
Trees and Development Sites: A Guide to British Standard 5837:2005 Trees in relation to construction - Recommendations

Introduction

‘This British Standard gives recommendations and guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees, including shrubs, hedges and hedgerows, with structures’.

‘This standard recognizes that there can be problems of development close to existing trees which are to be retained, and of planting trees close to existing structures. This standard sets out to assist those concerned with trees in relation to construction to form balanced judgements. It does not set out to put arguments for or against development, or for the removal or retention of trees’.

‘Where development, including demolition, is to occur, the standard provides guidance on how to decide which trees are appropriate for retention, on the means of protecting these trees during development and on the means of incorporating trees into the developed landscape’.

The Tree Report for a Development Site

The BS 5837 tree report accompanies an application for planning consent. To satisfy the Local Planning Authority, the report will contain some or all of the following elements, depending on the specific requirements of the proposed development;

Land survey

An accurately measured land survey showing all relevant existing site features including the location of all trees, shrub masses and hedges. It maybe necessary to include spot heights of ground levels throughout the site.

Tree Survey

The survey should include all trees included in the land survey and it should categorize trees or groups of trees for their quality and value within the existing context.

Tree Constraints Plan (TCP)

A plan, prepared by an arboriculturist, showing the root protection areas (RPA) and representing the effect that the mature height and spread of retained trees will have on layout design through shade, dominance, etc.

Construction Exclusion Zone

An area based on the RPA, identified by an arboriculturist, to be protected during development by the use of barriers and/or ground protection fit for purpose to ensure the successful long term retention of a tree.

Tree Protection Plan (TPP)

A scale drawing, prepared by an arboriculturist, showing the finalized layout proposals, tree retention and tree and landscape protection measures detailed within the arboricultural method statement (AMS), which can be shown graphically.

Arboricultural Implications Assessment (AIA)

A study, undertaken by an arboriculturist, to identify, evaluate and possibly mitigate the extent of direct and indirect impacts on existing trees that may arise as a result of the implementation of any site layout proposal.

Arboricultural Method Statement (AMS)

A methodology for the implementation of any aspect of development that has the potential to result in loss of or damage to a tree.

Pre Development Tree Work

A schedule of tree works, prepared by an arboriculturist, listing all the trees to be removed to clear the main development area and those remaining that require remedial works.

Post Development Management

An arboricultural management plan that specifies present and possible future work to trees adversely affected by the development.

Proposals for New Planting

A plan and schedule, prepared by a landscape architect or other competent person, showing the intended location of new planting, taking into consideration the future use, layout and design of a development site.