

Trees and Planning

Arboriculturists are able to make a significant contribution to the early stages in the design process, which is an essential component of providing tree information in accordance with industry best practice i.e.

BS 5837:2005 'Trees in Relation to Construction – Recommendations'.

Mature trees are a valuable asset on development sites: increasing property prices; increasing diversity; improving amenity... they also present complex social-economic issues and can present a considerable constraint to development.

We offer a full range of products and services designed to ensure flexibility and cost-effectiveness through the planning and development process.

You may need all or some of these services:

Feasibility Study

An all too often overlooked service which provides an overview of the constraint posed by trees and an outline assessment of the feasibility for development. This is vital knowledge prior to land purchase or further investment in professional fees. Trees can pose a significant site constraint, impacting on the availability of useable space and the value of land. This service is offered as a tailored package on a site by site basis.

Land Survey

This is the starting point of the design process - it is critical that an accurate site layout is produced. Aspect offer two distinct Land Survey services:

- 1) For larger projects with multiple trees we recommend a professional Topographical Survey of the site and its immediate surroundings:
- 2) For small domestic sites we can prepare a simplistic scale drawing from GIS and / or Ordnance Survey data.

Our plans can be provided on paper and electronically, in a number of formats. Please contact us for further information.

Tree Survey

The tree survey is a fundamental aspect of the process and is required on all sites.

This service includes Inventory of trees, tree groups, and hedgerows on site - undertaken by suitably qualified and experienced arboriculturist. Detailed assessment of trees on site in accordance with survey methodology detailed in BS5837:2005.

Tree Constraints Plan - TCP

An invaluable design tool that graphically demonstrates the impact trees have on a site, both above and below ground. This is usually undertaken after a Land (Topographical) Survey but before any layout design. The plan can be given to architects and planners to enable them to design around the tree constraints and to identify where conflicts may exist. A preliminary TCP can be drawn at the feasibility study stage and prior to a land survey - providing a broad but useful tool.

Arboricultural Implications Assessment - AIA

This relates to a designed layout and identifies the impact that the layout will have on trees, both in the long and short-term. This product can be used during the design stage and as a comprehensive report for a planning submission. We use a clear, concise and thorough format for ease of use. This stage usually requires us to work in partnership with other members of the design team e.g. architects, engineers and planners. The final AIA report informs the Arboricultural Method Statement (AMS) and the Tree Protection Plan (TPP) that will be required for a submitted planning application.

Arboricultural Method Statement – AMS

Method statements provide a detailed and practical way of constructing near trees and is designed for the construction team but it can also be used by planners, engineers and other professionals. We use a clear, concise and thorough format for ease of use. This stage usually requires us to work in partnership with other members of the design team e.g. architects, engineers and planners.

Tree Protection Plan - TPP

This detailed plan is an essential part of a planning submission and shows in clear detail how trees will be successfully incorporated into a layout. Our plans are clear and easy to understand - ensuring that they are an effective tool for the construction team and contractors to ensure compliance with planning conditions and protected tree and wildlife legislation.

Shading Analysis

Increasing attention is being paid to the influence that trees have on buildings once they are built. Trees have the ability to cast excessive or unreasonable shade. Badly designed layouts can lead to a conflict between occupants of a building and trees. Local Planning Authorities are often concerned at the pressure that buildings will put on tree removal where shading is excessive. They are increasingly requiring objective evidence that retained trees will not. We offer a comprehensive shade analysis that can assess the shading influence on elevations, garden and living areas.

We use specially designed software that can plot the shading influence of trees at any time of the day, on any day of the year. It also provides a graphic image of shading over the whole year. The analysis includes a report to interpret the information and place this in a practical context. This powerful tool can support planning applications and aid the design process.

Construction Site Monitoring

We offer a tailored service to monitor tree protection compliance. This can prevent prosecution and breaches of planning conditions and ensure contractors are operating correctly. We provide a site monitoring report with every site visit that can be submitted to the LPA to demonstrate condition compliance allowing them to be successfully discharged. We can also deal and advise on any problems that arise during the construction process and advise on the most sensible course of action.

Local Planning Authorities tend to support and recommend this service as it reduces their enforcement burden and demonstrates proactive thinking and accountability - allowing for clear control on site.

Planting Plans

We provide advice on sustainable tree planting solutions and planting plans. Increasingly technology allows shared spaces between planting, paving and parking. To integrate this useful mix it is vital that planting pits are designed into schemes from the outset. Integrated planting pits allow:

- Shared space
- Damage prevention - to services, buildings and surfaces
- Good quality finishing and high specification design.

Design Advice

Throughout the design process we can offer advice on how to achieve a sustainable layout. We are experienced in dealing with LPA and other professionals as part of a design team. In our experience tree issues are always best dealt with from the beginning to minimise conflict and to ensure a smooth transition through the planning and construction process.

Damage Mitigation

Where damage does occur to trees on a construction site, we offer a full mitigation service. This can prevent prosecution and minimise the effects of damage. This service includes:

- Damage assessment
- Mitigation specification
- Soil decompaction
- Soil improvement or replacement
- LPA liaison and negotiations
- Planting proposals
- Site monitoring and contractor supervision