BS5837:2012

Trees in relation to design, demolition and construction – Recommendations

Tree Survey

12 Riley Lane

Kirkburton

Huddersfield

HD8 0RY

30 May 2017

Author: Alan Thompson FdSc (Arb) M.ArborA

ARBTECH

Mr Robert Napier
12 Riley Lane
Kirkburton
Huddersfield
Yorkshire
HD8 0RY

30/05/17

Tree Survey Report
12 Riley Lane, Kirkburton, Huddersfield, HD8 0RY

Dear Robert,

You appointed Arbtech Consulting Ltd. in May 2016 to undertake a BS5837 Tree Survey and Tree Constraints Plan at the aforementioned site. Our arboricultural consultant, Mr. Alan Thompson undertook the survey on the 26th May 2017; weather conditions were warm, dry & bright. Subsequently we have produced this summary of our findings. Mr. Alan Thompson FdSc has over 8 years experience in both local authority and private practice environments and also holds the LANTRA Professional Tree Inspection certificate.

The advice below and appended is underwritten by our Professional Indemnity insurance for the business practice of Arboricultural Consultancy in the sum of one million Pounds Sterling in each and every claim.

Tree Survey Executive Summary

All trees within the property have been surveyed using techniques demanded by BS:5837 2012, Trees in Relation to Construction.

A total of 29 individual trees and four grouped areas of trees/shrubs were surveyed. In general the tree stock on site is young to mature in age range.

All of the trees surveyed were in an acceptable or good condition at the time of the survey. No trees were deemed to be in a hazardous or unstable condition.

Individual notes on the tree's structural and physiological condition are found in the Notes section of the survey schedule.

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BS5837 Scope

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, including demolition and construction work, and on the means of incorporating trees into the developed landscape.

Definitions

Arboriculturist

An arboriculturist (or arboricultural consultant) is a person who has, through relevant education, training and experience, gained recognized qualifications and expertise in the field of trees in relation to construction.

Tree Survey

A tree survey should be undertaken by an arboriculturist and should record information about the trees on a site independently of and prior to any specific design for development. As a subsequent task, and with reference to a design or potential design, the results of the survey should be included in the preparation of a tree constraints plan, which should be used to assist with site layout design.

Tree Constraints Plan

A TCP is a plan, typically delivered as an AutoCAD drawing (.dwg file format), prepared by an arboriculturist for the purposes of layout design showing the root protection area and representing the effect that the mature height and spread of retained trees will have on layouts through shade, dominance, etc.

Root Protection Area

An RPA is a layout design tool indicating the area surrounding a tree that contains sufficient rooting volume to ensure the survival of the tree, shown in plan form in m².

Construction Exclusion Zone (*also termed* Tree Protection Zone)

A construction exclusion or tree protection zone is an area based on the RPA (in m²), identified by an arboriculturist, to be protected during development, including demolition and construction work, by the use of barriers and/or ground protection fit for purpose to ensure the successful long-term retention of a tree.

Arboricultural Impact Assessment

This is 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.

Tree Protection Plan

A TPP is a plan, typically delivered as an AutoCAD drawing (.dwg file format), prepared by an arboriculturist showing the finalized layout proposals, tree retention and tree and landscape protection measures detailed within the arboricultural method statement, which can be shown graphically.

Arboricultural Method Statement

This is a methodology for the implementation of any aspect of development that has the potential to result in loss of or damage to a tree. The AMS is likely to include details of an on-site tree protection monitoring regime.

Methodology

The methodology used to assess the trees was the British Standard 5837:2012 'Trees in Relation to Construction' tree survey method. The aim of the survey is to establish which trees are moderate and good quality; suitable for retention and justifying protection. And, which trees are low or poor quality; either undesirable or unsuitable to retain and protect.

The tree survey includes all trees included in the land survey red line boundary plan, as well as any that may have been missed, and it should categorize trees or groups of trees, including woodlands for their quality and value within the existing context, in a transparent, understandable and systematic way. Where the arboriculturist has deemed it appropriate, the trees have been tagged with small metal or plastic tags, placed as high as is convenient on the stem of each tree.

Whilst master plan proposals for the development of the site might be available, the trees have been surveyed without taking these into consideration. All detailed design work on site layout should take into consideration the results of the tree survey (and the TCP).

Trees forming groups and areas of woodland (including orchards, wood pasture and historic parkland) are identified and considered as groups where the arboriculturist has determined that this is appropriate, particularly where they contain a variety of species and age classes that could aid long-term management. It is often expedient to assess the quality and value of such groups of trees as a whole, rather than as individuals. However, an assessment of individuals within any group has been undertaken if they are open-grown or if there is a need to differentiate between them.

The quality and value of each tree or group of trees has been recorded by allocating it to one of the four categories; A, B, C, or U (highest to lowest quality respectively). The categories are differentiated on the tree survey plan by colour, or by suffixing the category adjacent to the tree identification number on the TCP.

The survey schedule lists all the trees or groups of trees. The following information is also provided:

I. reference number (to be recorded on the tree survey plan);
II. species (common or scientific names);
III. height in metres (m);
IV. stem diameter in millimetres (mm) at 1.5 m above adjacent ground level or immediately above the root flare for multi-stemmed trees;
V. branch spread in metres taken at the four cardinal compass points;
VI. height of crown clearance above adjacent ground level in metres (m);
VII. age class (Newly planted, Young, Semi-mature, Early mature, Mature, Over mature);
VIII. physiological condition (e.g. good, fair, poor, decline and dead);
IX. structural condition (e.g. good, fair, poor and ivy);
X. preliminary management recommendations, including further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat; and
XI. The retention category referring to the quality and useful contribution in years; U = <10yrs; A = >40yrs; B = >20yrs; C = >10yrs. The retention sub category referring to the type of amenity; 1 = Arboricultural; 2 = Landscape; 3 = Cultural including conservation.

Limitations

Trees were inspected from using visual observation from ground level only. Trees were not climbed or inspected below ground level. Inaccessible trees will have best estimates made about the location, physical dimensions and characteristics. Trees have been grouped where BS5837 guides us that it is expedient to do so. Trees have been excluded from the survey if they are found by us to be sufficiently far away from the proposed developable area or if they are outside of the red line boundary plan showing the expectations of our Client for the extent of the survey. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order ("TPO"), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

Appendices

The following documents were released to the Client as appendices to this report:

- Survey Schedule (PDF)
- Tree Constraints Plan drawing (PDF)

If you require clarification of information contained herein, please do not hesitate to contact me on 07703 676 216

Yours Sincerely,

Alan Thompson FdSc (Arb.), M Arbor A

Arboricultural Consultant

Document Production Record

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