

Trees and Development

A guide to the Commissioning of BS5837:2012 Tree Surveys for prospective development.

As one of the countries leading Arboricultural Consultancy companies we undertake approximately 60 plus tree surveys for development projects every month, a large number of which are requested as urgent as the associated planning application is up and running. This obviously can lead to delays in the planning application as issues not previously considered with regards trees and development are raised.

In order to pre-empt this, and ensure that the relative trees and associated constraints are considered, below is a guide to the 'ideal' scenario, advocated by Hayden's, with regards the commissioning of Tree Surveys and Arboricultural Assessments for prospective development.

The Process can be divided in to 3 main phases. Within these the particular elements of the Arboricultural Assessment can be directly related to the Royal Institute of British Architects (RIBA) Work Stages, as detailed below.

| Phase 1 – Feasibility and Planning | |
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| RIBA Work Stage | Arboricultural Assessment Works |
| A - Feasibility Study | Topographical Survey BS 5837:2012 Tree Survey commissioned |
| B - Design Brief | Preparation of Tree Constraints Plan (TCP) |
| C - Conceptual Design | Preparation of Arboricultural Implication Assessment (AIA) in relation to design |
| D - Design Development | Preparation of Arboricultural Implication Assessment (AIA) Preparation of Preliminary Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) |

| Phase 2 - Detailed Technical Design | |
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| RIBA Work Stage | Arboricultural Assessment Works |
| E - Technical Design | Preparation of Arboricultural Method Statement for permitted development and associated services Preparation of Schedule of Pre Construction Tree Works and Removal Finalize Tree Protection Plan (TPP) including Construction Exclusion Zones (CEZ) |
| F – Production Information | |
| G – Tender Documentation | Tree Survey, Arboricultural Implication Assessment (AIA), Arboricultural Method Statement (AIA) , Tree Protection Plan (TPP), Construction Exclusion Zones (CEZ) and Schedule of tree works and removal to be included in all relevant Tender Documentation |



Phases 1 and 2 are an essential part of the planning and pre-commencement stages of development. Once the construction and implementation stage commences it is essential that the arboricultural elements of the permitted development are implemented in order to ensure the future well being of those trees to be retained as part of the permitted development. Given this, it is recommended that the Arboricultural Elements of the project are monitored (Tree Works, Tree Protection and any specialist operations). The benefits of this are two-fold in that, firstly, it should prevent unnecessary damage to trees to be retained and secondly, where trees are accidentally damaged the necessary remedial tree works can be identified, approved and implemented. Such incidents should be recorded on the CDM Health and Safety file to provide proof that the necessary remedial works were undertaken should the tree fail in the future. Consequently, the following is recommended for the final and third stage of development – **Implementation and Aftercare**.

| Phase 3 - Implementation and Aftercare | |
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| RIBA Work Stage | Arboricultural Assessment Works |
| H – Tender Action | Site Meeting with Arboricultural Consultant and tendering Arboricultural Contractors |
| J – Mobilization | Preparation and approval of Arboricultural Monitoring Program Pre- Commencement meeting with Project/Site Manager, Local Planning Authority Trees Officer and Arboricultural Consultant |
| K – Construction to Practical Completion | Implementation of Approved Arboricultural Monitoring and Reporting |
| L - Post Practical Completion | Final Inspection of Trees and Monitoring Report |

If the Arboricultural elements of any prospective developments are undertaken as detailed above, it will, without doubt, enhance the chances of success and prevent any unnecessary delays to the planning process due to trees, thereby saving both time and money.

If you would like to discuss the above or any other tree related issues contact us either at info@treesurveys.co.uk or on 01284 765391



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