



How to win the trees & development game

36 36	35 TPO'd tree damaged. LPA issues a stop order. Prosecution may follow	34 We carry out regular site supervision to ensure TPP adherence	33 33	32 Groundworkers ignore tree protection plan, thereby breaching a planning condition	31 31
25 25	26 26	27 We attend a pre-start meeting, and work begins. Groundworkers erect and maintain the correct tree protection in the right place	28 Planning application submitted minus some arb info – LPA may not register it	29 29	30 30
24 24	23 Any development design changes are passed to us so we can alter the TPP/AIA/AMS	22 22	21 Planning application submitted with all necessary arboricultural info. Consent achieved with minimal conditions	20 20	19 19
13 13	14 Design team ignores tree constraints – we will need to troubleshoot	15 Mitigation of any adverse effects on trees set out in an arb impact assessment (AIA)	16 16	17 We prepare tree protection plan (TPP), based on the layout. We may also produce an arb method statement (AMS)	18 You don't tell us about design changes – eg drainage routes. More delays
12 12	11 Topographical survey inaccurate – we may have to return to site to survey missing areas	10 10	9 We are not involved from the start—we could have alerted you to any tree-related site issues	8 Development is designed around the constraints identified in tree survey	7 7
1 Project arboriculturist appointed as part of the design team and is consulted regularly throughout the project	2 2	3 3	4 Tree survey is carried out to BS 5837, based on up-to-date site information with clear boundaries	5 5	6 6

Winners!

Your development is an example of best practice. The housing has been placed sympathetically around retained trees which are able to thrive and make it an attractive place to live. The houses are easier to sell and may command a higher price. You have helped to maintain vital urban trees in line with Trees and Design Action Group (TDAG) guidance.

Losers

Your development gets consent but with lots of conditions. It is eventually completed but delays caused by not treating trees as a material consideration in development may have cost you £000s. You may have damaged one or more valuable trees irreparably and suffered adverse publicity as a consequence. Some houses are badly shaded by retained trees and could be a problem to sell. Those trees may cause residents issues for years to come and there may be pressure for the trees to be felled.



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