

B&Q Cricklewood

Arboricultural Impact Assessment

Montreaux Cricklewood Developments Ltd

July 2020

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1. Introduction

1.1 Background

AECOM Infrastructure and Environment Ltd (AECOM) have been instructed by Montreaux Cricklewood Developments Ltd (The Applicant) to carry out an Arboricultural Impact Assessment of the development proposals at B&Q Cricklewood (hereafter referred to as 'Proposed Development') in support of an outline planning application. This report identifies the likely direct and indirect impacts of the Proposed Development along with suitable mitigation measures, as appropriate. The Tree Protection Plan (included within Appendix D) identifies trees to be removed and how retained trees are to be successfully protected.

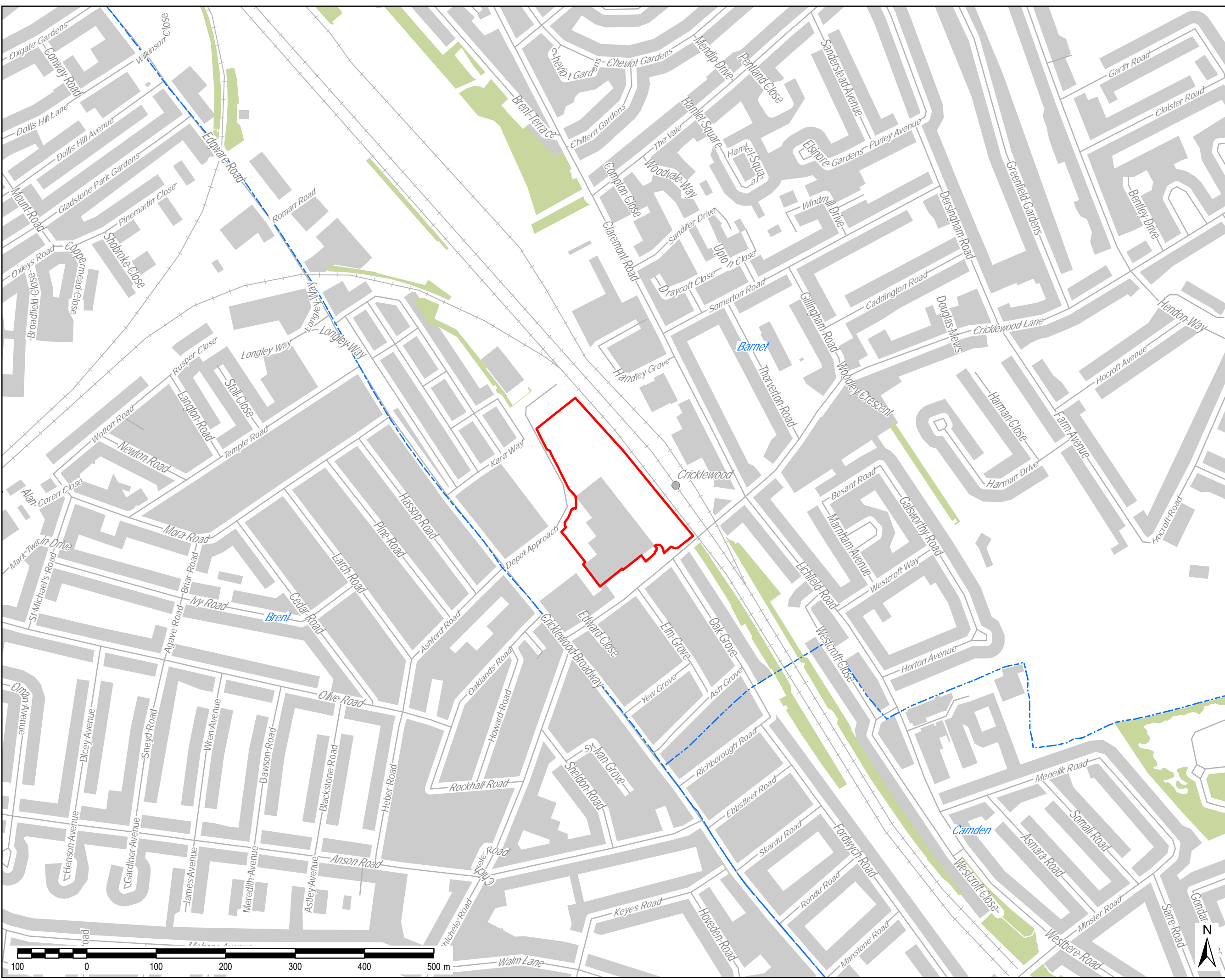
The Application Site (hereafter referred to as the 'Site') is located within the administrative boundary of the London Borough of Barnet (LBB), adjacent to Cricklewood railway station. The London Borough of Brent (LB Brent) is immediately to the West, whilst the London Borough of Camden (LBC) is located to the South-East, as shown in Figure 1-1.

The Site is approximately 2.88 hectares (ha) and is centred on National Grid Reference TQ 23857 85892 (Post code: being NW2 1ES).

The Applicant is seeking outline planning permission with all matters reserved except for access for the following development:

“Outline planning application for the demolition of existing buildings and comprehensive redevelopment of the site for a mix of uses including residential and flexible commercial and community floorspace in uses classes A3/B1/D1 and D2; associated access; car and cycle parking; landscaping; and associated works.”

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Client
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Project Title
B&Q CRICKLEWOOD

Drawing Title
SITE CONTEXT

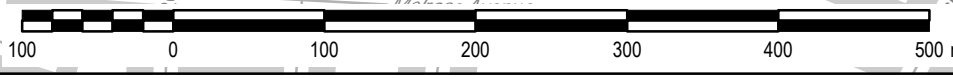
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1.2 Trees and the Planning Process

The National Planning Policy Framework 2019¹ (NPPF) seeks to ensure that new development is sustainable and underlines the importance of Green Infrastructure, of which trees form an integral part. This encompasses a recognition of the importance of trees in relation to the management of air, soil and water quality along with other associated ecosystem services and climate change adaptation. The NPPF also seeks to achieve the protection and enhancement of landscapes and a net gain in biodiversity. Finally, it specifically identifies veteran and ancient trees and woodland as a highly valuable and irreplaceable habitat.

Local Planning Authorities (LPA) in the UK have a statutory duty to consider both the protection and planting of trees when considering planning applications. The potential impact of development on all trees (including those not protected by a Tree Preservation Order or other statutory designation) is therefore a material consideration.

'BS5837:2012 *Trees in relation to design demolition and construction – Recommendations (BS5837)*' provides a framework which sets out how trees should be considered in this context and also explicitly applies to development where planning consent is not required.

BS5837 recommends that a tree survey is undertaken to identify the quality and benefits of trees and the spatial constraints associated with them. This is then used to produce a Tree Constraints Plan showing the above and below ground constraints associated with trees. This drawing is used to inform the design process and to allow the retention of good quality trees where appropriate.

An Arboricultural Impact Assessment is then developed to identify the likely direct and indirect impacts of the Proposed Development, and a Tree Protection Plan is prepared to identify trees to be removed or retained and to illustrate how retained trees are to be protected. An Arboricultural Method Statement is often required as a condition of planning consent to detail how sensitive operations are to be achieved in close proximity to retained trees. These elements are the minimum normally required for a planning application and are intended to ensure both a sustainable and harmonious relationship between trees and new development.

1.2.1 Local Policy Context

LPA's have a statutory duty to consider the protection and planting of trees when granting permission for developments. The London Borough of Barnet's (LBB) Development Management Policies² outline the Council's strategy for tree protection, retention and planting in relation to developments.

Section 2.10.3 states *"The council will seek to retain existing wildlife habitats such as trees, shrubs, ponds and hedges wherever possible. Where trees are located on or adjacent to a site the council will require the submission of a tree survey with planning applications indicating the location, species, size and condition of trees. Trees should be retained wherever possible and any removal will need to be justified in the survey. Where removal of trees and other habitat can be justified appropriate replacement should consider both habitat creation and amenity value."*

Section 2.10.4 outlines the importance of tree protection, stating *"During building operations we will expect that adequate precautions will be taken to ensure that existing trees and other landscape features are not damaged."*

The importance of tree retention is further emphasised by mitigation planting in Policy DM01 K: *"Trees should be safeguarded. When protected trees are to be felled the council will require replanting with suitable size and species of tree where appropriate."*

The above policies outline the importance of considering trees throughout the stages of development for both retention and protection of the trees on Site.

1.3 Methodology

The tree survey has been based on the topographical survey plan provided³.

¹ DCLG, 2012; National Planning Policy Framework

² <https://www.barnet.gov.uk/sites/default/files/assets/citizenportal/documents/planningconservationandbuildingcontrol/PlanningPolicy/LocalPlan/DPD/Barnet27sLocalPlanDevelopmentManagementPoliciesplanning.pdf>

³ MK Surveys, 2019; B&Q PLC 25642

A number of trees were not included on the topographical survey plan and have been plotted indicatively with reference to Site features and publicly available aerial photography. Such trees have been marked with an ‘*’ on the Tree Survey Schedule included as Appendix B. As such, all positions for these trees must be considered to be indicative only and the relative distances of features must be measured out on Site as required.

The survey was otherwise conducted in accordance with the requirements of BS5837.

The initial fieldwork was undertaken on 11th July 2019, during which dimensional data and observational information were collected. A diameter tape measure was used to measure stem diameters where feasible.

The fieldwork informing this report has comprised a preliminary, non-intrusive, visual survey undertaken from ground level with the specific intention of evaluating the quality and benefits of trees on Site.

Where further inspection is deemed appropriate to ascertain the condition of the tree or other arboreal features, this has been identified within the preliminary management recommendations. Average dimensions or dimensional ranges have occasionally been used, where appropriate, to best describe features.

The Root Protection Area (RPA) is the notional extent of what is considered to be the key rooting area for tree health and function. This is generally depicted as a circle but can be amended to a polygon with an equivalent area in accordance with Section 4.6.2 of BS5837 where the RPA is likely to have developed asymmetrically. The RPA of all surveyed trees is depicted as a circle and no RPAs have been amended.

A Tree Constraints Plan showing the position of trees and the spatial constraints associated with them is included as Appendix A of this report, which corresponds with the Tree Survey Schedule presented in Appendix B.

The tree categorisation process recommended by BS5837:2012 is summarised in the table below and corresponds with the tree canopy outline shown on the Tree Constraints Plan (Appendix A) and the information in the Tree Survey Schedule (Appendix B).

Table 1: BS5837:2012 Tree Categorisation process

Category	Definition
A	High quality, minimum of 40+ years remaining contribution
B	Moderate quality, minimum of 20+ years remaining contribution
C	Low quality, minimum of 10+ years remaining contribution
U	Unsuitable for retention, <10 years remaining contribution
1	Arboricultural value
2	Landscape value
3	Conservation or cultural value

2. General Arboricultural Principles

2.1 General Principles

Trees are dynamic living organisms which provide essential benefits to society and the wider environment. Any Proposed Development with the potential to impact on trees must take into consideration the value of trees on Site; the impact of any proposed activity along with any potential future conflicts on the Site. Suitable measures to safeguard retained trees or mitigate the loss of trees (to be removed) will need to be fully considered and may be subject to a condition of planning consent.

Tree branches and roots frequently grow across Site boundaries and off-site trees can pose a significant constraint, and should be carefully considered when assessing the developable space within a Site.

2.2 Below Ground Constraints

Below ground tree roots and the soil environment in which they grow need to be protected if the tree is to be retained. Trees grow in association with fungi and other soil organisms which are of key importance to tree health. Roots are essential for anchorage, the uptake of water and nutrients, and the storage of energy (carbohydrates) for the future growth and function of the tree.

Roots can be damaged by physical severance or wounding (e.g. following excavation of the soil) which can lead to the development of decay and a decline in vitality and/or instability. Raising the soil level can bury tree roots at a depth where suitable conditions for growth are less available. Toxic materials discharged into the soil (such as cement based aggregates, fuel and chemicals) can lead to root death and dysfunction. Soils can be compacted to levels inhospitable to tree growth with even a single pass of machinery, regular pedestrian traffic or the storage of plant and materials. Relieving compaction can be problematic and may require costly remedial works. Changes in drainage/water levels can also have significant long term impacts for tree health.

The effects of these incursions may take many years to manifest, with a resulting decline in amenity value and potentially the death or failure of the tree. It should be noted that older trees are particularly sensitive to damage and changes in conditions.

The Root Protection Area (RPA) is a notional area considered to be the minimum zone that must be protected to avoid any adverse impacts on retained trees. This area is deemed to be particularly important for tree stability, growth, function and health. However, roots may extend far greater distances, with the distribution of the root system relating directly to the availability of suitable conditions for growth (namely oxygen, water and nutrients). It is generally accepted that tree roots are predominantly located in the upper 1000mm of soil; however, roots may develop at deeper levels where conditions allow.

RPAs are calculated as per BS5837: 2012 Annex C, D and Section 4.6 in the BS 5837 2012 Document.

The RPA of the existing tree stock is an important material consideration when considering Site constraints and planning development activities. The RPA of significant trees on Site is shown on the Tree Constraints Plan (Appendix A).

The default position must be that all development, including any associated services will occur outside the RPAs of retained trees. Where this is unavoidable, it may be appropriate to use special measures to install structures, services or surfacing within RPAs which allow the protection of roots and soil structure which are essential for tree growth and keep any incursion to a minimum.

Further steps to improve or increase the useable rooting area available to the tree may also be required.

2.3 Soils

On shrinkable clay soil, tree growth can lead to the differential movement of structures as moisture is removed from the soil during the growing season. Soils must be carefully assessed and any foundations must be installed following the recommendations of National House Building Council (NHBC) Standards Chapter 4.2: *Building Near Trees (2018)* to avoid potential future damage. Where trees which predate existing structures are to be removed, this can result in heave as the soils are re-wet.

The advice of a suitably qualified engineer must be obtained to inform any potential issue of heave. Specific advice in relation to this issue is beyond the scope of this report.

2.4 Above Ground Constraints

Tree stems and branches can restrict available space on Site. Damage or wounding (including excessive pruning) can significantly reduce the amenity contribution of the tree and may lead to the development of dysfunction and decay, with significant long term implications for tree health. The future impact of existing trees should be carefully considered, including individual species characteristics (such as potential future size, fruit fall, shade etc.) and how the tree will interact with any Proposed Development and future land use. Annual tree growth can lead to direct damage if stems/branches (or roots) come into physical contact with structures and this must also be taken into consideration.

2.5 Trees and Risk in the Context of Development

Tree owners/managers have a legal duty to prevent foreseeable harm. It is generally accepted that this duty can be fulfilled by undertaking proactive inspections of significant trees to identify obvious defects and by taking appropriate remedial action or gaining further advice as appropriate.

AECOM can provide surveys and advice in relation to tree risk management, if required. Further guidance is available from the National Tree Safety Group⁴.

The tree survey carried out as the basis of this report is primarily for planning purposes, focusing on the quality and benefits of the trees and is not specifically designed to assess the safety of trees on Site. However, when obvious issues have been identified recommendations have been included in the Tree Survey Schedule.

The Construction (Design and Management) Regulations (2015) states that developers and contractors have responsibilities for health and safety as a result of their actions. Should trees be left in an unstable or hazardous condition the Health and Safety Executive (HSE) could seek to prosecute those responsible along with the potential for further Civil claims for damages.

2.6 Trees and Wildlife

Full consideration must be given to the presence of species protected under the Wildlife and Countryside Act (1981 - as amended)⁵, the Countryside Rights of Way Act (2000)⁶ and the Conservation of Habitats and Species Regulations (2017)⁷, in particular the presence of bats and nesting birds. It is recommended that wherever possible, significant tree/hedge works take place outside of the typical bird nesting season of March to September. The advice of a suitably qualified Ecologist is recommended in relation to any potential impacts on protected species.

2.7 Tree Works

Any tree surgery recommendations contained within this report are to be undertaken in accordance with BS3998: 2010 Tree work – Recommendations (BS3998) by suitably qualified and insured contractors. Significant pruning works are best undertaken when trees are dormant or outside periods of high functional activity to reduce the overall impact on energy available to the tree for growth and processes. In general, the optimum period for works is between November to February and July to August (subject to the presence of protected species) when the tree is less active and better placed to respond to wounding and a reduction in leaf area.

⁴ National Tree Safety Group (NTSG),2011. Common sense risk management of trees. Forestry Commission.

⁵ Wildlife and Countryside Act (1981 - as amended), London: HMSO

⁶ Countryside and Rights of Way (CRoW) Act 2000)

⁷ Conservation of Habitats and Species Regulations (2017), London: HMSO

3. Field Work Observations

3.1 The Site

The Site boundary is shown on the Tree Constraints Plan included within Appendix A (ref: 60608627-ACM-26-XX-DR-AB-00000) of this report.

The Proposed Development is located in the London Borough of Barnet (LBB), adjacent to Cricklewood railway station. The Site is bound by Kara Way and Campion Terrace to the north, national railway lines and Cricklewood railway station to the east, Cricklewood Lane to the south and Cricklewood Broadway (A5) to the west. The indicative red line boundary is presented in Appendix A.

The Site is currently occupied by a range of retail outlets, including a large B&Q DIY Store, Pound Stretcher and Tile Depot. These large warehouse buildings are situated in the south-western aspect of the Site. The northern and eastern aspects of the Site mainly consist of car parking associated with the above retail outlets, as well as soft landscaping adjacent to the railway lines, and the southern entrance to the Site. Additional retail properties are situated adjacent to the south-western boundary, including a large Co-Op supermarket, as well as numerous local business such as pharmacies, food take-aways, international supermarkets, barbers and other general stores. Towards the north-eastern boundary of the Site, a Travel Lodge, Cricklewood Timber and Building Supplies, Beacon Bingo, Jewson building materials supplier and a Tesco Direct Click and Collect. Residential properties are situated on the eastern boundary of the railway lines, southern boundary of Cricklewood Lane, western boundary of Cricklewood Broadway and to the north of the Travelodge, all within approximately 150m of the Site boundary.

AECOM checked the Geology of Britain viewer⁸ on 9th July 2019 with no record of superficial deposits and the Bedrock of the Site found to be comprised of London clay.

3.2 The Trees

The trees on Site are predominantly semi-mature and in a fair condition. Species present include Norway maple (*Acer pseudoplatanus*), common alder (*Alnus glutinosa*), wild cherry (*Prunus avium*), bird cherry (*Prunus padus*), common lime (*Tilia x europaea*), tree of heaven (*Ailanthus altissima*), honey locust (*Gleditsia triacanthos*), magnolia (*Magnolia sp.*), sycamore (*Acer pseudoplatanus*), London plane (*Platanus x acerifolia*), ornamental pear (*Pyrus chanticleer*) and hawthorn (*Crataegus monogyna*).

The trees surrounding the southern entrance to the Site contribute moderately to the formal landscape of the retail park, supporting and enhancing the greenspace provision for the Site. This is most notable where the trees form a small avenue feature and copse (i.e. Cricklewood Green), with an overall moderate amenity value. These trees have a collective moderate value however, numerous individuals have impaired condition which reduces their individual contribution.

At the northwest entrance to the Site are a mixed planting of lime and alder with self-sown sycamore. Their collective value is moderate, supporting green infrastructure provision to the Site entrance and breaking up the built up visual aspect of the car park as seen from the surrounding public footpaths.

Centrally west of the Site are three ornamental pear plantings on public land of moderate quality, providing good amenity value.

To the east, the trees line the railway north to south, forming a good screen and supporting the 'green corridor', extents of vegetation which bridge habitats, allowing for the movement of fauna and flora that would otherwise be split by human activity. This is notable for a row of early mature London planes with an understory of hawthorn, with a high future potential and good contribution to habitat and screening for the Site. These trees represent the most important specimens on Site.

To the south of the Site on the public footpath are numerous amenity plantings, comprised of honey locust trees. These trees are young and predominantly in a good condition, with a high future potential.

To the southwest of the Site is a group of moderate value sycamores and a tree of heaven. A group of semi-mature tree of heaven are south of the early mature specimen indicating active suckering. Suckering trees can clonally

⁸ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

reproduce, establishing young trees in areas otherwise unplanted, requiring monitoring and removal of suckers where establishment may damage infrastructure (such as walls, footpaths and boundary fences).

Site photography can be found at Appendix F located to the rear of this report.

3.3 Statutory and Non Statutory Designations

3.3.1 Statutory Designations:

AECOM checked the Barnet Council's website⁹ with a Conservation Area found immediately adjacent to the Site to the northwest, details of which are included in Appendix E.

AECOM contacted Barnet Council on 12th July 2019 by email and there were no Tree Preservation Orders identified which could affect trees within or immediately adjacent to the Site.

A felling licence may be required by the Forestry Commission to fell more than 5m³ in any calendar quarter (subject to relevant exceptions including trees in gardens, designated public open spaces or churchyards).

Full planning consent is an exemption from the need to apply for consent for works to trees protected by a Tree Preservation Order, the need to give notice of the intention to undertake works within a Conservation Area and the need to apply for a Felling Licence with the Forestry Commission (to fell more than 5m³ per calendar quarter). Prior to any tree works the status of trees to be removed or pruned must be verified with the LPA and the Forestry Commission as appropriate.

3.3.2 Non Statutory Designations

Following a review of Magic Map¹⁰ the Site includes no ancient semi natural woodland, replanted ancient woodland, Biodiversity Action Plan (BAP) Priority Habitats or other Non-Statutory designations.

⁹ <https://www.barnet.gov.uk/planning-and-building/conservation-and-heritage/conservation-areas>

¹⁰ <https://magic.defra.gov.uk/MagiCMap.aspx>

4. The Proposed Development

The Proposed Development is detailed on the “General Arrangement Plan – Ground Floor” included as Appendix C (ref: ExA_1939_100). The development is described as:

“Outline planning application for the demolition of existing buildings and comprehensive redevelopment of the site for a mix of uses including residential and flexible commercial and community floorspace in uses classes A3/B1/D1 and D2; associated access; car and cycle parking; landscaping; and associated works.”

5. Arboricultural Impact Assessment

5.1 Purpose

This impact assessment sets out the likely principal direct and indirect impacts of the Proposed Development on the trees on or immediately adjacent to the Site and suitable mitigation measures to allow for the successful retention of significant trees or to compensate for trees to be removed, where appropriate.

A brief summary of trees to be removed, tree works and incursions related to the Proposed Development are detailed within the table below.

Table 2: Summary of Removals, Incursions and Pruning to Facilitate the Proposed Development

Impact	Category A	Category B	Category C	Category U
Trees to be removed to facilitate the Proposed Development	0	T3, T14, T59, T60, T63, T64, T67 and T65.	T1, T2, T5, T12, T17, T48, T49, T50, T51, T52, T53, T54, T55, T56, T57, T58, T62, T66 and T70.	0
Total	0	Eight Individuals	19 Individuals	0
Trees which may require some incursion into their construction exclusion zone to allow the Proposed Development.	0	T4, G9, T19, T20, T22 and T33.	T11, T41 and T61.	0
Total	0	Five Individuals and One Group	Three Individuals	0
Trees to be pruned to facilitate the Proposed Development	0	0	T41 and T47.	0
Total	0	0	Two Individuals	0

5.2 Trees to be Removed

27 individual trees are to be removed to facilitate the Proposed Development; this includes eight trees classed as moderate quality (Category B) and the remaining 19 trees classified as low quality (Category C).

All of the trees to be removed are within the red line application boundary, with the exception of T12 of low quality.

Where young trees are to be removed to facilitate the Proposed Development (such as T57 and T70), the transplanting of tree stock to areas of soft landscaping should be considered where feasible.

The loss of these trees is necessary to achieve the construction and landscaping proposals for the Site, as their current position either directly conflicts with the Proposed Development or will be under significant pressure for removal due to annual growth causing future conflicts with the Proposed Development.

T59 and T67, both of moderate quality, are required for removal due to conflicts with level changes to facilitate the proposed footway, with the proposed works likely to unacceptably impact on the trees' structural and physiological health if retained.

T58 of low quality, is to be felled due to future conflicts with the Proposed Development, as the felling of the surrounding tree stock will likely lead to rebalancing growth of the currently asymmetrical canopy from increased light conditions, resulting in future conflicts between the canopy and the proposed building interface.

T12, of low quality, has undergone previous significant crown reductions to manage its canopy from the present building interface, resulting in an impaired condition and significantly reduced amenity, arboricultural and landscape value of the tree, and should be removed due to conflicts with the Proposed Development.

All of the remaining recorded trees can be retained and protected.

5.3 Tree Works

Tree removals and tree pruning works to facilitate the Proposed Development are detailed in the Tree Survey Schedule included as Appendix B.

T41 and T47 are to be pruned back to the Site boundary to provide adequate clearance to development works. Both trees have had previous pruning works to maintain canopy intrusion into the current Site. Both trees are typical of self-sown railway scrub and this level of pruning will not have a significant impact on their health or amenity value. No additional works to retained trees are likely to be required.

All tree work is to follow the principles of *BS3998: 2010 Treework – Recommendations* and must be carried out by suitably qualified and insured contractors. The Arboricultural Association provides a list of contractors who meet these requirements which can be found at www.trees.org.uk.

Should the requirement for additional tree works be identified, this will be discussed with an arboriculturist and no works will be undertaken without the consent of the Local Planning Authority (LPA).

5.4 Incursions within the RPA or Canopy Spread

Eight individuals and one group are to have incursions within their RPAs to facilitate the Proposed Development. The majority of these trees have hard surfacing and/or building footings within their RPAs (such as T4, G9, T11, T19, T20, T22 and T33).

BS5837:2012 Trees in relation to design, demolition and construction – Recommendations states that new permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within an RPA. It is generally accepted that where soil structure and the infiltration of air and water is maintained, hard surfacing may exceed this.

Where soft landscaping is to be undertaken within RPAs of retained trees on Site, all work is to be carried out utilising hand-dig methodologies only, avoiding mechanical cultivation of the soil. No alterations in ground level are to take place.

Root growth is commonly found within the first metre of soil in normal growing conditions. Where soils have been compacted, root development and proliferation is likely significantly reduced when compared to normal ground conditions. Considering this, root growth is likely to be suppressed under the current hard-surfacing subbases and foundations, with a reduced volume of roots.

Hard Surfacing

Where works are to be undertaken on made ground within RPAs, the existing wearing course of the current hard surfacing will be carefully removed and the sub base retained in-tact. This will then be ameliorated as required to act as the base for the new surface.

Where the existing sub base is not feasible to retain and resurface, it will be removed by plant working on existing hard standing or positioned outside of any RPAs, reaching in and working backwards away from retained trees. Toothless buckets will be employed and where there is a risk of surface roots immediately below the sub base the lower sub base will be removed by hand (this can be determined by trial holes). The hard surface will then be replaced with a proprietary 3 dimensional raft or tile system (such as Cellweb, ArborRaft or equivalent) installed using no dig techniques. All work in RPAs will be supervised by an Arboriculturist.

Standard raft depths for light vehicle and carpark use are normally between 100mm to 150mm. Level changes must be considered however, it is generally feasible to gradually ramp down to the adjacent level outside of the area of constraint associated with the RPAs.

Where works are to be undertaken within the footprint of previous or existing buildings on Site, the existing foundations will be reused where possible or carefully removed under the supervision of an arboriculturist and will then be ameliorated as required to act as the base for the development.

Where there is proposed new surfacing on unmade ground within RPAs on Site (such as T59 and T67), the proposed new hard surfacing will be installed upon a 3-dimensional cellular raft utilising 'no-dig' techniques and will ensure that soil structure and root integrity are maintained whilst facilitating the development. The installation of the raft (such as Cellweb, ArborRaft or equivalent) must be installed in accordance with the manufacturers specification and be supervised by an arboriculturist.

Edging isn't typically a structural requirement for no dig surfacing. Where edging is to be implemented the installation of edging is to avoid excavations within RPA's and utilise alternative installation techniques, such as peg and board edging or pinned systems such as PaveEDGE or equivalent. If a standard kerb is required, this can typically be cast directly onto the three dimensional raft system without excavation.

Where feasible, the wearing course of hard surfacing with RPAs should be constructed from permeable material (such as a permeable resin) to facilitate water infiltration below the engineered surface.

Building Demolition

Where building demolitions are undertaken within any RPAs or in the vicinity of retained trees on Site (such as T11, T20, T25 and T33), the current buildings are to be demolished away from retained trees, into the building footprint. Where there is a risk of significant dust production, dust control measures utilising water or equivalent will be used as appropriate.

5.5 The Future Impact of Retained Trees

The future impact of retained trees in conjunction with the Proposed Development and future use of the Site has been considered.

The majority of the trees on the Site are broadleaved and will drop leaves and fruits in autumn and will produce flowers in the spring. This can affect the use of adjacent land and can block gutters where tree branches overhang or are in close proximity to roofs.

The layout of the Proposed Development has been developed so that no trees will significantly overhang residential structures which will reduce the potential nuisance associated with this issue.

Gutter guards or equivalent can be used to prevent leaf ingress into guttering if required.

Trees located to the south of structures are likely to cast the greatest degree of shade which is likely to apply in particular to trees T20, T25, T33 and T69.

These trees are predominantly early-mature and are unlikely to increase significantly in size in the future. Canopy size can be sensitively managed with ad hoc crown reduction if required which will not have a significant negative impact on the health or amenity of these trees.

Trees within the Site will require ongoing maintenance and assessment by a competent person to ensure that any risks from tree failure are managed in accordance with best practice. All tree works recommended as a result of the preliminary tree survey of the Site which considered trees in the context of the current use of the Site (these works are included as preliminary management recommendations in the Tree Schedule in Appendix B of this report) should be actioned within the recommended timescales.

5.6 Tree Protection

Retained trees are vulnerable to damage from construction activities which can include physical damage to stems and branches following impacts with plant. Root severance following trenching, root death or dysfunction following damage to soil structure (caused by the movement of people or machinery on unsurfaced ground) or via the spillage of materials toxic to tree health. The default position is that the RPA and Canopy spread of trees to be retained will form an effective Construction Exclusion Zone, secured with robust fencing where no access will be permitted.

Where access is necessary within this area special measures such as the use of ground protection and arboricultural supervision are generally required.

Outline tree protection measures are considered in Appendix E of this report. An Arboricultural Method Statement is often required as a condition of planning consent to set out the phasing of site operations, the finalised tree protection measures for the site and to provide detail on how sensitive elements of work are to be achieved in proximity to retained trees. Issues to be addressed by the Method Statement are listed in the Conclusion of this report.

5.7 Site Organisation, Storage and Use of Materials, Plant and Machinery.

All construction site facilities including site cabins, staff and contractor parking and areas for storage will be located outside of the RPA or crown spread of retained trees, including those not specifically covered in this report. Space is likely to be constrained on Site and will need to be carefully considered. The Construction Exclusion Zones identified on the Tree Protection Plan must be fully respected and their location and significance is to be highlighted to all site staff and contractors during the formal site briefing.

The use, mixing and washing of materials can lead to run off or inadvertent spillage into tree root zones. Many substances often used on construction sites can be toxic to tree roots (such as concrete, fuels, salts, builders sand and herbicides) and can result in the death of tree roots and beneficial soil organisms and can have a significant impact on the future health and appearance of the tree.

The storage of materials and arising's can result in an effective raised soil level. This buries tree roots at depths where air and water are less available and can lead to the decline or death of the tree.

For these reasons the storage of materials and any washing, mixing or refuelling will take place in agreed allocated areas at least 5m from the edge of the RPA of retained trees.

Any slope effect must be taken into account and where there is a potential for run off, heavy duty polythene sheeting and sandbags must be in place as bunding to prevent toxic materials reaching RPAs.

Particular care is required where high sided vehicles, long reach machinery and plant with jibs, booms and counterweights are to operate with in proximity to retained trees. A banksman will be used where the movement of plant or long reach machinery occurs within 5m of any part of a retained tree to ensure no damage is sustained.

5.8 Tree Planting

Existing areas of unsurfaced ground must be protected during the demolition and construction phases if they are to be re-used for new plantings. Protection can be achieved using fit for purpose ground protection measures as set out in BS5837:2012 Section 6.2.3 or by creating a fenced exclusion zone. Where protection is not feasible, soil amelioration or replacement works will be required to ensure suitable growing conditions for new trees to fully establish.

Where new trees are to be planted, the minimum planting distances detailed in Annexe A, Table A.1 of BS5837:2012 must be adhered to, to prevent direct damage to services and structures from future tree growth.

New tree planting should be implemented in accordance with the guidance set out in BS8545: 2014 Trees: from nursery to establishment in the landscape – Recommendations.

5.9 Services

Where existing services become redundant within the RPA of a retained tree, the default position must be that they be decommissioned and left in situ. Where this is not feasible the following principles are to be observed.

Existing services are to be removed by winching out from an access/inspection chamber located outside of an RPA. It may be acceptable to fill redundant pipe work with an inert material or undertake pipe bursting where necessary within the RPA of retained trees.

Excavation to install services has the potential to result in unacceptable root severance which could result in instability, dysfunction or the death of trees. Repeated incursions are particularly damaging and must be avoided by bundling services wherever possible.

The default position will therefore be that all services be routed outside of the RPA of retained trees. The following general principles will apply and where services must be routed within the RPA of a retained tree this process will be subject to a detailed method statement with approval from the Planning Authority. The principles of the National Joint Utilities Group (NJUG) Volume 4 guidance must be adhered to.

All services must be bundled as far as possible and installed within RPAs using hand/compressed air excavation (e.g. for shallow service runs) or trenchless techniques such as impact moling (thrust boring) with all access pits and inspection chambers being located outside of the RPA. The route must run as far from the main stem of a retained tree as possible and must be at a minimum depth so that the upper 1m of the soil profile is undisturbed. The depth of the run may need to be adjusted to account for soil type and species variation and this must be determined subject to the advice of an arboriculturist.

This operation must take place as specified in a Method Statement. Any water pipes must be constructed so as to be resistant to ingress by tree roots (both existing trees, and newly planted trees) which could include the use of root barriers where appropriate.

6. Conclusions

The Proposed Development will require the removal 27 trees; this includes eight trees classed as moderate quality (Category B) and 19 trees classified as low quality (Category C)).

Tree removals are required due to a direct conflict with the Proposed Development, to avoid inappropriate tree retention close to new structures and where onerous ongoing tree management would be necessary or to achieve the landscaping objectives for the Site.

One tree (T12) is outside of the red line application boundary. All remaining trees for removal are within the RLB application.

Two trees (T41 and T47) are to be pruned back to the boundary to facilitate adequate clearance for the Proposed Development. Both trees are of low quality (Category C) and form part of typical railway-side scrub, both trees have undergone previous crown pruning works back to the Site boundary. This level of pruning will not have a significant negative impact on the health or amenity value of the tree.

Eight individual trees and one tree group are to have incursions within their RPAs. The majority of trees with proposed incursions on Site currently have hard surfacing within their RPAs, with works within these areas to utilise the existing subbase or foundations where feasible. Where this is not achievable, specialist methods of construction are to be utilised to facilitate tree retention, as detailed in Section 5.4.

Tree loss can be mitigated through a high-quality scheme of new tree planting. An example of such mitigation to be considered at the reserved matters stage is outlined on the Illustrative Landscape Masterplan and General Arrangement Plan – Ground Floor (ref: ExA_1939_100 by Exterior Architecture Ltd) which represents an opportunity to increase the quality, impact, diversity and resilience of the local tree stock.

Soil structure for areas of new tree planting where the ground is currently unsurfaced will either be protected using ground protection or fenced exclusion zones; or the soil structure will be ameliorated or replaced following the completion of construction works on Site.

6.1 Issues to be addressed by an Arboricultural Method Statement:

- Conditions of planning consent;
- Pre commencement meeting and site briefing;
- Order and phasing of operations;
- Tree works;
- Tree protection fencing;
- Ground protection;
- Site storage and facilities;
- Movement of people, plant and materials;
- Demolition;
- Enabling works;
- Installation of new surfacing;
- Installation of new structures;
- Installation of new services and/or diversion of existing services;
- Hard landscaping;
- Soft Landscaping; and
- Removal of tree protection measures.

References

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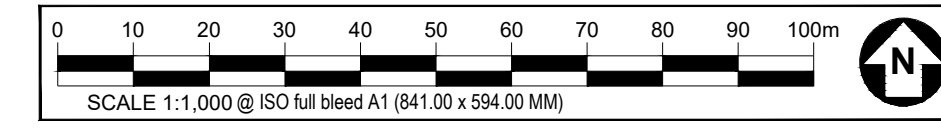
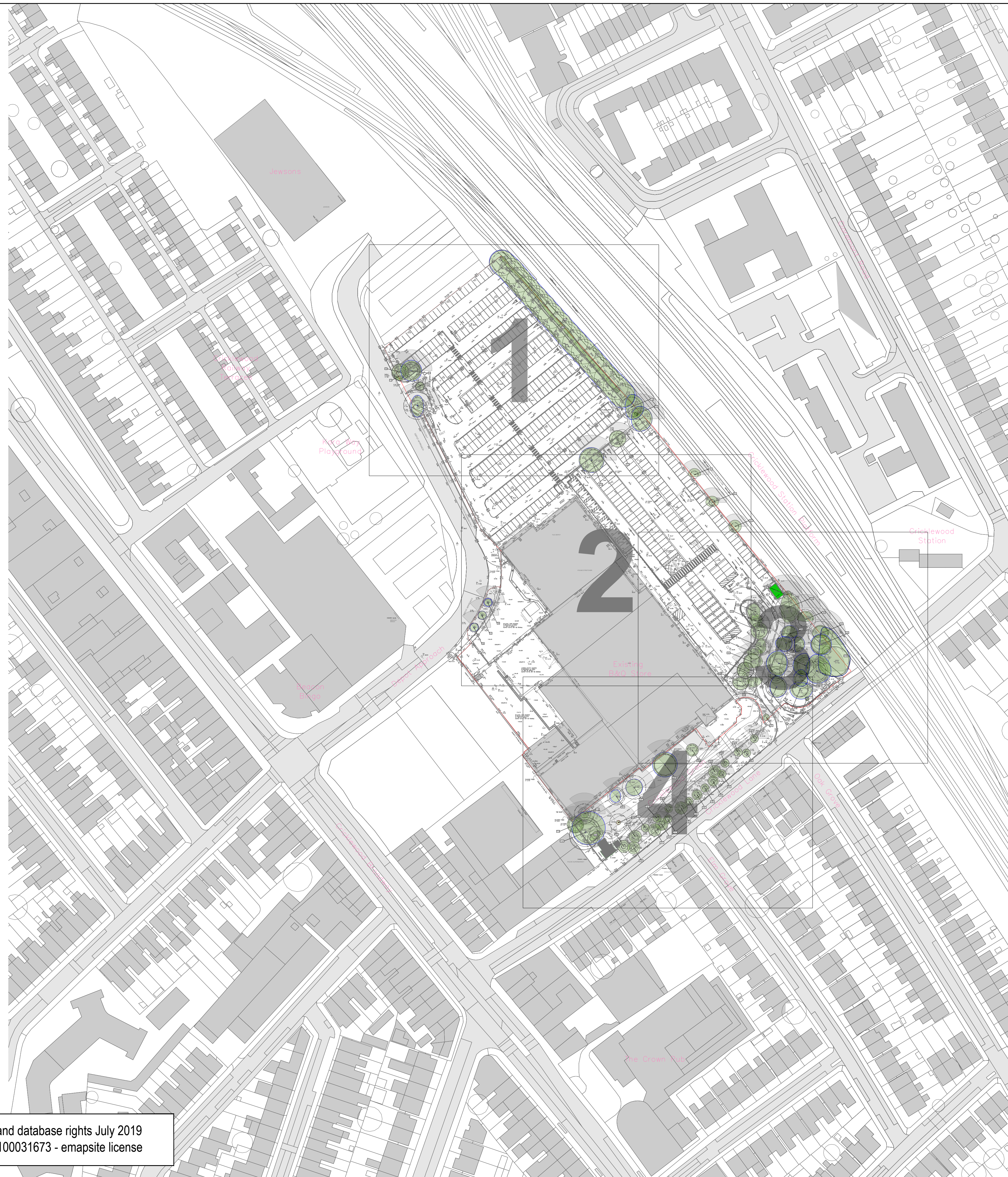
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Appendix A Tree Constraints Plan

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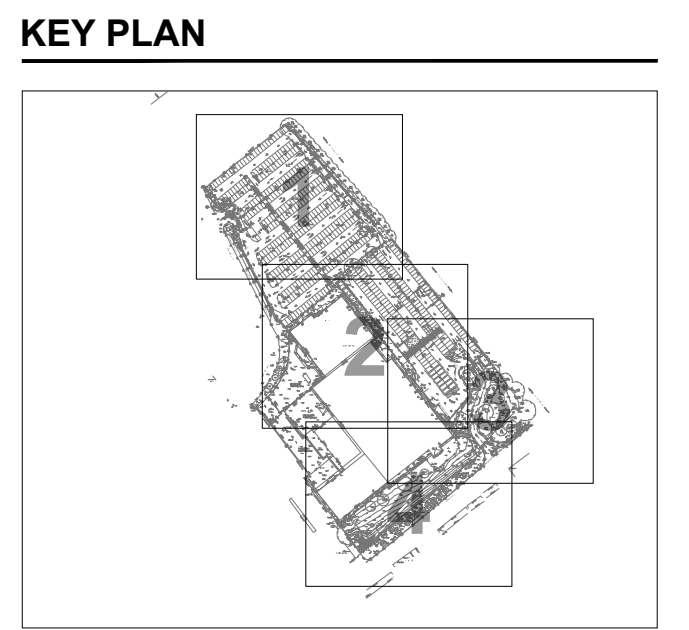


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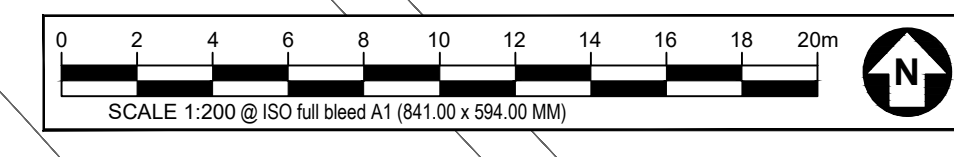
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 SHEET 00 - OVERVIEW

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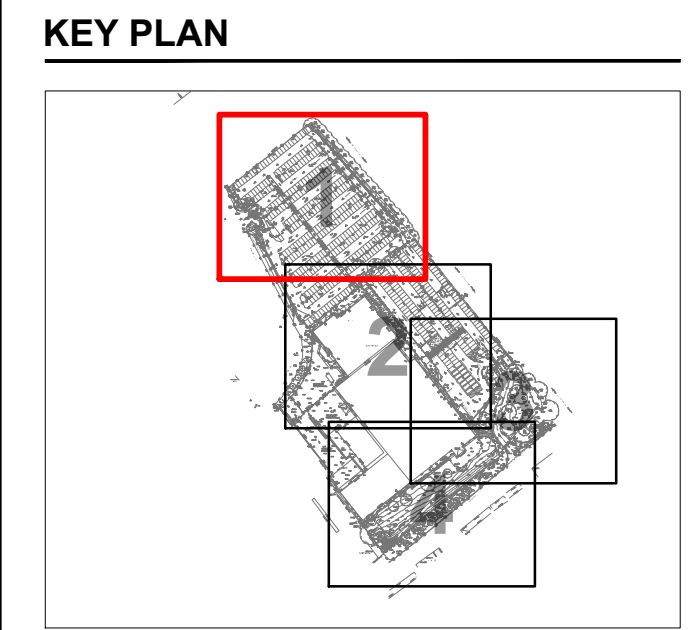


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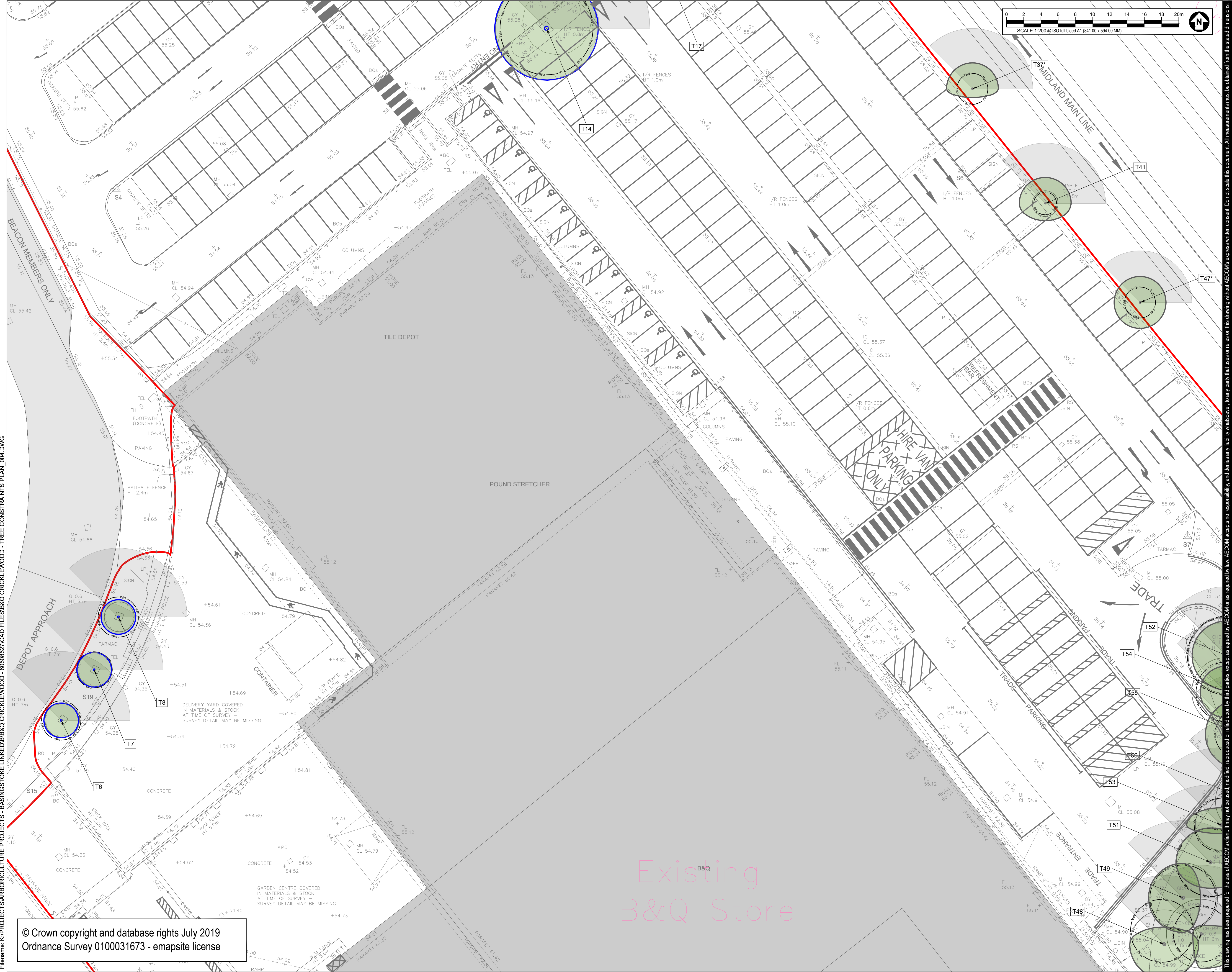
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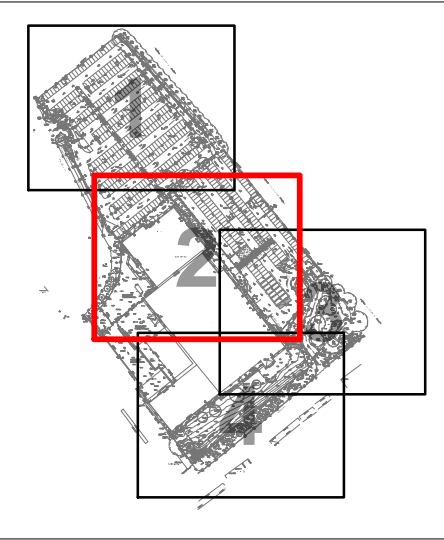
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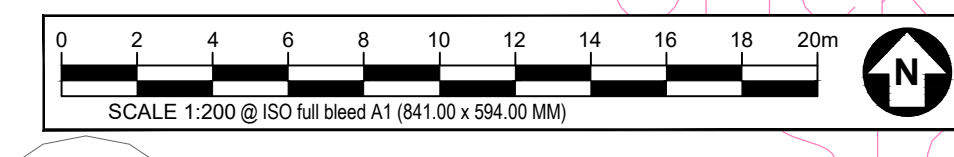
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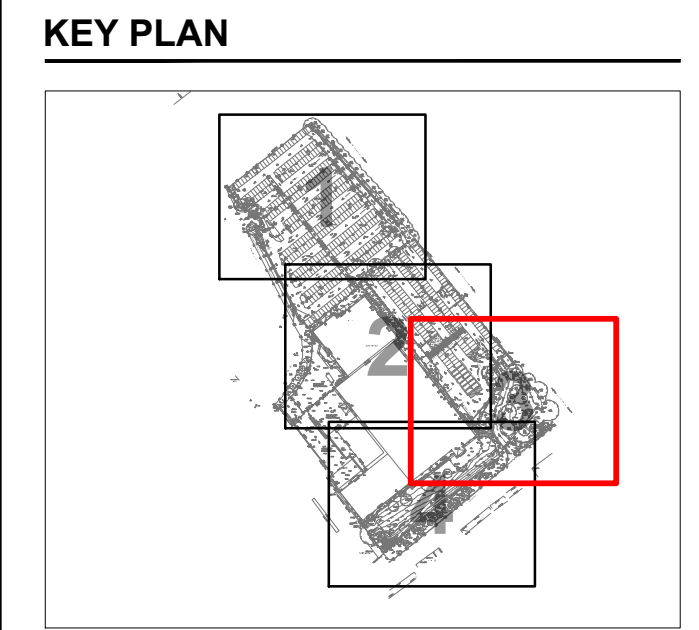


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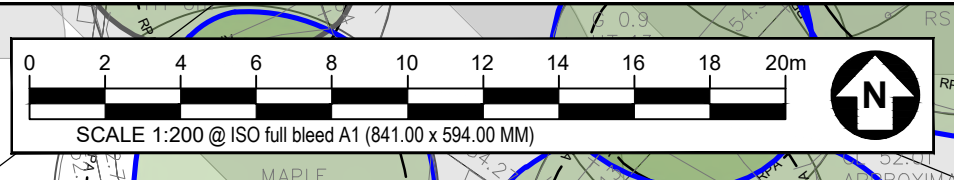
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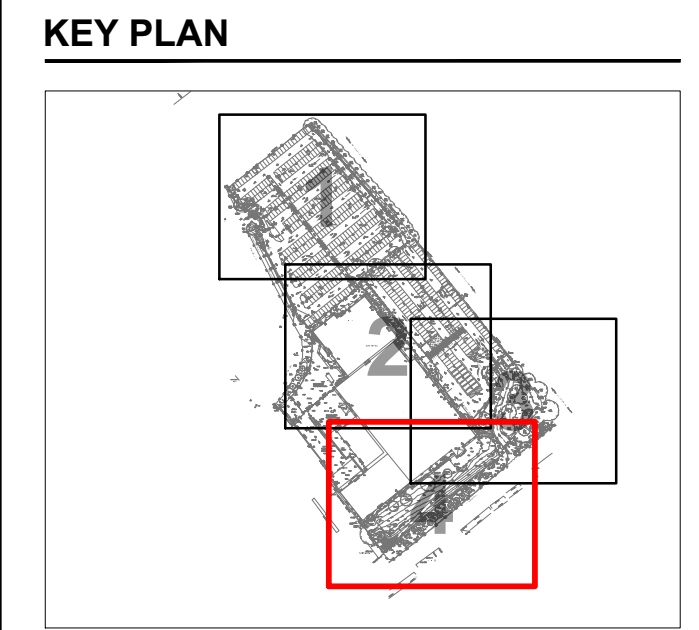


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Appendix B Tree Survey Schedule

Tree ID	Species	Estimated Height (m)	Stem Diameter (mm)	Canopy Spread (N)	Canopy Spread (S)	Canopy Spread (E)	Canopy Spread (W)	First Significant Branch (m)	Canopy Clearance (m)	Physiological Condition	Life Stage	Structural Condition	Condition Comments	Preliminary Management Comments	Works to Facilitate the Proposed Development	Estimated Remaining Contribution	Category
T1	Sycamore (<i>Acer pseudoplatanus</i>)	6	150,100	0	2	2	2	3.0/S	1.8	Fair	EM	Fair	Self-sown bundle tree.		Fell	10+	C2
T2	Common Lime X (<i>Tilia europaea</i>)	10	240	4	4	4	4	2.0/NW	2	Fair	SM	Fair	Slight lean with self-righting growth.		Fell	10+	C2
T3	Norway Maple (<i>Acer platanoides</i>)	10	260	5	5	5	5	3.0/N	3	Good	EM	Good			Fell	20+	B2
T4	Common Alder (<i>Alnus glutinosa</i>)	11	550	5	5.5	3	3	0.5/W	2	Fair	M	Fair	Stem measured at 0.3m due to codominant limb. Upright form.			20+	B1
T5	Norway Maple (<i>Acer platanoides</i>)	5	180	2	2	2	2	2.0/W	2	Fair	Y	Fair	Leaf scorch of eastern canopy.		Fell	10+	C2
T6	Ornamental Pear (<i>Pyrus chanticleer</i>)	8	190	2	2	2	2	2.0/S	2	Good	EM	Good	Collectively of moderate value.			20+	B2

Tree ID	Species	Estimated Height (m)	Stem Diameter (mm)	Canopy Spread (N)	Canopy Spread (S)	Canopy Spread (E)	Canopy Spread (W)	First Significant Branch (m)	Canopy Clearance (m)	Physiological Condition	Life Stage	Structural Condition	Condition Comments	Preliminary Management Comments	Works to Facilitate the Proposed Development	Estimated Remaining Contribution	Category
T7	Ornamental Pear (<i>Pyrus chanticleer</i>)	8	175	2	2	2	2	2.0/S	2	Fair	EM	Good	Collectively of moderate value.			20+	B2
T8	Ornamental Pear (<i>Pyrus chanticleer</i>)	8	195	2	2	2	2	1.8/S	2.5	Fair	EM	Good	Canopy vitality lower than expected. Collectively of moderate value.			20+	B2
G9	London plane (<i>Platanus x acerifolia</i>), Sycamore (<i>Acer pseudoplatanus</i>)	14	<400#	6	6	6	6	n/a	n/a	Good - Fair	SM-EM	Good Fair -	No access to base due to hawthorn hedge. Crown vitality looks normal. Moderate screening value.			20+	B1,2
G10	Hawthorn (<i>Crataegus monogyna</i>)	3	100	2	2	2	2	n/a	n/a	Good - Fair	Y-SM	Good Fair -	Managed hedgerow, forming understory to tree group.			10+	C2
T11	Sycamore (<i>Acer pseudoplatanus</i>)	9	300#	4	4	4	4	2.0/S	2	Good	M	Good	No access to base due to rough sleepers and waste. Viewed from footpath. Crown vitality looks normal. Self-sown tree. Previously crown raised.			10+	C1,2

Tree ID	Species	Estimated Height (m)	Stem Diameter (mm)	Canopy Spread (N)	Canopy Spread (S)	Canopy Spread (E)	Canopy Spread (W)	First Significant Branch (m)	Canopy Clearance (m)	Physiological Condition	Life Stage	Structural Condition	Condition Comments	Preliminary Management Comments	Works to Facilitate the Proposed Development	Estimated Remaining Contribution	Category
T12	Sycamore (<i>Acer pseudoplatanus</i>)	10	400#	1	2	2	2	2.0/S	3	Good	M	Good	No access to base due to rough sleepers and waste. Viewed from footpath. Crown vitality looks normal. Self-sown tree. Previously pruned back from building interface.		Fell	10+	C1,2
T13*	Tree of Heaven (<i>Ailanthus altissima</i>)	15	500#	8	8	8	8	3.0/S	8	Good	M	Good	No access to base due to rough sleepers and waste. Viewed from footpath. Crown vitality looks normal.			20+	B1,2
T14*	London plane (<i>Platanus acerifolia</i>)	12	450	6	6	6	6	2.5/S	2	Good	EM	Good	Central canopy previously pruned back from street light.		Fell	20+	B1,2
G15	Tree of Heaven (<i>Ailanthus altissima</i>)	10	200#	4	0	0	0	n/a	n/a	Fair	SM	Fair	Self-sown group, likely suckered from maiden tree. Leaning over structure, likely due to light competition from neighbouring trees. No access to base due to rough sleepers and waste. Crown vitality looks normal.			10+	C2
T16*	Sycamore (<i>Acer pseudoplatanus</i>)	9	350#	1	1	1	1	1.0/S	0	Dead	SM	Dead	No access to base due to rough sleepers and waste. Viewed from footpath.	Fell and grind stump (< 1 month)		<10	U1

Tree ID	Species	Estimated Height (m)	Stem Diameter (mm)	Canopy Spread (N)	Canopy Spread (S)	Canopy Spread (E)	Canopy Spread (W)	First Significant Branch (m)	Canopy Clearance (m)	Physiological Condition	Life Stage	Structural Condition	Condition Comments	Preliminary Management Comments	Works to Facilitate the Proposed Development	Estimated Remaining Contribution	Category
T17	London plane (<i>Platanus acerifolia</i>)	8	220	4	4	4	4	2.0/S	2	Good	SM	Fair	Heavily pruned back from street light. Central leader has been pruned back creating asymmetrical upper canopy.		Fell	10+	C1,2
T18*	Honey Locust (<i>Gleditsia triacanthos</i>)	5	95	3	3	3	3		2	Good	Y	Good	Good future potential.			10+	C1,2
T19	London plane (<i>Platanus acerifolia</i>)	12	400	6	6	6	3		2	Good	M	Good	Previously crown raised with wound wood formation visible on pruning wounds. Good future potential.			20+	B1,2
T20*	Bird Cherry (<i>Prunus padus</i>)	9	350#	3	3	2	3	1.0/S	2	Good	EM	Good	No access to base due to rough sleepers and waste. Viewed from footpath.			20+	B2
T21*	Sycamore (<i>Acer pseudoplatanus</i>)	3	70	1	2	2	2	1.5/W	1.5	Good	Y	Good	Self-sown tree.			20+	C1
T22*	London plane (<i>Platanus acerifolia</i>)	12	430	6	6	6	4	2.0/NE	2	Good	M	Good	Previously crown raised above parking spaces. Good future potential.			20+	B1,2
T23*	Honey Locust (<i>Gleditsia triacanthos</i>)	7	115	3	3	3	3		2	Good	Y	Good	Previously crown raised. Good future potential.			10+	C1,2

Tree ID	Species	Estimated Height (m)	Stem Diameter (mm)	Canopy Spread (N)	Canopy Spread (S)	Canopy Spread (E)	Canopy Spread (W)	First Significant Branch (m)	Canopy Clearance (m)	Physiological Condition	Life Stage	Structural Condition	Condition Comments	Preliminary Management Comments	Works to Facilitate the Proposed Development	Estimated Remaining Contribution	Category
T24*	Honey Locust (<i>Gleditsia triacanthos</i>)	6	100	3	3	3	3		2	Good	Y	Good	Good future potential.			10+	C1,2
T25*	Bird Cherry (<i>Prunus padus</i>)	10	350,250,200#	4	4	4	4	2.0/S	2	Good	M	Good	No access to base due to rough sleepers and waste. Viewed from footpath.			20+	B2
T26*	Honey Locust (<i>Gleditsia triacanthos</i>)	5	80	2	2	2	2		2	Fair	Y	Fair	Superficial wounds to bark on main stem. Crown vitality lower than expected.			10+	C1,2
T27*	Honey Locust (<i>Gleditsia triacanthos</i>)	6	120	3	3	3	3		2	Good	Y	Good	Good future potential.			10+	C1,2
T28*	Honey Locust (<i>Gleditsia triacanthos</i>)	6	85	2	2	2	2		2	Good	Y	Fair	Good future potential. Small wound to bark on main stem south			10+	C1,2
T29*	Honey Locust (<i>Gleditsia triacanthos</i>)	6	120	3	3	3	3		2	Good	Y	Good	Good future potential.			10+	C1,2
T30*	Honey Locust (<i>Gleditsia triacanthos</i>)	6	90	2	2	2	2		2	Fair	Y	Good	Good future potential.			10+	C1,2

Tree ID	Species	Estimated Height (m)	Stem Diameter (mm)	Canopy Spread (N)	Canopy Spread (S)	Canopy Spread (E)	Canopy Spread (W)	First Significant Branch (m)	Canopy Clearance (m)	Physiological Condition	Life Stage	Structural Condition	Condition Comments	Preliminary Management Comments	Works to Facilitate the Proposed Development	Estimated Remaining Contribution	Category
T31*	Honey Locust (<i>Gleditsia triacanthos</i>)	7	100	2	2	2	2		2	Good	Y	Good	Good future potential.			10+	C1,2
T32*	Honey Locust (<i>Gleditsia triacanthos</i>)	6	105	3	3	3	3		2	Good	Y	Fair	Good future potential. Wounds to main stem with good wound wood formation.			10+	C1,2
T33*	Tree of Heaven (<i>Ailanthus altissima</i>)	12	440#	6	6	6	6	0.1/S	3	Good	EM	Good	Limited access to base due to rough sleepers and waste.			20+	B2
T34*	Honey Locust (<i>Gleditsia triacanthos</i>)	6	105	2	2	2	2		2	Good	Y	Good	Good future potential.			10+	C1,2
T35*	Honey Locust (<i>Gleditsia triacanthos</i>)	7	110	2.5	2.5	2.5	2.5		2	Good	Y	Good	Good future potential.			10+	C1,2
T36*	Honey Locust (<i>Gleditsia triacanthos</i>)	7	95	2	2	2	2		2	Good	Y	Good	Good future potential.			10+	C1,2
T37*	Common Alder (<i>Alnus glutinosa</i>)	7	150#	3	1	3	3		3	Fair	SM	Fair	Third party tree, no access to base. Self-sown boundary tree.			10+	C1

Tree ID	Species	Estimated Height (m)	Stem Diameter (mm)	Canopy Spread (N)	Canopy Spread (S)	Canopy Spread (E)	Canopy Spread (W)	First Significant Branch (m)	Canopy Clearance (m)	Physiological Condition	Life Stage	Structural Condition	Condition Comments	Preliminary Management Comments	Works to Facilitate the Proposed Development	Estimated Remaining Contribution	Category
T38*	Silver Birch (<i>Betula pendula</i>)	12	200	3	3	3	3	1.0/N	1.5	Fair	EM	Fair	Contact damage to branch scaffold with wound wood formation present.			10+	C2
T39*	Honey Locust (<i>Gleditsia triacanthos</i>)	6	90	2.5	2.5	2.5	2.5		2	Good	Y	Good	Good future potential.			10+	C1,2
T40*	Honey Locust (<i>Gleditsia triacanthos</i>)	6	115	3	3	3	3		2	Good	Y	Good	Good future potential.			10+	C1,2
T41*	Sycamore (<i>Acer pseudoplatanus</i>)	7	110	3	2	3	3		3	Fair	Y	Fair	Self sown boundary tree. Crown raised above carpark.		Prune back to Site boundary.	10+	C1
T42*	Honey Locust (<i>Gleditsia triacanthos</i>)	6	85	2	2	2	2		2	Good	Y	Good	Good future potential.			10+	C1,2
T43*	Honey Locust (<i>Gleditsia triacanthos</i>)	6	95	2	2	2	2		2	Good	Y	Good	Good future potential.			10+	C1,2
T44*	Honey Locust (<i>Gleditsia triacanthos</i>)	5	85	2	2	2	2		2	Good	Y	Good	Good future potential.			10+	C1,2

Tree ID	Species	Estimated Height (m)	Stem Diameter (mm)	Canopy Spread (N)	Canopy Spread (S)	Canopy Spread (E)	Canopy Spread (W)	First Significant Branch (m)	Canopy Clearance (m)	Physiological Condition	Life Stage	Structural Condition	Condition Comments	Preliminary Management Comments	Works to Facilitate the Proposed Development	Estimated Remaining Contribution	Category
T45*	Honey Locust (<i>Gleditsia triacanthos</i>)	7	100	2	2	2	2		2	Good	Y	Good	Good future potential.			10+	C1,2
T46*	Honey Locust (<i>Gleditsia triacanthos</i>)	6	80	2	2	2	2		2	Good	Y	Fair	Good future potential. Previous poor pruning.			10+	C1,2
T47*	Common Alder (<i>Alnus glutinosa</i>)	6	150	3	3	3	3		2	Fair	SM	Fair	Third-party tree, overhanging boundary. Typical coppiced railway boundary tree.		Prune back to Site boundary.	10+	C1
T48	Wild Cherry (<i>Prunus avium</i>)	8	305	2	4	4	4	2.0/W	2	Poor	EM	Fair	Sparse canopy with minor dieback.	Remove dead wood (< 1 month)	Fell	10+	C2
T49	Norway Maple (<i>Acer platanoides</i>)	9	320	4	4	2	4	2.0/SW	2	Fair	EM	Fair	Heavy crown lift with pruning wounds showing minor wound wood formation. Asymmetrical canopy likely due to pruning. Multiple individual limb dieback within canopy. Minor deadwood throughout canopy over grass verge.	Remove dead wood (< 1 month)	Fell	10+	C2

Tree ID	Species	Estimated Height (m)	Stem Diameter (mm)	Canopy Spread (N)	Canopy Spread (S)	Canopy Spread (E)	Canopy Spread (W)	First Significant Branch (m)	Canopy Clearance (m)	Physiological Condition	Life Stage	Structural Condition	Condition Comments	Preliminary Management Comments	Works to Facilitate the Proposed Development	Estimated Remaining Contribution	Category
T50*	Wild Cherry (<i>Prunus avium</i>)	8	270	1	4	6	1	2.0/S	2	Fair	EM	Fair	Heavy crown lift with pruning wounds showing minor wound wood formation. Asymmetrical canopy likely due to pruning. No ground disturbance with correct limb orientation. Lean to east likely due to suppression from neighbouring trees.		Fell	10+	C2
T51	Norway Maple (<i>Acer platanoides</i>)	9	330	4	3	5	4	3.5/SW	3	Fair	EM	Fair	Heavy crown lift with pruning wounds showing minor wound wood formation. Asymmetrical canopy likely due to pruning.		Fell	10+	C2
T52	Wild Cherry (<i>Prunus avium</i>)	8	380	4	4	2	4	2.0/S	3	Fair	M	Fair	Heavy crown lift with minor dieback within crown. Gumosis present on stem. Pruning wounds on stem with no visible wound wood formation.		Fell	10+	C2
T53	Norway Maple (<i>Acer platanoides</i>)	9	260	2	1	4	4	3.5/SW	5	Fair	EM	Fair	Heavy crown lift with pruning wounds showing minor wound wood formation. Asymmetrical canopy likely due to pruning.		Fell	10+	C2

Tree ID	Species	Estimated Height (m)	Stem Diameter (mm)	Canopy Spread (N)	Canopy Spread (S)	Canopy Spread (E)	Canopy Spread (W)	First Significant Branch (m)	Canopy Clearance (m)	Physiological Condition	Life Stage	Structural Condition	Condition Comments	Preliminary Management Comments	Works to Facilitate the Proposed Development	Estimated Remaining Contribution	Category
T54	Wild Cherry (<i>Prunus avium</i>)	8	290	3	3	3	3	3.0/E	3	Fair	M	Fair	Heavy crown lift with pruning wounds showing minor wound wood formation.		Fell	10+	C2
T55	Wild Cherry (<i>Prunus avium</i>)	7	240	4	4	4	4	3.0/W	3	Fair	EM	Fair	Heavy crown lift with pruning wounds showing minor wound wood formation. Tear out wound in canopy south, looks to be recent due to wound colour and lack of wound wood..		Fell	10+	C2
T56	Norway Maple (<i>Acer platanoides</i>)	10	285	4	3	2	3	4.0/W	7	Fair	EM	Fair	Heavy crown lift with pruning wounds showing minor wound wood formation. Lower canopy north with minor leaf scorch.		Fell	10+	C2
T57*	Honey Locust (<i>Gleditsia triacanthos</i>)	6	75	1.5	1.5	1.5	1.5		2	Good	Y	Good	Good future potential.		Fell (Considering transplanting on Site)	10+	C1,2
T58	Norway Maple (<i>Acer platanoides</i>)	12	235	0.5	2	3	4	2.0/SW	2	Poor	SM	Fair	Heavily suppressed. Central canopy dieback. Wound to central limb with wound wood present. Decay visible. Low end loading with upright form.	Remove dead wood (< 1 month)	Fell	10+	C2

Tree ID	Species	Estimated Height (m)	Stem Diameter (mm)	Canopy Spread (N)	Canopy Spread (S)	Canopy Spread (E)	Canopy Spread (W)	First Significant Branch (m)	Canopy Clearance (m)	Physiological Condition	Life Stage	Structural Condition	Condition Comments	Preliminary Management Comments	Works to Facilitate the Proposed Development	Estimated Remaining Contribution	Category
T59	Norway Maple (<i>Acer platanoides</i>)	10	355	5	5	5	3	2.0/SW	3	Fair	EM	Fair	Wound to base with significant wound wood formation. Collectively of moderate value.		Fell	20+	B2
T60*	Norway Maple (<i>Acer platanoides</i>)	12	380	6	6	4	6	2.0/N	4	Fair	M	Good	Collectively of moderate value. Wound to base with wound wood almost occluding wound. Dieback within central canopy.	Remove dead wood (< 1 month)	Fell	20+	B2
T61*	Sycamore (<i>Acer pseudoplatanus</i>)	7	100,130#	2	0	2	2		5	Fair	Y	Fair	Third party tree, no access to base. Assessed from opposite bank due to hassle from public within area. Established on railway boundary.			10+	C2
T62	London plane (<i>Platanus acerifolia</i>)	16	620	7	7	6	3	2.0/S	7	Fair	M	Poor	Wound to western side of tree, from ground level to 7m. Wound wood formation present. Sounding test undertaken with wood density sounding normal around stem and on face of wound.		Fell	10+	C2
T63	Norway Maple (<i>Acer platanoides</i>)	11	355	3	4	3	5	3.0/W	4	Fair	EM	Fair	Previous poor pruning on main stem. No wound wood present. Pruning likely recent.		Fell	20+	B2

Tree ID	Species	Estimated Height (m)	Stem Diameter (mm)	Canopy Spread (N)	Canopy Spread (S)	Canopy Spread (E)	Canopy Spread (W)	First Significant Branch (m)	Canopy Clearance (m)	Physiological Condition	Life Stage	Structural Condition	Condition Comments	Preliminary Management Comments	Works to Facilitate the Proposed Development	Estimated Remaining Contribution	Category
													Collectively of moderate value.				
T64	London plane (<i>Platanus acerifolia</i>)	11	295	4	2	4	4	2.0/E	3.5	Good	SM	Fair	Asymmetrical canopy due to neighbouring tree south. Collective moderate value.		Fell	20+	B2
T65	Norway Maple (<i>Acer platanoides</i>)	9	280	4	4	4	1	2.0/N	2.5	Good	SM	Fair	Wound to base east circa 1m in length with significant wound wood formation. Collectively of moderate value.		Fell	20+	B2
T66	Sycamore (<i>Acer pseudoplatanus</i>)	12	200,220#	4	1	4	4		3	Fair	SM	Fair	Third party tree, no access to base. Assessed from opposite bank due to hassle from public within area. Established on railway boundary.		Fell	10+	C2
T67	London plane (<i>Platanus acerifolia</i>)	14	300	3	5	6	5	5.0/N	2	Good	SM	Good	High screening value.		fell	20+	B1,2
T68	London plane (<i>Platanus acerifolia</i>)	12	260	5	3	3	4	4.0/N	2	Good	SM	Good	High screening value.			20+	B1,2

Tree ID	Species	Estimated Height (m)	Stem Diameter (mm)	Canopy Spread (N)	Canopy Spread (S)	Canopy Spread (E)	Canopy Spread (W)	First Significant Branch (m)	Canopy Clearance (m)	Physiological Condition	Life Stage	Structural Condition	Condition Comments	Preliminary Management Comments	Works to Facilitate the Proposed Development	Estimated Remaining Contribution	Category
T69	London plane (<i>Platanus acerifolia</i>)	9	335	6	5	2	6	3.0/W	2	Good	EM	Good	Collectively of moderate value. Good future potential.			20+	B1,2
T70	Magnolia (<i>Magnolia sp.</i>)	3	70	1	1	1	1		1	Good	Y	Good	Newly planted.		Fell (Consider transplanting on Site)	10+	C1,2
T71	London plane (<i>Platanus acerifolia</i>)	14	385	8	6	7	5	6.0/S	2	Good	SM	Good	High screening value.			20+	B1,2
T72	Sycamore (<i>Acer pseudoplatanus</i>)	12	300	4	2	4	4	0.5/N	1	Fair	EM	Fair	Third party tree, no access to base. Assessed from opposite bank due to hassle from public within area. Established on railway boundary.			10+	C2
T73	Sycamore (<i>Acer pseudoplatanus</i>)	12	385	5	5	5	5	2.0/SW	4	Good	EM	Fair	Self-sown tree on boundary.			20+	B2
G74	Sycamore (<i>Acer pseudoplatanus</i>)	16	<500#	6	6	6	6	n/a	n/a	Good - Fair	SM-EM	Good Fair	- Third party trees. No access to bases. Stems obscured by ivy. Crown vitality looks normal. Good screen of railway.			20+	B2

Key to Abbreviations Used in the Survey

Ref No	Specific identification number given to each tree or group. T=Tree/H=Hedge/G=Group.	
Species	Common name followed by botanical name shown in <i>italics</i>	
RPA	Root Protection Area (As defined by BS5837)	
Stem diameter	Diameter of main stem, measured in millimetres at 1.5 m above ground level. (MS = Multi-stem tree measured in accordance with BS5837 Annexe C)	Av / Average: indicates an average representative measured dimension for the group or feature
Spread	The width and breadth of the crown. Estimated on the four compass points in metres.	
Crown clearance	The estimated height (in metres) above ground level of the lowest significant branch attachments.	
#	Estimated dimensions	
*	Indicates estimated position of tree (not indicated on topographical survey).	
Category	Categorisation of the quality and benefits of trees on Site as per Table 1 and 2 of BS5837:2012. 1=Arboricultural quality/value 2=Landscape quality/value 3=Cultural quality/value (including conservation) A=High quality/value 40yrs+ (light green). B=Moderate quality/value 20yrs+ (mid blue) C=Low quality/value min 10yrs/stem diameter less than 150mm (grey). U=Unsuitable for retention (dark red).	
Life stage	<p>Young (Y): Newly planted tree 0-10 years.</p> <p>Semi-Mature (SM): Tree in the first third of its normal life expectancy for the species (significant potential for future growth in size).</p> <p>Early Mature (EM): Tree in the second third of its normal life expectancy for the species (some potential for future growth in size)</p> <p>Mature (M): Tree in the final third of its normal life expectancy for the species (having typically reached its approximate ultimate size).</p> <p>Over Mature (OM): Tree beyond the normal life expectancy for the species.</p> <p>Veteran (V): Tree which is of interest biologically, aesthetically or culturally because of its condition, size or age.</p>	
Structural condition	<p>Good: No significant structural defects</p> <p>Fair: Structural defects which can be resolved via remedial works.</p> <p>Poor: Structural defects which cannot be resolved via remedial works.</p> <p>Dead: Dead.</p>	
Physiological condition	<p>Good: Normal vitality including leaf size, bud growth, density of crown and wound wood development.</p> <p>Fair: Lower than normal vitality, reduced bud development, reduced crown density, reduced response to wounds.</p> <p>Poor: Low vitality, low development and distribution of buds, discoloured leaves, low crown density, little extension growth for the species.</p> <p>Dead: Dead</p> <p>Fair/Good = Indicates an intermediate condition</p> <p>Fair – Good = Indicates a range of conditions (e.g. within a group)</p>	
Preliminary management recommendations	Works identified during the tree survey as part of sound arboricultural management, based on the current context of the Site (where relevant reference has been made to tree management based on the potential future context of the site).	

Appendix C Development Proposals

C:\USERS\ALISON\DRIVE - EXTERIOR ARCHITECTURE LTD\1939_CRICKLEWOOD LANE\01 CAD\02 SHEET LAYOUT\EXA_1939_100.DWG



LEGEND

- APPLICATION BOUNDARY
- HARD SURFACES**
 - SURFACE TYPE 01 TYPICAL PAVING - SITE-WIDE
 - SURFACE TYPE 02 TYPICAL PAVING - ACCENTED
 - SURFACE TYPE 03 PERMEABLE PAVING
 - SURFACE TYPE 04 SELF-BINDING GRAVEL
 - SURFACE TYPE 05 WET POUR PLAY SURFACE
 - SURFACE TYPE 06 CARRIAGEWAY PAVING
 - SURFACE TYPE 07 RESIDENTIAL TERRACES
- SOFT LANDSCAPE**
 - SPECIES RICH LAWN
 - BIO-DIVERSE INGROUND PLANTING
 - BIO-DIVERSE RAINGARDEN PLANTING
 - PROPOSED SPECIMEN TREE
 - EXISTING TREE TO BE RETAINED
- INDICATIVE FURNITURE**
 - TIMBER SEAT
 - RECLINER SEAT
 - PICNIC TABLE
 - CYCLE STAND
 - SHEFFIELD CYCLE STAND
 - SUPPLIER CYCLEHOOKUP
- PLAY MATERIALS AND STRUCTURES ARE SHOWN AS INDICATIVE ONLY
- AREA FOR BIN PRESENTATION

EXTERIOR ARCHITECTURE

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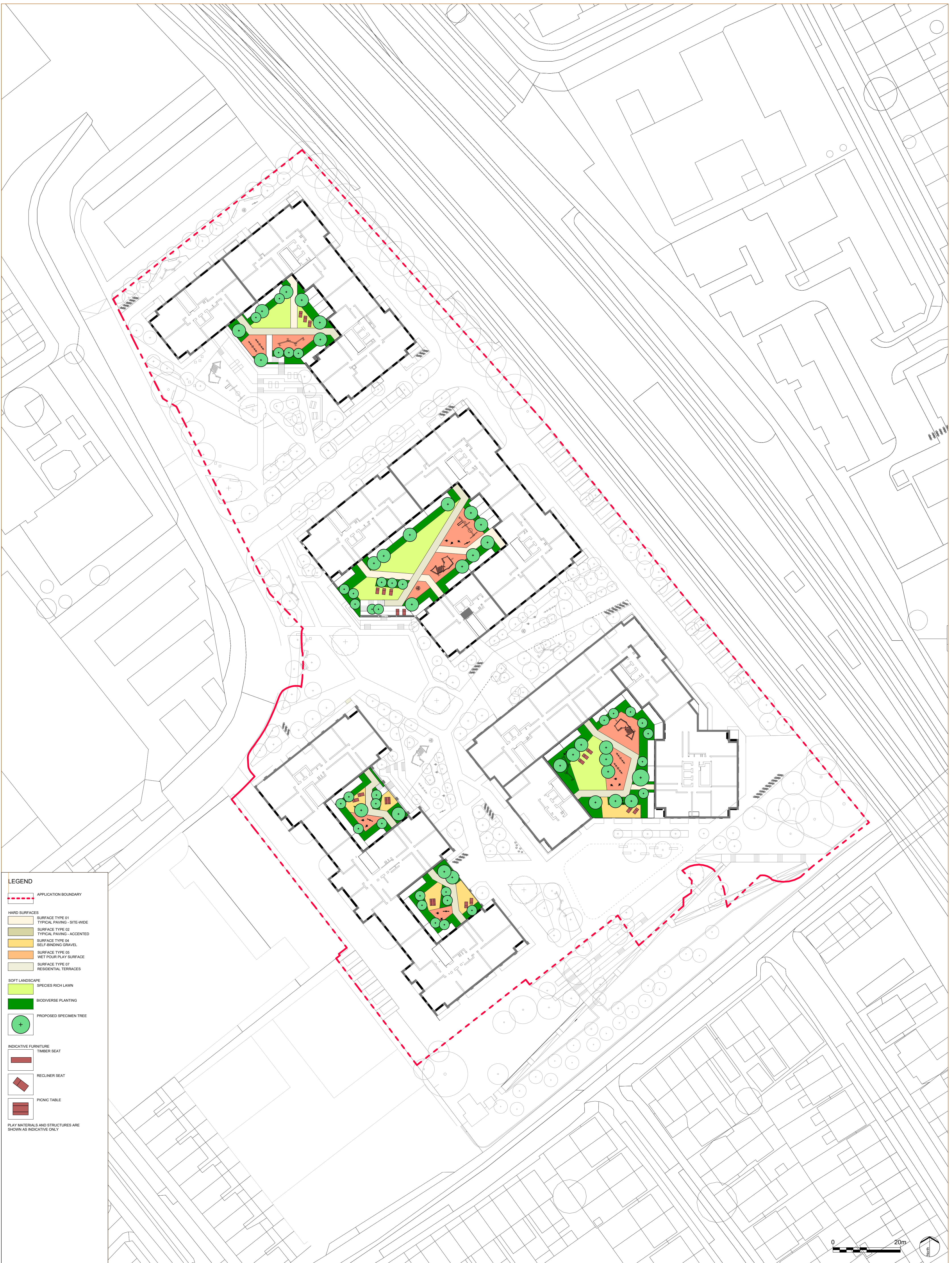
Rev	Description	Date
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D	FOR INFORMATION	30.07.2020
C	FOR INFORMATION	15.07.2020
B	FOR INFORMATION	08.07.2020
A	FOR INFORMATION	11.06.2020
-	DRAFT - FOR INFORMATION	13.12.2019

Project title
Cricklewood Lane

Drawing title
GENERAL ARRANGEMENT PLAN - GROUND FLOOR

Issued By London	Scale 1:500 @ A1	T: 020 7978 2101
Status FOR INFORMATION	Date 13.12.2019	Drawn ExA
		Checked HS
		Approved SM
Drawing number ExA_1939_100	Revision D	

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LEGEND

--- APPLICATION BOUNDARY

HARD SURFACES

- SURFACE TYPE 01 TYPICAL PAVING - SITE-WIDE
- SURFACE TYPE 02 TYPICAL PAVING - ACCENTED
- SURFACE TYPE 04 SELF-BINDING GRAVEL
- SURFACE TYPE 05 WET FOUR PLAY SURFACE
- SURFACE TYPE 07 RESIDENTIAL TERRACES

SOFT LANDSCAPE

- SPECIES RICH LAWN
- BIO-DIVERSE PLANTING
- PROPOSED SPECIMEN TREE

INDICATIVE FURNITURE

- TIMBER SEAT
- RECLINER SEAT
- PICNIC TABLE

PLAY MATERIALS AND STRUCTURES ARE SHOWN AS INDICATIVE ONLY

EXTERIOR ARCHITECTURE

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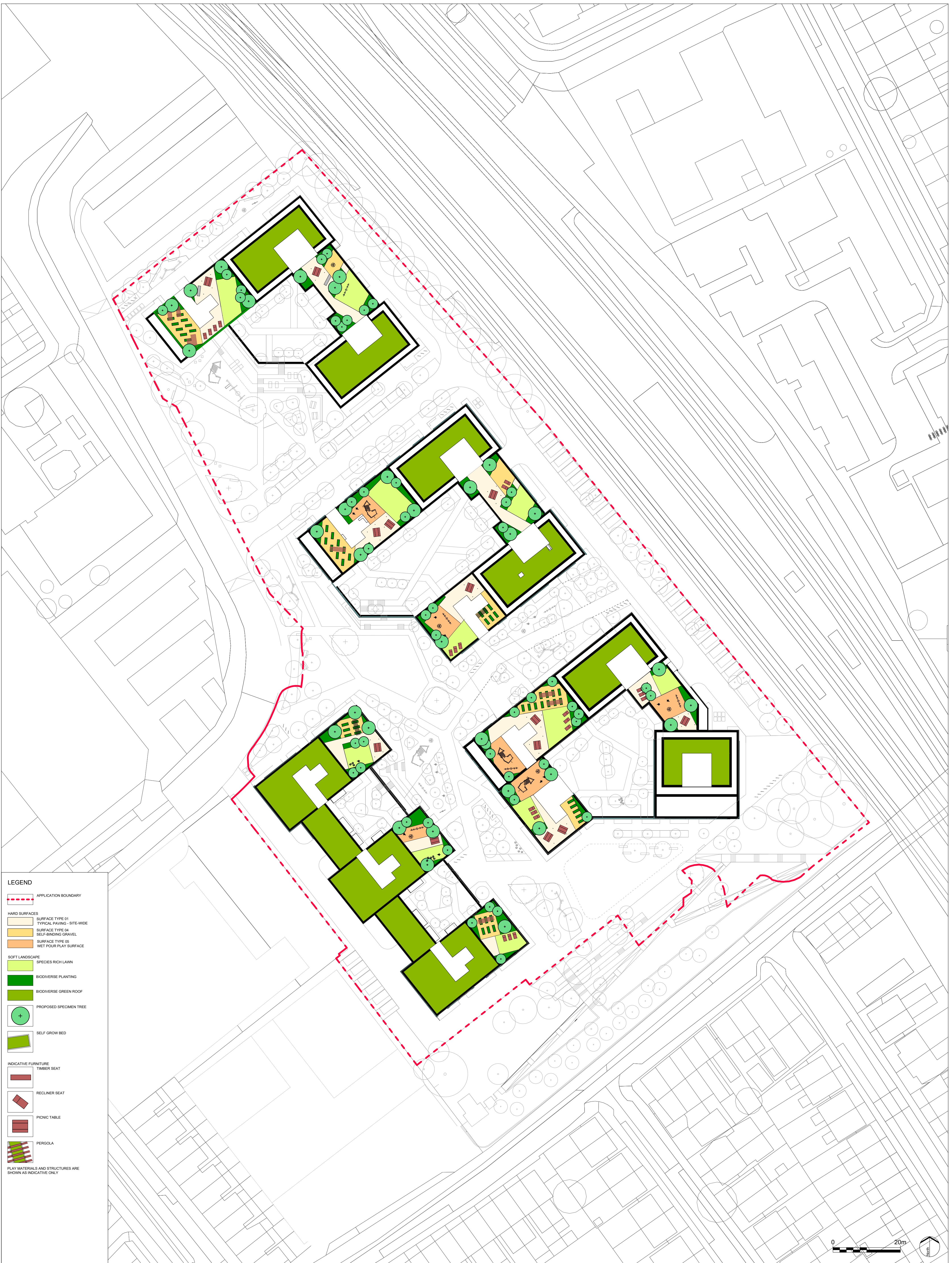
Rev	Description	Date
C	FOR INFORMATION	30.07.2020
B	FOR INFORMATION	17.07.2020
A	FOR INFORMATION	11.06.2020
-	DRAFT - FOR INFORMATION	13.12.2019

Project title
Cricklewood Lane

Drawing title
GENERAL ARRANGEMENT PLAN - PODIUM LEVEL

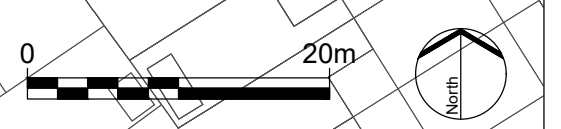
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		Checked HS
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Drawing number ExA_1939_101		Revision C

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LEGEND

- APPLICATION BOUNDARY
- HARD SURFACES
 - SURFACE TYPE 01 TYPICAL PAVING - SITE-WIDE
 - SURFACE TYPE 04 SELF-BINDING GRAVEL
 - SURFACE TYPE 05 WET POUR PLAY SURFACE
- SOFT LANDSCAPE
 - SPECIES RICH LAWN
 - BIO-DIVERSE PLANTING
 - BIO-DIVERSE GREEN ROOF
- PROPOSED SPECIMEN TREE
- SELF GROW BED
- INDICATIVE FURNITURE
 - TIMBER SEAT
 - RECLINER SEAT
 - PICNIC TABLE
 - PERGOLA
- PLAY MATERIALS AND STRUCTURES ARE SHOWN AS INDICATIVE ONLY



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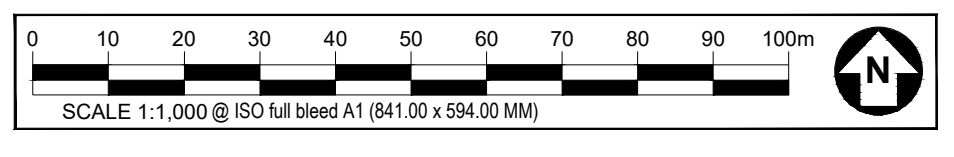
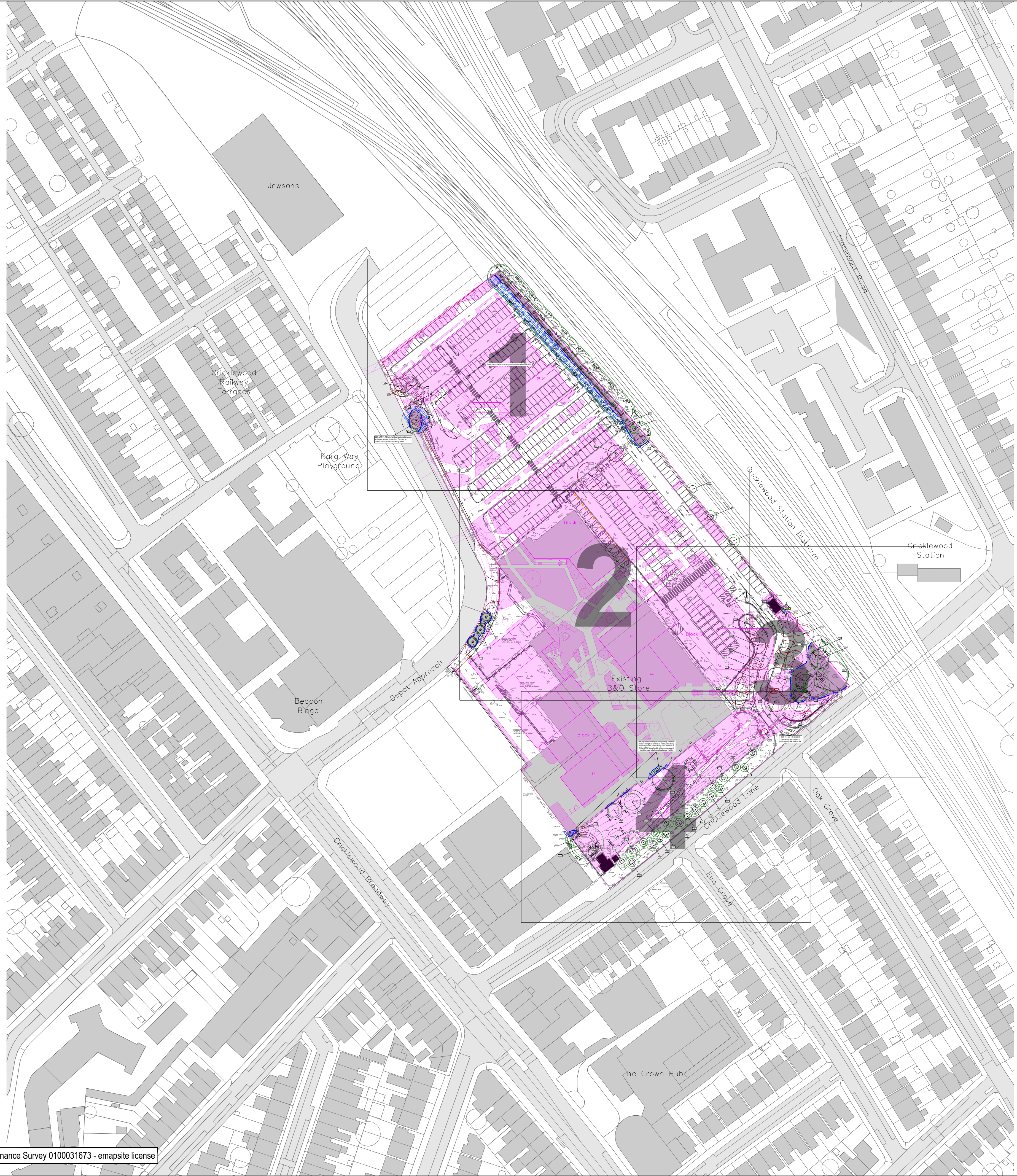
Rev	Description	Date
C	FOR INFORMATION	30.07.2020
B	FOR INFORMATION	15.07.2020
A	FOR INFORMATION	11.06.2020
-	DRAFT - FOR INFORMATION	13.12.2019

Project title
Cricklewood Lane

Drawing title
GENERAL ARRANGEMENT PLAN - ROOF LEVEL

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Scale	1:500 @ A1	Drawn ExA
Status	FOR INFORMATION	Checked HS
Date	13.12.2019	Approved SM
Drawing number	ExA_1939_102	Revision C

Appendix D Tree Protection Plan

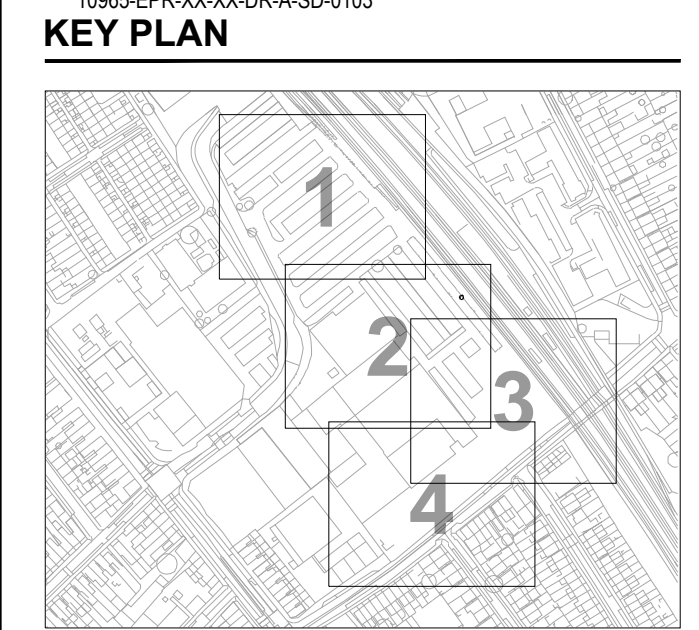


PROJECT
 B&Q Cricklewood

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- GENERAL NOTES**
1. TREE CATEGORIES AS DEFINED BY BS 5837:2012
 2. TREE LOCATIONS ARE BASED ON THE TOPOGRAPHICAL SURVEY AND GPS CO-ORDINATES FROM ON SITE WALKOVER.
 3. PLANS SHOULD BE READ IN CONJUNCTION WITH THE AECOM ARBORICULTURAL REPORT.
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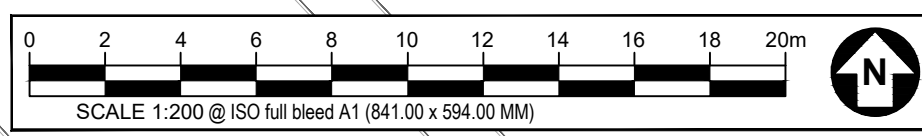
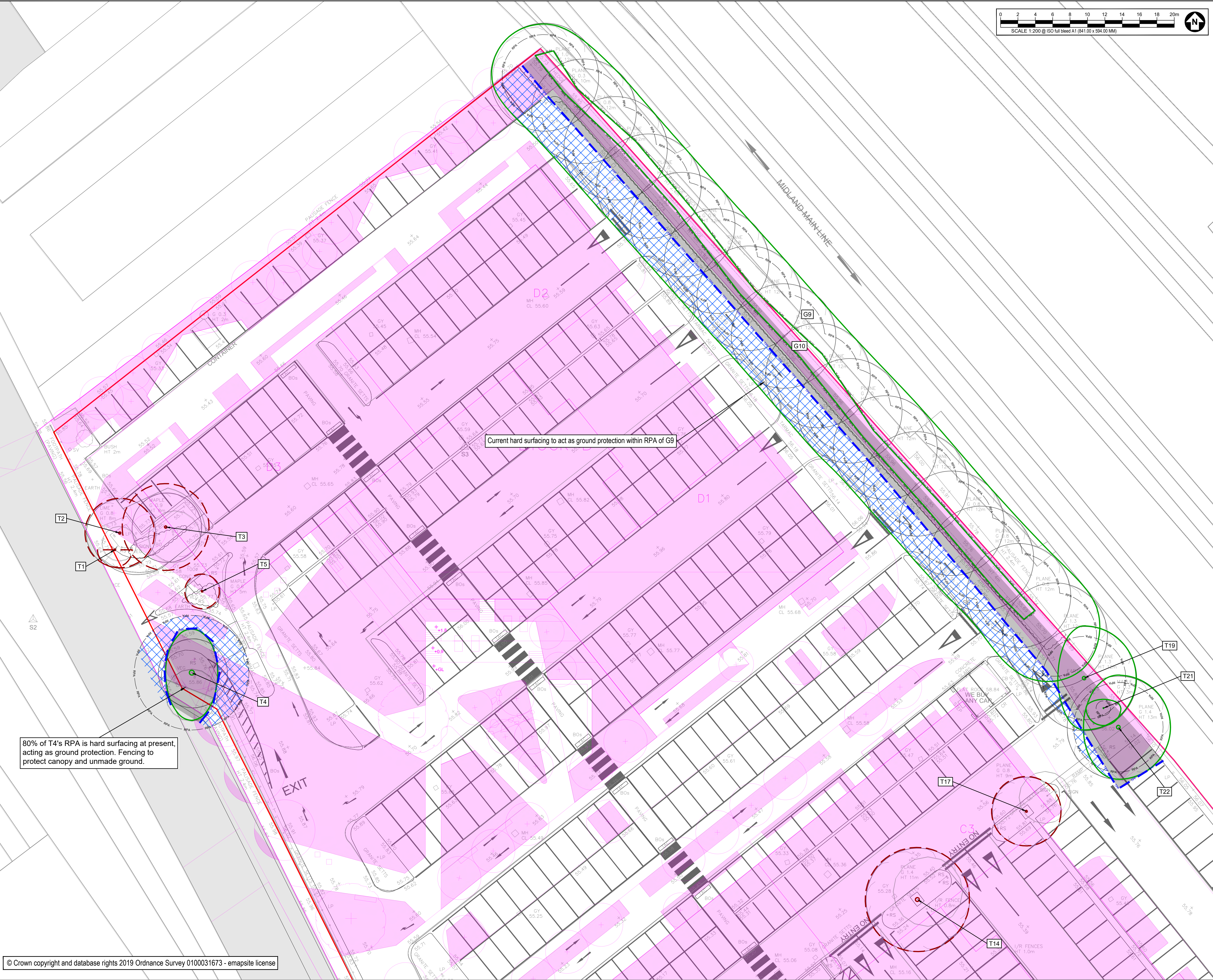
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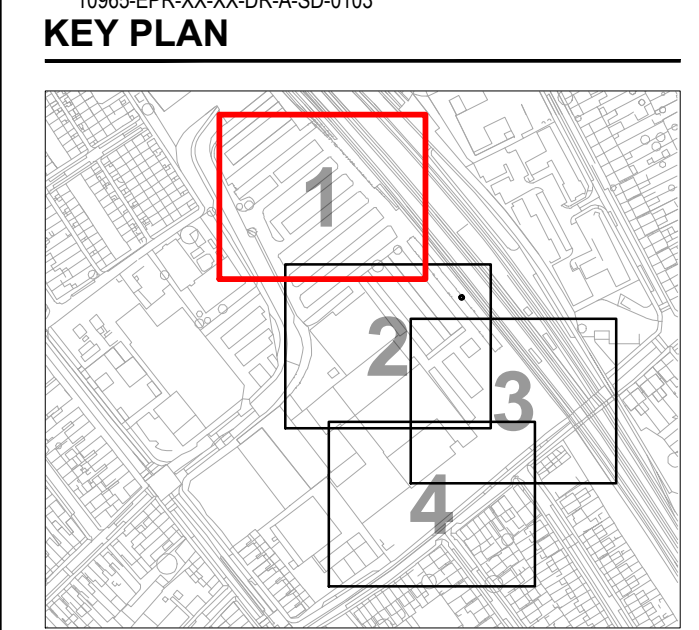
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 TREE PROTECTION PLAN
 SHEET 00 - OVERVIEW

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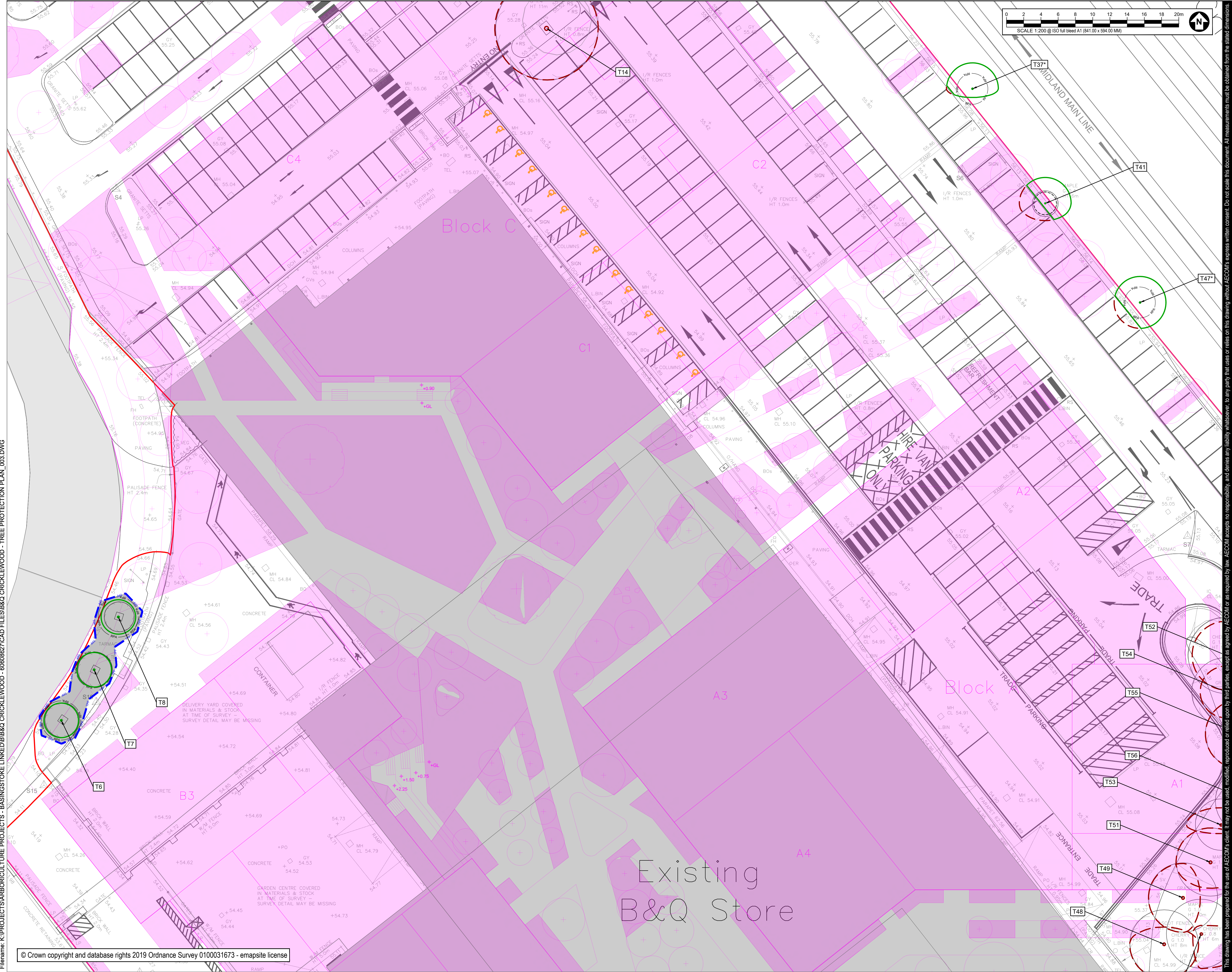
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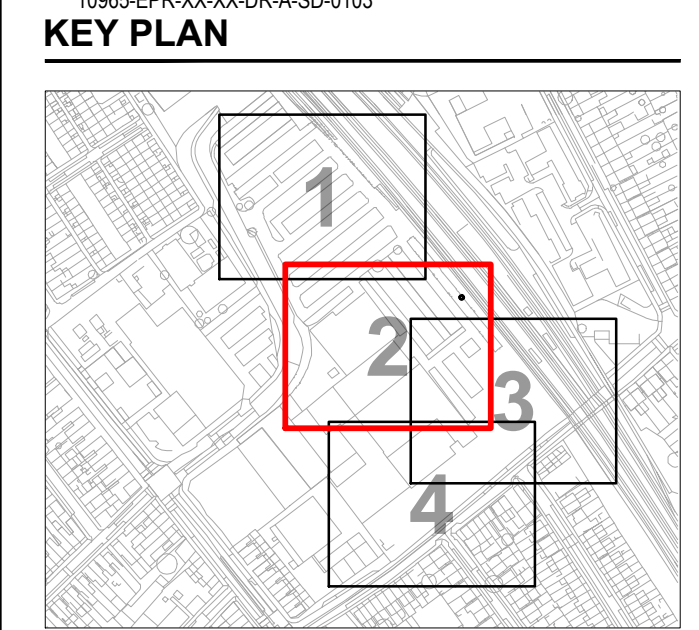


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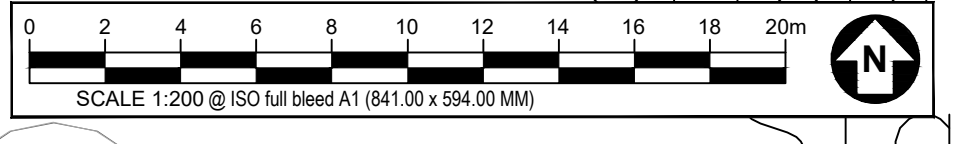
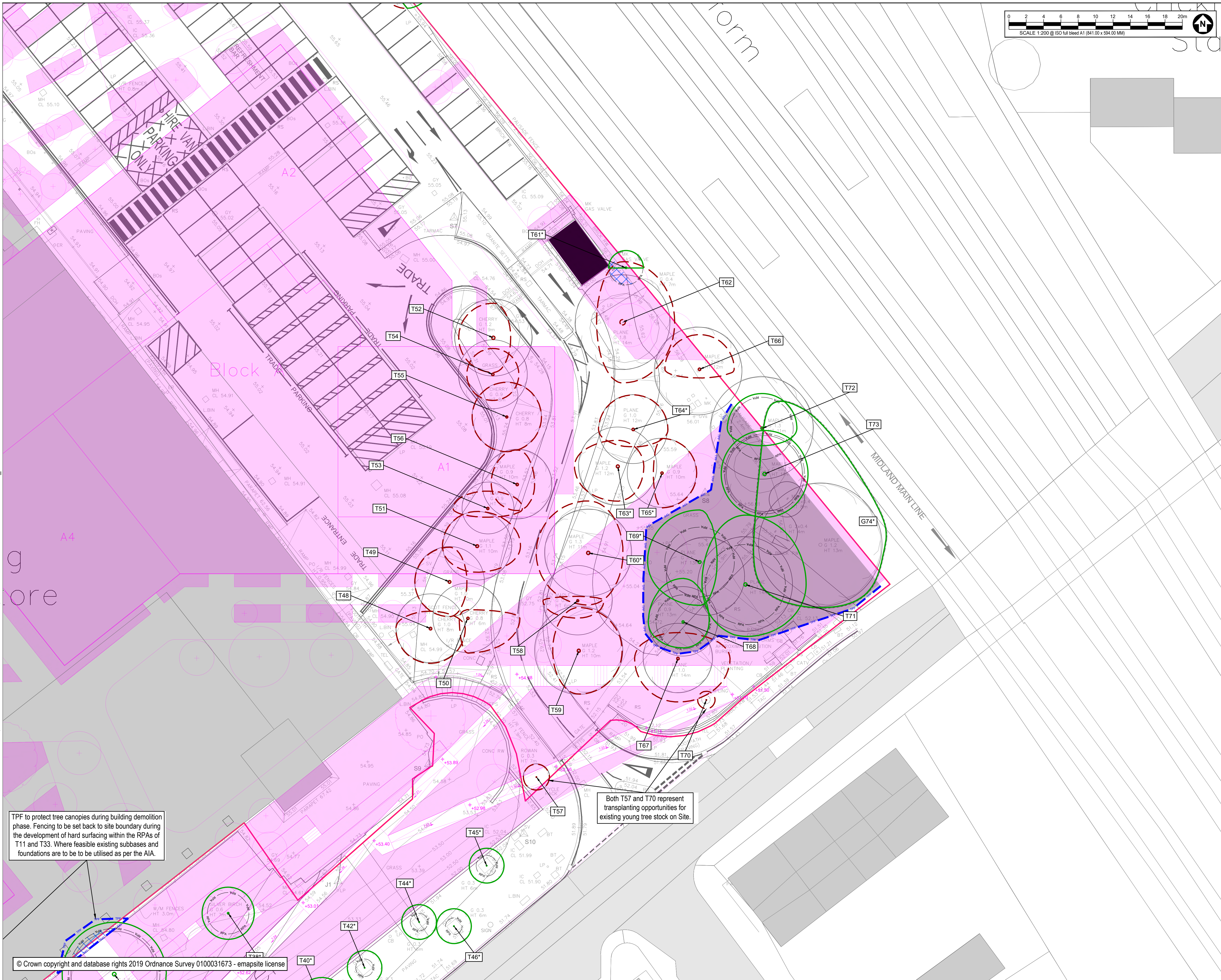
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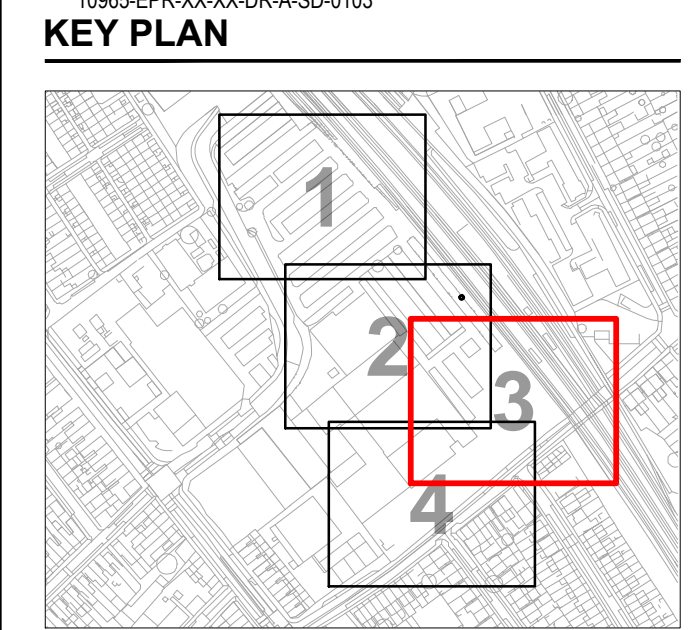


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 TREE PROTECTION PLAN
 SHEET 03

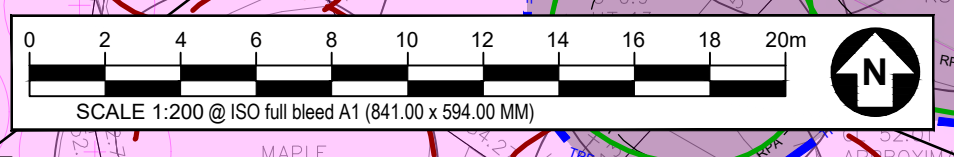
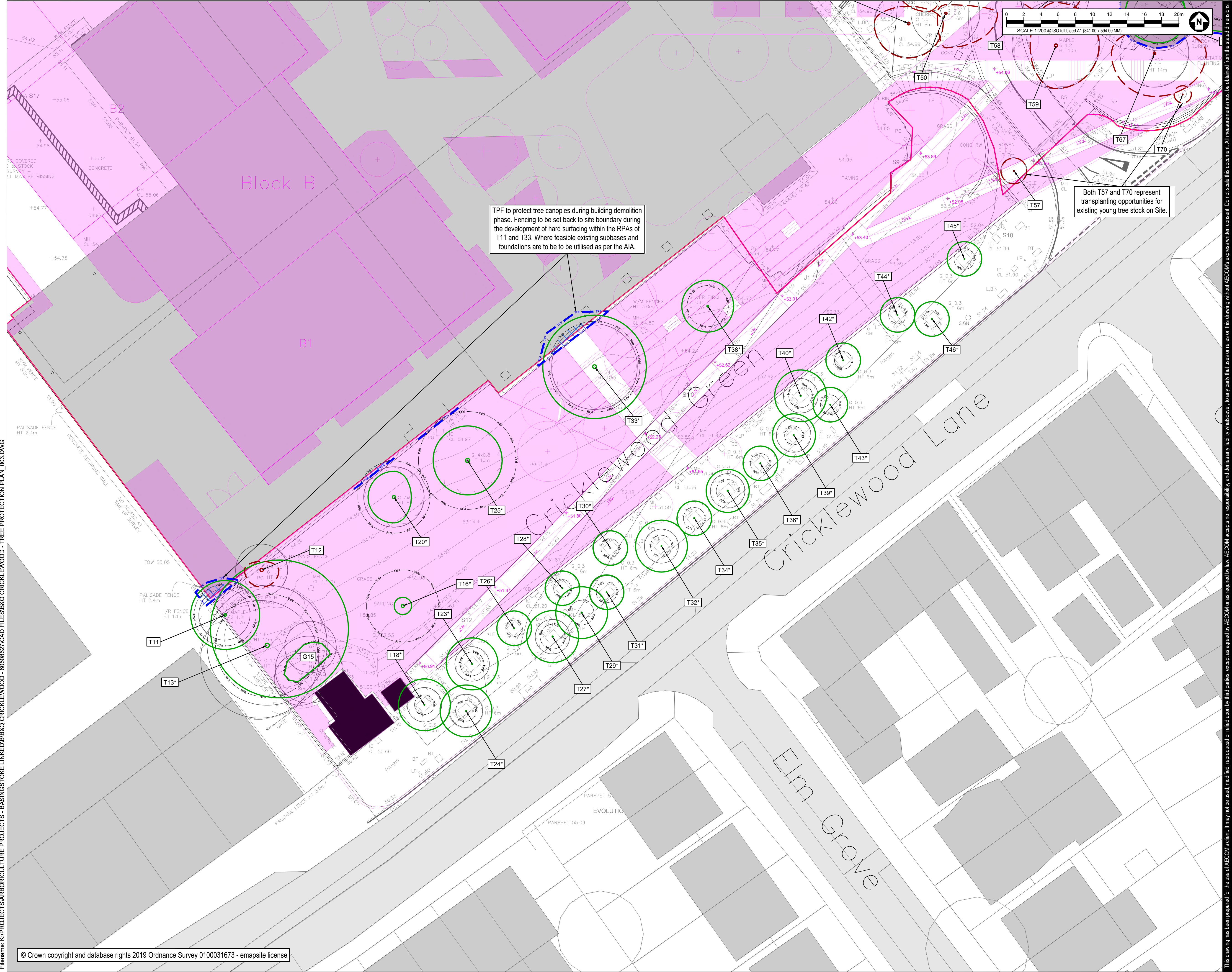
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TPF to protect tree canopies during building demolition phase. Fencing to be set back to site boundary during the development of hard surfacing within the RPAs of T11 and T33. Where feasible existing subbases and foundations are to be utilised as per the AIA.

Both T57 and T70 represent transplanting opportunities for existing young tree stock on Site.

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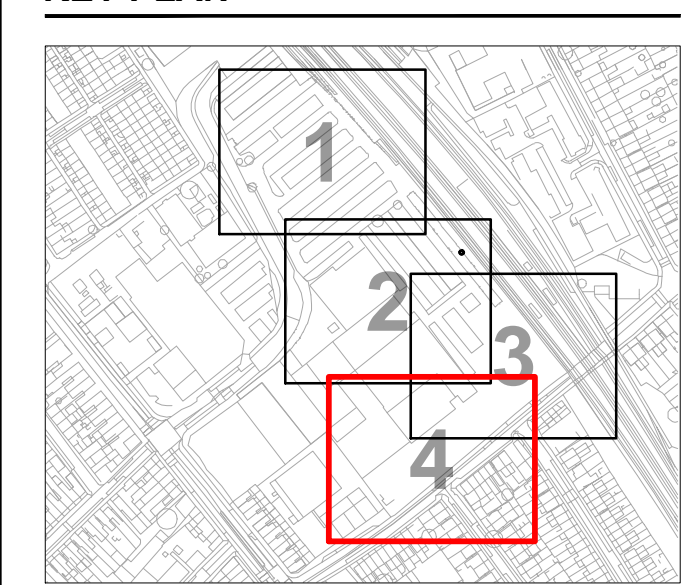
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Appendix E Outline Tree Protection Measures

6.2 Outline Tree Protection Measures

The default position as set out by BS 5837:2012 is that retained trees must be protected from construction operations with the erection of robust protective fencing positioned on the outer edge of the RPA or crown spread (whichever is greatest). All site operations will be restricted to the area outside of tree protection fencing and this area will form a Construction Exclusion Zone (CEZ) unless agreed otherwise. Protection measures will be installed as set out in the Tree Protection Plan included as Appendix D of this report.

The area inside the fence and any additional tree protection measures will be sacrosanct and must not be removed or altered without the prior approval of the LPA Tree Officer. Any damage to tree protection measures must be reported immediately.

Fencing shall be constructed with robust vertical and horizontal scaffold framework with weldmesh panels firmly attached as per BS 5837:2012 Figure 7 (included below). Vertical support poles and bracing poles must be located with care to avoid underground utility services and will be sited to avoid the structural roots of retained trees.

Alternative equivalent robust and immovable fencing specification including site hoarding will also be appropriate.

Suitable all weather signage will be fixed to fencing to notify site staff and visitors of the construction exclusion zone and its purpose (example included as Appendix H).

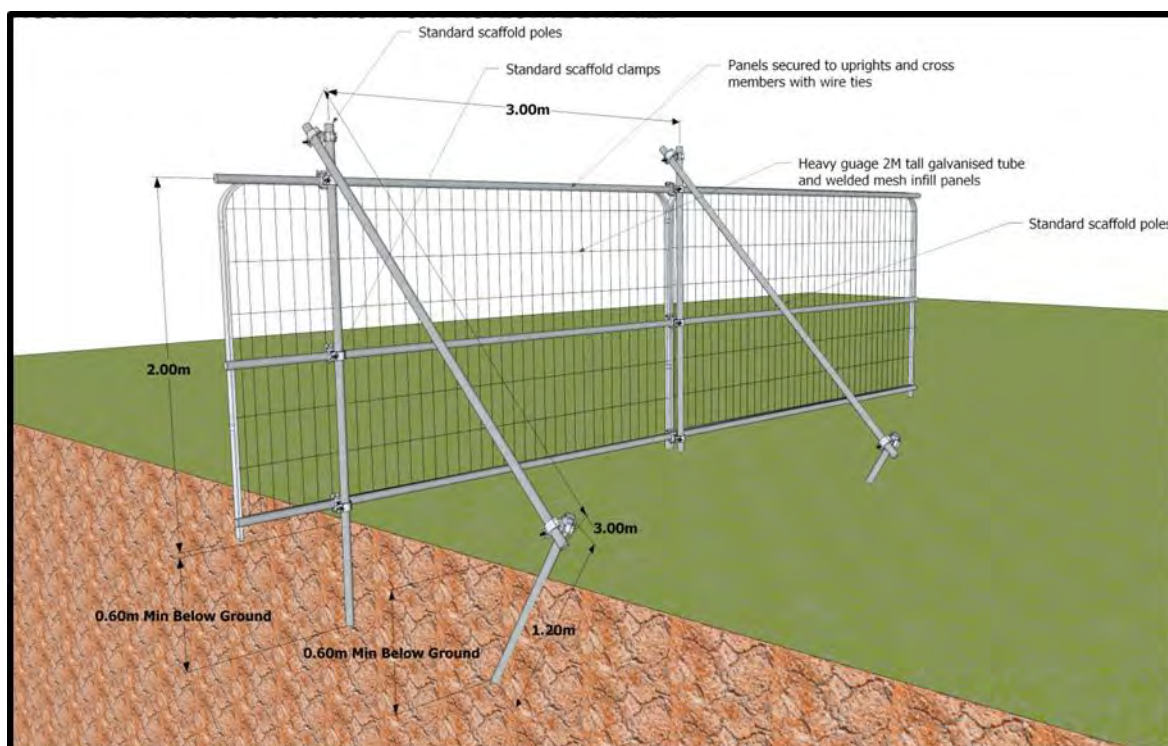


Figure 6-1 Default specification for protective barrier

When entering and exiting the site the fencing contractor must avoid the production of ruts on the unprotected surface of the ground.

Protective fencing and ground protection shall stay in place until all development operations have been completed and the prior consent of the LPA Tree Officer and/or an arboriculturist has been obtained.

6.3 Ground Protection

Should access be unavoidable within the RPA of a retained tree, fit for purpose ground protection must be in place which is sufficient to protect the structure of the soil from damage based on the heaviest anticipated load.

As set out in section 6.2.3.3 of BS5837:2012 the following ground protection measures will be appropriate:

- Suitable ground protection for pedestrian only access will comprise a single thickness of scaffold boards set on a compressible layer of 100mm of woodchip on a geotextile separation layer.
- Pedestrian operated plant up to two tonnes in weight would require the use of a proprietary ground protection system (such as Ground Guards or Eve Trakway or equivalent) set on a minimum depth of 150mm woodchip or sharp sand.
- Heavier loads will require ground protection to an engineering specification in conjunction with arboricultural advice.

As a guide the threshold beyond which root development is significantly affected is a bulk density ranging from 1.4g per cm³ for clay soils, to 1.75g per cm³ for sandy soils.

Tree protective measures shall stay in place until all construction operations are completed and removal is agreed with the Site arboriculturist and/or the Local Authority Tree Officer as appropriate.

6.4 General guidance for the management of exposed roots

Excavation must only take place within the RPA of a retained tree with the prior agreement of an arboriculturist and the Local Authority Tree Officer. All excavation must be undertaken using hand tools or compressed air (such as an air spade).

The following general principles will apply:

- Individual or small groups of roots less than 25mm in diameter will be retained where possible but can be severed with a sharp tool such as secateurs or pruning saws to leave a clean cut end (ideally 100mm back from the face of the excavation to account for future regrowth) where they pose an obstruction.
- Where roots are encountered which are larger than 25mm in diameter or where significant groups of smaller roots are found, the advice of an arboriculturist must be sought to decide an appropriate course of action (following consultation with the Local Authority Tree Officer where appropriate).
- Roots must only be exposed for the minimum period possible. In the interim period any exposed roots must be completely covered with dampened hessian sacking (which may require ongoing re wetting) to avoid drying out and exposure to light (which can result in the death of roots). Backfill for excavations should utilise the parent material and must not be significantly compacted.

6.5 Storage, use and mixing of materials

The use, mixing and washing of materials can lead to run off or inadvertent spillage into tree root zones. Many substances often used on construction sites can be toxic to tree roots (such as concrete, fuels, salts, builders sand and herbicides), can result in the death of tree roots and beneficial soil organisms; and have a significant impact on the future health and appearance of trees.

The storage of materials can result in an effective raised soil level. This buries tree roots at depths where air and water are less available and can lead to the decline or death of the tree.

For these reasons the storage of materials and any washing, mixing or refuelling must take place in agreed allocated areas at least 10m from the edge of the RPA of retained trees.

Any slope effect must be taken into account and where there is a potential for run off, heavy duty polythene sheeting and sandbags must be in place as bunding to prevent toxic materials reaching RPAs.

Appendix F Site Photography



Figure 6-2 Site vehicle entrance showing moderate value avenue feature.



Figure 6-3 View west across southern entrance.



Figure 6-4 G9 showing understory of G10.



Figure 6-5 T17 and T14.



Figure 6-6 T62 showing significant wounding.



Figure 6-7 Northern Site entrance showing T5 and T4.



Figure 6-8 Moderate quality ornamental pears T6, T7 and T8.

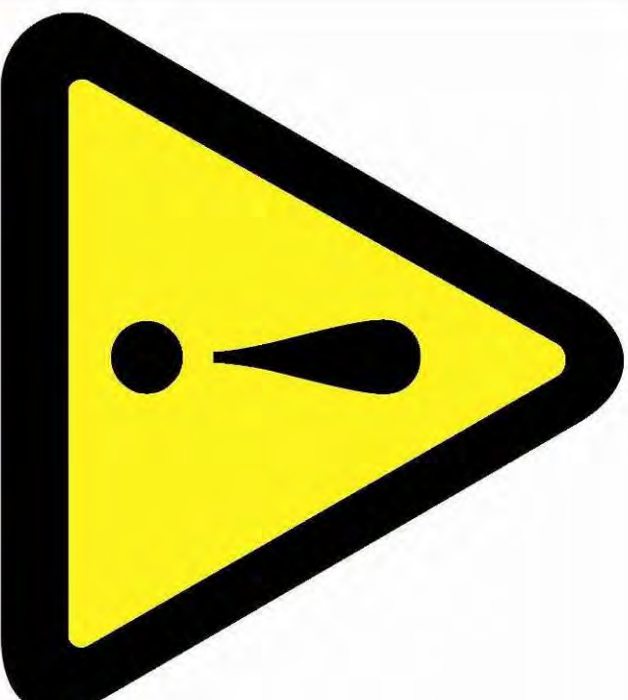


Figure 6-9 T13 as the dominant feature in the southwest of the Site.

Appendix G Example Tree Protection Signage



**PROTECTIVE FENCING. THIS
FENCING MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT.**



**TREE PROTECTION AREA
KEEP OUT !**
(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION
ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY

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