

Trees and Planning

Hayden's have been involved within the industry since 1988 and as such, have extensive experience of dealing with trees and development as part of planning legislation. We have worked both within and alongside planning departments to ensure that our clients' needs are met. Consequently we have developed a comprehensive package to deal with, and communicate all potential issues raised by trees and development.

Under the UK Planning system, local planning authorities have a statutory duty to consider the protection of existing trees and the planting of new trees when granting planning permission for development. The potential effect of development on trees, whether or not statutorily protected by Tree Preservation Orders or Conservation Area legislation, is a material consideration that must be taken into account when dealing with planning applications.



In order to do this, and where it is considered pertinent, the local planning authorities require the submission of an Arboricultural Implication Assessment and Preliminary Arboricultural Method Statement (AIA& AMS) in line with **BS5837:2012, The British Standard for Trees in relation to design, demolition and construction – recommendations**, in order to be able to assess the likely effect of the development on the trees.

The nature and level of detail of information required to enable a local planning authority to properly consider the implications and effects of development varies between stages and in relation to what is proposed. Table B.1 from BS5837 provides advice to both developers and local authorities on an appropriate amount of information required. The term 'minimum detail' is intended to reflect information that local authorities are expected to seek, whilst the term 'additional information' identifies further details that might reasonably be sought, especially where any construction is proposed within the Root Protection Area (RPA) - the calculated likely extent of rooting for individual trees.

BS5837:2012 Table B.1 Delivery of tree-related information into the planning system

Stage of process	Minimum detail	Additional information
Pre-application	Tree survey	Tree retention/removal plan (draft)
Planning application	Tree survey (in the absence of pre-application discussions) Tree retention/removal plan (finalized) Retained trees and RPAs shown on proposed layout Strategic hard and soft landscape design, including species and location of new tree planting Arboricultural impact assessment	Existing and proposed finished levels Tree protection plan Arboricultural method statement – heads of terms Details for all special engineering within the RPA and other relevant construction details
Reserved matters/ planning conditions	Alignment of utility apparatus (including drainage), where outside the RPA or where installed using a trenchless method Dimensioned tree protection plan Arboricultural method statement – detailed Schedule of works to retained trees, e.g. access facilitation pruning Detailed hard and soft landscape design	Arboricultural site monitoring schedule Tree and landscape management plan Post-construction remedial works Landscape maintenance schedule

