

Trees in the Planning Process

Securing Mitigation Value

13th April 2018



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Treework Environmental Practice





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Section 106 of the Town and Country Planning Act 1990 (as amended), enables a person with an interest in land to enter into a planning obligation, usually with the agreement of the Council.

National Planning Policy Framework – Policy Tests

LPA's should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

Planning obligations should only be sought where they meet **all** of the following tests:

1. Necessary to make the development acceptable in planning terms
2. Directly related to the development; and
3. Fairly and reasonably related in scale and kind to the development."






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The London Tree Officers Association CAVAT - Capital Asset Value for Amenity Trees. Full method - revised January 2017

CAVAT
(Capital Asset Value for Amenity Trees)

Full Method: Users' Guide



Group of lime and London Plane, Epping: values from £160K- £265K

Christopher Neilan

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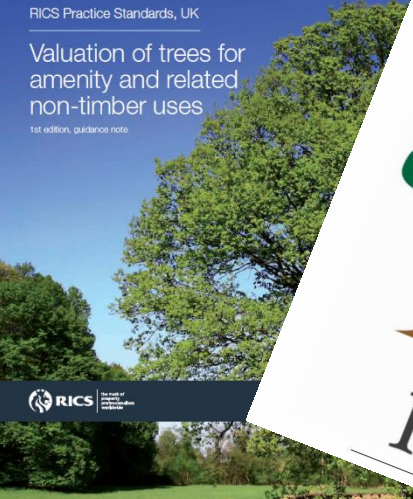
GUIDANCE NOTES

Visual Amenity Valuation of Trees and Woodland (The Helliwell System)

RICS Practice Standards, UK

Valuation of trees for amenity and related non-timber uses

1st edition, guidance note




RICS



i-Tree

Forestry Commission



Trees in suburban areas, London

Research Note

Street tree valuation systems

Vadims Sarajevs

April 2011

From the outset, the aim has been to deliver an overall improvement in tree cover. **CAVAT** chosen as the methodology



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A Tree Strategy was issued in 2014, to address the requirements of one of the s106 schedules

The over-riding objective of the Tree Strategy is to provide:

CAVAT value plus 5% by 2026. A model has been agreed for delivering this based on the planting of 1,000 off site trees over 3 years and +300 on site trees

The **CAVAT Full Method** has been applied.

The 2010 Unit Value Factor is applied across all years for the purposes of the model.

A 0.94cm increase in diameter per year is applied for all species of tree and all growing conditions

A 2 Year 'resting period' is applied to Root Balled trees. Air pot (similar) no resting period.

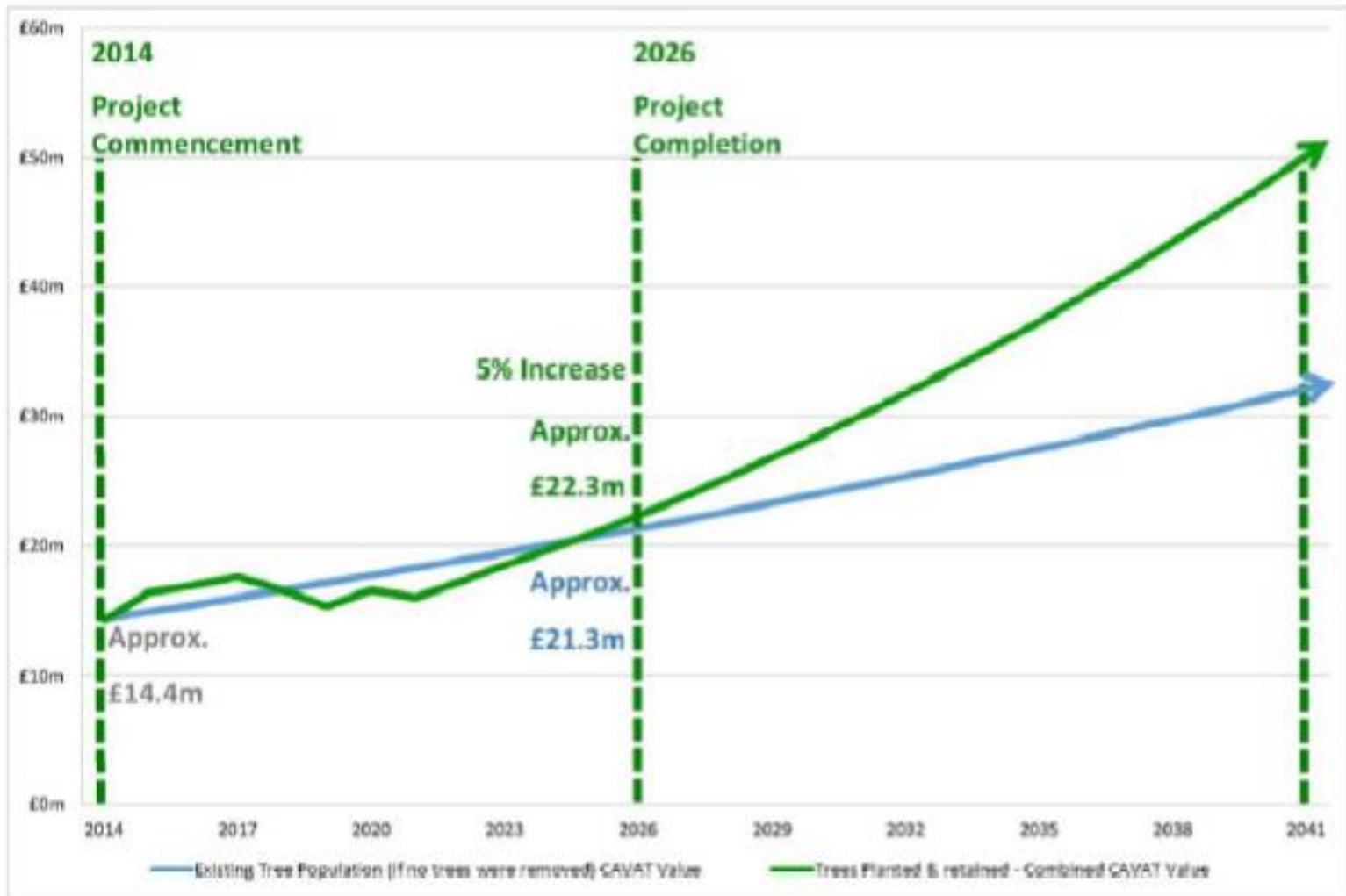


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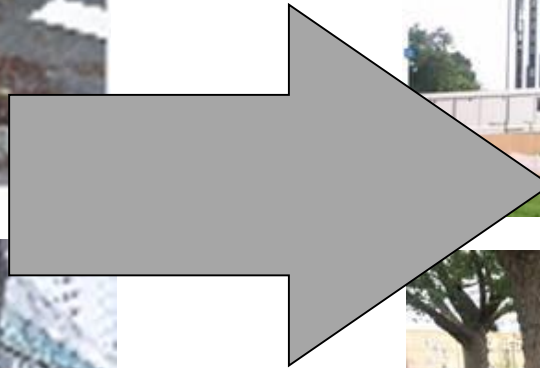


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**Shortlisted for the
2016 RIBA Stirling
award**

**where the
buildings'
integration into a
vibrant landscape
with mature trees
was cited**



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Thank you

