



TREES AND DEVELOPMENTS

BS5837:2005 Pre-development Tree Surveys and Planning Information update from Barnes & Associates

HOW WE CAN HELP YOU THROUGH THE VARIOUS STAGES OF PLANNING

**Feasibility surveys / Desktop Study
(RIBA Stage A-B)**

For land buyers

**Often used pre-purchase to negotiate
price or identify a development window**

BS5837:2005

(RIBA Stage A-B)

The standard for tree surveys

A 'stock take' of trees on site

Tree Survey Plan

Tree Constraints Plan (TCP)

Tree Protection Plan (TPP)

All in AutoCAD by Barnes & Assoc

Arboricultural Implication

Assessment (AIA) (RIBA Stage D)

**What is staying and what is going, how
to protect trees on sites and enhance
unit value**

Planning support

Representation at Appeal

Tree Shadow Analysis

**Arboricultural Method Statements (AMS)
(RIBA Stage H,J and K)**

Risk Assessment (RIBA STAGES L)

Reducing risks from trees.....

BS5837:2005 is currently under review, we will keep you posted once the final document is released and the proposed changes become clear.

Very often the first time trees become a problem is when the planning authority will not validate an application because there is no Tree Survey with the application.

Alternatively clients produce a Tree Survey which is not accepted by planning, leaving the application to flounder.

Within this brief guide we hope to outline the various types of reports which can be used to help retain valuable trees, adding value and diversity to a scheme with a balanced approach to the removal and replacement of the poor quality trees.

We understand that each site is different and are happy to advise on the best way forward for your particular scheme.



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DEVELOPING NEAR TREES

— YOU CAN IF YOU KNOW HOW TO —

Specialist methods allow developers to get close to trees safely and approved by the Local Planning Authority.

Retaining trees on sites increases plot values - where trees are retained appropriately.

Veteran trees provide excellent habitat but only when retained correctly.

Technologies are now commonly available, enabling building near trees in a sustainable manner preventing excessive root damage associated with traditional methods.

Where trees are required to be removed we can provide tree planting guides and full soft planting schemes to counter any losses and help settle the scheme into the broader landscape.

Please take a moment to read the guidance inside this issue, we welcome your feed back.....

Other information leaflets are produced throughout the year check our website.

Outline sequence for Arboricultural Advice for developments

DO YOU HAVE TREES ON YOURS SITE ?

It has been well documented that appropriately retained trees can add value.

When trees are considered at the design stages, trees enhance a site this simplifies a scheme later on and has proved to be a significant saving in time and costs.

Arboricultural Desktop Study— RIBA STAGE A-B

Arboricultural Consultant to use Ordinance Survey maps, photo log, aerial photographs and other information to evaluate the principal arboricultural issues. This is presented as a short report and notated on a plan highlighting the key findings and recommendations.

The Tree Survey BS5837:2005

General Arboricultural Appraisal (feasibility study)- RIBA STAGE A-B

Following receipt of a topographical survey or plan depicting the extent of the site. We conduct a survey of site and surroundings, assessing trees in line with BS5837 to provide a full understanding of the trees, categorise, dimensions, vitality, life span complete with general observations and recommendations.

Including site assess i.e. Soil Appraisal. Identify the extent of current legislative protection if authorised to check. Examination of local policies and their implications at planning.

AutoCAD constraints plan (to BS5837) to clarify constraints to building layout and construction of parking, roadways and light structures.

A short report-detailing findings and recommendations; in addition to a schedule outlining the individual trees and principal groups & site plans including the

Tree Survey Plan & Tree Constraints Plan.

Pre-Application Review –RIBA STAGE C

To review the design including issues of access, visibility splays, fenestration, daylight and sunlight interruption by trees, room arrangement, construction access & sequencing issues and access for services.

Meeting Tree Officer and negotiating pre-application issues.

Report and drawing production to support the agreed scheme for the outline application.

Undertaken at the design and planning stages taking the following elements into account, provided following final design, the Pre-Development Survey provides essential information to base the review upon:-

Supply a plan showing tree retentions, removals, tree protective fencing areas / above ground protection.

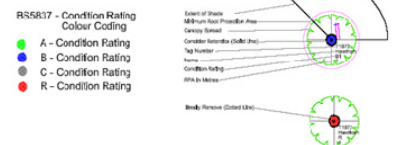
Design solutions for above and below ground constraints.

Indicative tree planting plan that can mitigate tree losses (if applicable).

Proximity of trees to structures, light and direct conflict issues.

Initial protection plan.

Symbol Guide



Need to know the implications of your scheme ?

Arboricultural Impact Assessment AIA (Planning Application) - RIBA STAGE D

Following receipt of the finalised scheme a full Arboricultural Impact Assessment (AIA) and plans addressing all tree-related planning issues relevant to the application are undertaken.

Report and drawing production to support the scheme for the outline application in AutoCAD.

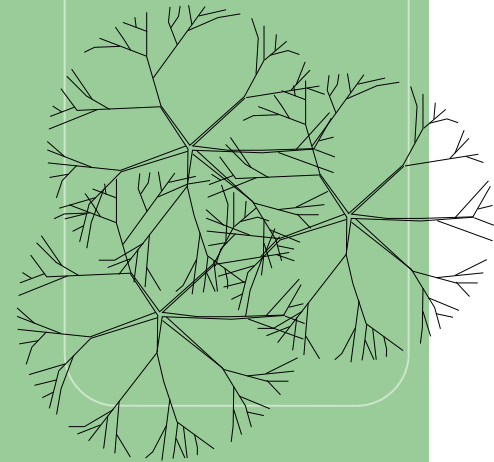
The AIA is undertaken at the design and planning stages taking the following elements into account, provided following final design, the Pre-development Survey provides essential information to base the AIA upon:-

- Supply of digital plan showing tree retentions, removals.
- Supply of digital plan showing tree protective fencing areas / above ground protection.
- Tree friendly methods, design solutions for above and below ground constraints.
- Outline of tree surgery and remedial works.
- Assessment of end use of the space.
- Detailed Landscaping & tree planting plan.*
- Proximity of trees to structures, light and direct conflict issues.
- Large trees discussion on design issues and management.
- Location of barriers and other physical protection, including ground protection-marked on a plan, with dimensions.
- Design details of protection, drawings / descriptive text.

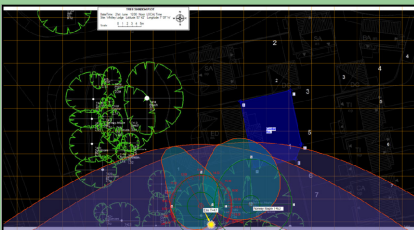


Wait before you apply for planning an AIA will be requested by the Planning Authority.

***Soft landscaping schemes, planting schedules including NBS Specifications available by experienced Landscape Designers & Architects.**



Tree shade analysis specialist software is used.



The shading caused by trees can be avoided by the design process at an early stage.

Individual and site wide tree shadow analysis can be undertaken providing evidence for planning applications.

Arboricultural Planning support

Arboricultural Planning Support

To support the design team in amendments and development of design in response to planner's comments and co-ordinating tree-related responses. Post-planning - review implications of issues as they arise and amendments to scheme.



Trees close to buildings can work when planned for.

Appeals and Method Statements cont...



Arboricultural Representation at Appeal

- Attend meetings with appeal team.
- Prepare and negotiate Statement of Common Ground.
- Prepare proof of evidence / arboricultural statement.



Arboricultural Design & Tender support— RIBA STAGES E-G

- Review planning conditions and their implications for the design and construction process.
- Review implications of development design for trees including details of construction methods, service installation and special methods of work.
- Attend design and client review meetings and report on progress and contribute to the design process.
- Prepare tender drawings and documentation dealing with tree constraints and their likely impacts on the construction process and the cost of construction.

Arboricultural Planning Application Arboricultural Method Statement (AMS) - RIBA STAGES H, J & K

- Prepare Arboricultural Method Statement report and plans to discharge planning conditions and to ensure the best chance of retained trees of value, surviving the development process.
- Attend site to inspect trees and their protection at key stages of the development.
- Attend site to supervise works at sensitive stages. Attend client review meetings to report on tree-related issues.

On going Arboricultural Assessment & Risk Assessment - RIBA STAGES L



Undertake a cyclic Arboricultural Conditions Assessment to identify the condition of trees and the potential risks to site users whilst assessing the response of the trees to site alterations to enable improved husbandry and identify remedial works to maintain the retained trees.

Ian Barnes is a licensed user of the Quantified Risk Assessment of surveying trees. This system is used extensively for facility and property managers, as a defendable cost effective system.

Licensed User

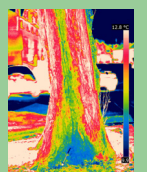
Our other areas of work are detailed on our website and information leaflets which are produced from time to time. If you have any queries please feel free to contact us for a confidential chat.



Picus scans.



Thermal Imaging



<u>ADDITIONAL SERVICES</u>	
Health & Safety Reports	Tree Risk Assessments
TPO Appeals	Subsidence Reports
Tree Valuation	Tree Legal Advice
Woodland Management	Tree and Woodland Planting Schemes
Landscape Design	Garden Design
Tree Decay Assessments	Picus Tomography
Picus TreeTronic	Tree Thermal Imaging