footprints respond to the constraints identified. It forms the basis for the AIA and later for the Tree Protection Plan (TPP).</u></p> <p><u>🏠 A short Tree Constraints Statement may be provided instead of a full plan for smaller or simpler schemes. This should explain</u></p>

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	<p><u>which trees are being retained or removed, what space has been allowed for roots and canopies, and how the design has adapted to accommodate them. For smaller schemes, sometimes a single annotated Site Plan and a paragraph describing how the layout respects existing trees can meet this requirement.</u></p> <p>The Tree Constraints plan is informed by the Land-/Topographical Survey and Tree Survey. Correct interpretation of the information from these surveys is essential in the identification of trees which are suitable or retention, and to identify any constraints that these trees place on the proposed development. <u>The Tree Constraints Plan is a tool to bring together all aspects of the site and the above- and below-ground constraints imposed by existing trees.</u></p> <p>Tree Protection Plan (TPP)</p> <p>The Land/Topographical Survey, Tree survey and Tree Constraints Plan should together inform the production of a Tree Protection Plan (TPP) <u>for all retained trees on, and adjacent to, a development site. A TPP is a visual constraint tool whose main function is).</u> <u>This is a drawing that shows where protective fencing and ground-protection measures will be placed</u> to prevent damage to trees (as well as their roots and stems) during site works, including demolition, excavation, construction and material storage. The TPP should be submitted as a detailed drawing or set of plans, and show how trees will be protected during the construction phase of development.</p> <p>It can often be useful, and sometimes necessary, for the TPP to be produced before the design stage. This is particularly the case on congested sites, where tree protection measures can impact on the space available for construction, site access and storage of materials.</p> <p>A TPP should include the following information:</p> <ul style="list-style-type: none"> • The TPP should be superimposed on a layout plan, based on the land/topographical survey, and show all hard surfacing and other existing structures within the RPAs of retained trees.

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	<ul style="list-style-type: none"> • The TPP should clearly indicate the precise location of protective barriers which are to be erected to form a construction exclusion zone around retained trees. It should show the extent and type of ground protection, and any additional physical protection measures, such as tree protection boxes, that will need to be implemented to safeguard vulnerable sections of trees and their RPAs, as well as how and when fencing will be installed. This should also apply to adjacent trees outside of the application site, such as trees on neighbours' boundaries and street trees directly adjacent to a construction site. • It should be clearly indicated on the TPP the proposed locations of site huts, temporary toilet facilities, and storage of building materials. • Details of the proposed protective fencing to form the construction exclusion zones. <p>Arboricultural Method Statement (AMS)</p> <p>An Arboricultural Method Statement (AMS) is a detailed written document <u>that explaining how protection measures will be implemented, supervised and maintained.</u> It outlines how construction or <u>and</u> development works will be carried out near trees in a way to protect them from harm, especially their roots, stems and canopies. conflicts. <u>It sets out how conflicts will be resolved and what happens if accidental damage occurs.</u> The AMS supports the TPP by translating the constraints shown in the TPP into practical procedures for builders, site managers and arboriculturalists <u>arboriculturists.</u></p> <p>The AIA should consider any potentially damaging activities which may be harmful to nearby trees and, where necessary, outline the proposed mitigations and solutions.</p>
5.37-5.41	<p>Other considerations</p> <p>The Council requires tree protection details to be submitted and approved before certain construction activities commence, particularly those involving groundworks within RPAs of retained trees. As much detail as possible should be provided up-front at the</p>

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	<p>time of submission, though final details may be submitted and approved as part of a pre-commencement planning condition.</p> <p>Where a detailed AMS is required, the Council may also require a pre-commencement meeting to discuss the AMS with one of the Council's Arboricultural officers.</p> <p>The TPP/AMS should be developed in conjunction with the Construction Method Management Plan (CMP).</p> <p>An AIA may recommend replacement planting to compensate for any necessary removal of trees. Please note, however, that as per Wandsworth Local Plan Policy LP56 Tree Management and Landscaping of Wandsworth's Local Plan, the starting position should be the retention of all trees. The Council will resist the removal of trees for development, unless their removal is fully justifiable for arboricultural reasons and/or they are of little or no amenity value.</p> <p>The Council also has a Tree Policy, which guides the protection and maintenance of trees in the Borough. The 2021 version of this policy can be viewed here, though please note that an updated edition may be available since adoption of this SPD. This document does not form part of the Development Management Plan but is still a material planning consideration in the assessment of planning applications, and can be a helpful guide for developers.</p>
5.42-5.50	<p>Construction Management Plan (CMP)</p> <p>A Construction Management Plan (CMP) is a comprehensive document that outlines how a construction project project (including demolition), will be carried out and managed to ensure that the development is completed safely, efficiently and with the least disruption to the surrounding environment and local community. It describes logistics such as deliveries, access, storage and environmental controls. A CMP can also refer to a Construction Management Statement (CMS) or Construction Traffic Management Plan (CTMP).</p> <p>The CMP must support the tree protection details in the TPP and AMS. Where there Agreed tree protection measures in the TPP</p>

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	<p>and AMS must be referenced in the CMP, or included as an appendix.</p> <p> For some schemes (e.g. smaller, less complex or where few trees are impacted), the draft CMP submitted at planning stage may be adequate. Adherence to the methods set out in the CMP would be secured via condition when planning permission is granted.</p> <p>For larger, more complex schemes, the Council may accept the general principles/recommendations set out in the draft CMP, but require further details to ensure trees are fully protected. In such cases, submission of a final CMP may be secured as a pre-commencement condition.</p> <p>Council-owned or TfL-owned street-trees outside of a development plan, and a CMP needs to be submitted as part of a planning application, it is vital that the CMP takes into account the TPP/AMS to avoid contradictory site set-up information from being submitted which may be impacted during the construction stage will also need to be taken account of within the CMP.</p> <p>Post-Construction and Maintenance</p> <p>Protecting and caring for trees does not end when construction is complete. The period after works is critical for ensuring that both retained and newly planted trees recover and establish successfully. The Council strongly advises applicants and developers to plan for this stage from the outset, so that appropriate resources, supervision and maintenance responsibilities are clearly identified.</p> <p>Retained and new trees should be maintained in line with approved plans. Please also see Section 7: Implementation of Planning Controls below.</p> <p>As soon as the protective fencing is removed, all retained trees should be inspected by a qualified arboriculturist to identify any damage, soil compaction or changes to ground levels that may have occurred during works. Where harm has occurred, remedial</p>

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	<p>measures such as de-compaction, mulching, irrigation or crown management must be implemented promptly. For larger schemes and/or where required by condition, , a completion report confirming the condition of trees and implementation of agreed protection measures should be submitted to the Council.</p> <p>Please also see Section 8: New Planting below.</p>
6.1-6.2	<p>6 Trees in Specific Development Situations</p> <p>Introduction</p> <p>Certain types of a development or site circumstances require particular consideration of tree protection. These include technically complex works, such as basement construction, and common scenarios such as trees protected by TPOs, or alterations to front gardens and new vehicular crossovers.</p> <p>This section highlights the main issues that arise in these situations and explains how they should be addressed. Applicants are encouraged to consider these matters early and seek advice from a qualified arboriculturist.</p> <p>Approved TPP/AMS measures for Council-owned and/or TfL-owned street trees will need to be shown on any relevant plans for approval within the CMP.</p>
Original 4.40-4.43	<p>Householder Applications</p> <p>Introduction</p> <p>The consideration of trees applies to <u>all</u> development proposals where trees are present, and this includes householder applications, where people want to make small-scale changes or extensions to their home. Trees to be considered include all trees on site, as well as adjacent trees, such as trees in neighbouring gardens. All of the advice and guidance in this SPD applies to</p>

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	<p>householder applications. For smaller applications which involve very few trees, a proportionate approach may be taken, for example, the information in a required Tree Survey, AIA and Arboricultural Method Statement (AMS), may all be included in one document, or within the Design and Access Statement (DAS), under separate headings. However, it is still vital to engage the skills of a qualified arboriculturalist for this information. As with all development schemes, it is always beneficial to seek advice via the Council's formal pre-application service, prior to submitting an application.</p> <p>Submitting a planning application The consideration of impact on trees applies not only to trees in the application site, but also to adjacent trees, such as trees on boundaries and in neighbouring gardens. All trees need to be shown on a to-scale drawing, such as a Block Plan.</p> <p>Where a planning application shows that there are trees on site (or adjacent to the site), but no further details have been provided, one of the first pieces of information the Council will request is an Arboricultural Impact Assessment (AIA). Not submitting this at submission stage leads to unnecessary delays. It is therefore important that an AIA is provided with an application if there are trees present on an application site, or neighbouring trees to consider. Any AIA should be prepared by a qualified arboriculturalist and be in accordance with BS5837:2012 (or any updated version since adoption of this SPD).</p> <p>Please also refer to the Section below if you live in a Conservation Area and/or any trees on site or nearby are subject to a Tree Preservation Order (TPO). You can find out whether you live in a Conservation Area on the Council's website.</p>
6.12-6.13	<p>Crossovers, driveways and front gardens Alterations to front gardens, such as the installation of a dropped kerb or vehicular crossover outside your property, can have implications for trees which need to be considered from the outset.</p> <p>With such a large number of street trees within the Borough, a number of Many crossover applications are refused on the grounds</p>

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	<p>that to construct the crossover would be detrimental to the environment, particularly where a tree will require felling or be damaged in the view of the Arboricultural officer. Therefore, the amount of hard, impermeable surface used for parking and the width of the vehicle entrance should always attempt to avoid disturbance to existing trees or significant established plants or hedges. Trees can suffer if the roots are cut, which may lead to damage and loss of the structural integrity of the tree, as well as adversely affecting the environment if it is removed. If roots greater than 25mm in diameter are encountered when constructing the crossover, then the Council's Arboricultural Officer may order the work to stop and the footpath replaced. Cutting of roots greater than 25mm can lead to the premature death of a tree. A further consideration is that the continued growing of roots can cause damage to the crossover, leading to a hazard for users of the pavement. It is therefore vital that implications for trees are considered early on when thinking about installing a dropped kerb or crossover.</p>
7.1	<p>Planning Conditions</p> <p>Planning conditions are a way for local planning authorities to enhance the quality of development to mitigate against the adverse effects of development. Section 70(1)(a) of the Town and Country Planning Act enables local planning authorities in granting permission to impose conditions they see fit. The Council has the statutory duty to protect trees that should be retained through imposing planning conditions. This will be determined through tree survey, arboricultural impact assessments, tree retention/ removal plans and soft landscaping designs during pre-application or full planning applications. Trees may also be protected by planning conditions attached to a previous planning permission on the site.</p> <p>Many planning permissions will contain conditions which protect trees and hedges. Applicants must support their design and application with appropriate professional advice to ensure all trees on site are identified and considered. This may include a condition that requires adequate supervision on site by a qualified arboriculturist during demolition or construction. Section 25:</p>

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	Technical Guidance on Key Documents of this document provides further information on tree surveys.
7.7	<p>Failure to Comply with Planning Conditions</p> <p>Any failure to comply with planning conditions relating to tree protection will result in planning enforcement action. The Council is able to investigate suspected breaches of planning conditions or unauthorised works to protected trees. For further information, please see the Council's Local Enforcement Plan and to report suspected breaches please use the form on the planning enforcement webpage.</p>
8.6-8.7	<p>Right Tree, Right Place, for the Right Reasons</p> <p>The UK Forestry Standard created a criteria and guidance for the sustainable management of forests and woodlands following the 'right tree, right place, for the right reasons' principles. Although this guidance is focused on forests and woodlands, these principles can apply to new tree planting to ensure they integrate into and enhance our landscape, connect with communities and consider any existing features, land use and habitats. The key factors to consider with new tree planting are:</p> <ul style="list-style-type: none"> • Historic environment: ensure the site's historic environment is protected or even enhanced with new trees; this should also include consideration of below-ground archaeological sites • Climate Change: ensure new trees are diverse in species and age for resilience against future climate change, and consider long term management- • Landscape: new trees should consider the area's 'landscape character' and how people will experience it- • Soil: ensure that soils are protected through as assessment of soil to inform new tree design-

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	<ul style="list-style-type: none"> • People: consider how new trees may impact the local community- • Water: new tree design should consider water quality, flood risk and water availability- • Biodiversity: ensure all existing wildlife or species on site is identified and protected- <p><u>With regards to new tree planting near riverbanks, new trees should be sufficiently set back to reduce the risk of bank collapse and erosion. The placement of new trees and associated landscaping should also ensure they provide a suitable offset from any flood defence. This is required for the current and future flood management of the asset, as set out in Local Plan Policy LP12 Water and Flooding Part J, and the Strategic Flood Risk Assessment.</u></p>
8.11	<p>The first three to five years after planting are critical for a tree's establishment. Applicants should ensure early management of new trees to minimise the risk of structural weaknesses throughout branch frameworks and reduce future maintenance costs. Aftercare and management should form part of a development's landscaping and maintenance plan, including watering of trees, and adherence to the approved details will be secured via condition. Planning conditions or obligations may be used to secure the replacement / replanting of any new trees that die within a reasonable period of their planting. <u>The Council may seek the long-term protection of trees through the designation of Tree Protection Orders (TPOs)</u></p>
8.12-8.13	<p>Native species</p> <p>The Wandsworth Local Plan encourages the planting of native species, however due to the impacts of climate change in London, these species are not always appropriate. In all cases, species that provide the same amenity value (crown size, flowering characteristics, seasonal colour and appearance) are</p>

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	<p>encouraged. By contrast, the Betula species is often proposed by developers; however, this species of tree has a short life-span and offers little amenity value. The Council will therefore discourage the planting of certain species and encourage instead high-amenity trees which have a longer life-span (ideally likely to survive for the next 100 years).</p> <p><u>In sourcing tree stock, it is vital that biosecurity is maintained and the risk of importing tree pests and diseases is minimised. The Council encourages the use of UK and Ireland sourced and grown tree stock where possible, and the specifying of Plant Health stands and/or appropriate quarantine for any imported planting stock</u></p>