



# SJ Stephens Associates

ARBORICULTURAL, LANDSCAPE & MANAGEMENT CONSULTANTS

Michael Webber  
9 Chester Terrace  
London  
NW1 4ND

30<sup>th</sup> October 2023

Dear Michael,

**Re: Chester Terrace Replacement Tree Planting Proposals**

As requested, I have reviewed the Revised Tree Replacement Strategy included in the Chester Terrace Tree Replacement Proposal, dated 17-10-2023, produced by Todd Longstaffe-Gowan.

The Revised Strategy compares the ultimate sizes of trees to be removed with those to be planted. I could not find any reference to the source of the ultimate height assumptions. Some look suspect eg *Prunus avium* 'Stella' is listed as a "Medium tree" with a height of 8-12m, whereas the RHS website states the ultimate height is 2.5-4m. The Revised Strategy lists "Large" trees as "12+m". I do not consider a 12-13m tree as large.

I have therefore compared the ultimate height of trees proposed for removal, taken from the TMA Arboricultural Report, dated Nov 2022, and those included in the Revised Tree Replacement Strategy, in the schedule attached. This takes ultimate heights listed in Cassell's Trees of Britain and Northern Europe, apart from where the variety is not listed where the RHS website has been used. Instead of just having a "12+m" category, I have refined this to include "13-18m" and ">18m" categories. This shows:-

Ultimate Size	Proposed for Removal	Proposed Replacements
4-7m	0	4
8-12m	6	9
13-18m	6	2
>18m	8	5
Total	20	20

This clearly shows a proposed shift away from large canopy trees. It is well established that the really valuable trees, for example, for mitigating climate change, flood risk or air pollution are large canopy trees.

I have also reviewed the CAVAT assessment produced by TMA dated October 2023. This values the trees to be removed at £1.2m and the anticipated value of newly planted trees after 40 years to be £1.16m. The conclusion is that the new trees will mitigate those to be removed after 40-45 years.

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I have a number of comments on this:-

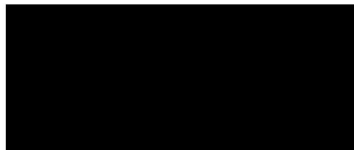
- The calculations of future CAVAT value are suspect. The majority of trees are assumed to put on 1cm stem diameter each year. So, for example, the crab apple T11, Malus Evereste, after 40 years is assumed to have a stem diameter of 44cm which generates a value of £49,000. This is a short lived species with an ultimate height of only 8m. If it were to survive for as long as 40 years, it would be unlikely to have a stem diameter of more than around 20cm. Assuming a stem diameter of 20cm rather than 44cm would reduce the valuation by around 80%.
- The valuation assumes no trees die over the 40 year period. The report states that, if trees die, they should be replaced with the same species at the initial planting size. Some trees will inevitably die but the reduction in value in "starting again" with new tree planting is not factored in.
- As discussed above, a move to smaller growing tree species is proposed which one would expect to result in a significant reduction in CAVAT valuation.
- To have a meaningful comparison of the value of trees to be removed with those that might be present in 40 years time, one needs to depreciate the future value over the period. Depending on the depreciation rate taken, this will result in a current devaluation of well over £1m.

My conclusion is that the Revised Tree Replacement Strategy shows a significant shift to smaller canopy species and cannot mitigate for trees proposed for removal, even after 40 years. In the meantime, the environmental impact will clearly be much greater.

With such a significant arboricultural impact, it is suggested that alternative engineering options should be considered for works to the Chester Terrace retaining wall and balustrade, working around trees, rather than removing any that get in the way.

If you require any further information, please get in touch.

Yours sincerely,



**Simon Stephens**  
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**Arboricultural Association Registered Consultant**

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Chester Terrace - Comparison of ultimate size of trees proposed for removal with those proposed for planting									
Proposed Tree Removal		Present Height	Age	Ultimate height (m)	Ref.	4-7m	8-12m	13-18m	>18m
T210	Sweet chestnut	16.5	Mature	30	Cassell's				1
T214	Aesculus flava	16	Mature	16	Cassell's			1	
T217	Chinese privet	9	Late mature	10	Cassell's		1		
T218	Sycamore	16	Mature	35	Cassell's				1
T221	Norway maple	14	Mature	25	Cassell's				1
T223	Sycamore	13	Mature	35	Cassell's				1
T227	Golden ash	12	Early mature	30	Cassell's				1
T229	Holly	6	Mature	15	Cassell's			1	
T486	Japanese cherry <i>Cerasus serrulata</i>	4	Mature	14	Cassell's			1	
T487	Purple plum	7	Late mature	8	Cassell's		1		
T488	Lime	18.5	Mature	24	Cassell's				1
T489	Wild cherry	10	Mature	25	Cassell's				1
T490	Purple plum	8	Late mature	8	Cassell's		1		
T491	Chinese privet	12	Late mature	10	Cassell's		1		
T492	Holly	8	Early mature	15	Cassell's			1	
T493	Cherry	8.5	Mature	25	Cassell's				1
T494	Holly	5	Mature	15	Cassell's			1	
T495	Box	6	Mature	8	Cassell's		1		
T496	Holly	6	Mature	15	Cassell's			1	
T731	Judas tree	5	Semi mature	10	Cassell's		1		
					<b>Total</b>	<b>0</b>	<b>6</b>	<b>6</b>	<b>8</b>
Proposed Tree Planting		Stated Size Class							
1	Lime	Large >12m		24	Cassell's				1
2	Birch	Large >12m		25	Cassell's				1
3	Judas tree	Small, 4-7m		10	Cassell's		1		
4	Cherry, <i>Prunus avium Plena</i>	Medium, 8-12m		12	RHS		1		
5	Holly	Medium, 8-12m		15	Cassell's			1	
6	Judas tree	Small, 4-7m		10	Cassell's		1		
7	Strawberry tree	Small, 4-7m		10	Cassell's		1		
8	Rhus	Small, 4-7m		8	RHS		1		
9	Cherry, <i>Prunus avium Stella</i>	Medium, 8-12m		4	RHS	1			
10	Strawberry tree	Small, 4-7m		10	Cassell's		1		
11	Cherry, <i>Prunus avium Stella</i>	Medium, 8-12m		4	Cassell's	1			
12	Crab apple, <i>Malus Evereste</i>	Small, 4-7m		8	RHS		1		
13	Chinese privet	Small, 4-7m		10	Cassell's		1		
14	Cherry, <i>Prunus avium Plena</i>	Medium, 8-12m		12	RHS		1		
15	Laurel	Medium, 8-12m		4	Cassell's	1			
16	Lime	Large >12m		24	Cassell's				1
17	Robinia	Medium, 8-12m		25	Cassell's				1
18	Osmanthus	Small, 4-7m		4	RHS	1			
19	Lime	Large >12m		24	Cassell's				1
20	Indian bean tree	Medium, 8-12m		15	Cassell's			1	
						<b>4</b>	<b>9</b>	<b>2</b>	<b>5</b>
<b>Notes:</b>									
1. Proposed Tree Removals taken from TMA Arboricultural Report, dated Nov 2022.									
2. Proposed Tree Planting taken from Revised Tree replacement Strategy 17-10-2023.									
3. Ultimate heights are taken from Cassell's Trees of Britain & Northern Europe, except where not listed, in which case taken from Royal Horticultural Society website.									