Arboricultural Impact Assessment

for planning purposes

Chester Terrace
London
NW1 4ND

October 2024

220928-PD-21

Project Reference	220928-PD-21 – Chester Terrace
Report Type	Arboriculture (Planning)
Author	Chris Wright
Checked by	Lee Davies
Date Checked	11 Oct 2024
Original Issue Date	11 Oct 2024
Most Recent Version	

CONTENTS PAGE

1 EXECUTIVE SUMMARY

1.1 This *Arboricultural Impact Assessment* ('the Report') has been instructed by the *Crown Estate Paving Commission* ('the Client').

1.2 The proposed development at *Chester Terrace* ('the Site') is for the repair of the existing eastern retaining wall comprising partial demolition and re-construction in addition to other repair works to retained elements ('the Proposed Development'), within the area administrated by the *London Borough of Camden* ('the LPA') - specifically, it comprises a reduced scope of works compared to those that were grant permission by the LPA under *2023/0282/P*.

1.3 In the context of the Proposed Development and this Report, there is relevant planning history at the Site - specifically, with regard to the aforementioned *Full Planning Permission 2023/0282/P* ('the Original Permission') that was determined by the LPA on the 11th of July 2024. The current iteration of the Proposed Development (i.e., the one that is the subject of this Report) differs in the extent of demolition works, compared to the Original Permission that involved the entire demolition and re-construction of the eastern retaining wall at the Site, whereas the current specification includes the demolition of the middle one-third of this retaining wall and the retention (with more superficial superstructural works) of the other 2no. thirds at either side.

1.4 The Proposed Development requires the removal of 6no. *Category B* trees, which is a reduction of 14no. trees compared to the Original Permission; and for clarity all 6no. trees were approved for removal under the Original Permission.

1.5 The Proposed Development includes the planting of 6no. trees - this is a one-for-one replacement rate that is considered to be acceptable, considering the principles of mitigation that were discussed and subsequently approved with the LPA under the details of the Original Permission.

1.6 The Proposed Development in its revised (i.e., current) form requires the pruning of up to 1no. *Category A* tree and 7no. *Category B* trees (affecting T218, T221, T223, T486, T488, T489, T494, & T496), which is a numerical increase of 3no. trees compared to the Original Permission - however, this increase in the frequency of pruning is linked to the significant decrease in the number of specified tree removals.

1.7 The Proposed Development is considered to carry a low impact to the retained trees, on the basis that the protection specifications that are included within this Report are adhered to.

2 INTRODUCTION

Instruction

2.1 This *Arboricultural Impact Assessment* ('the Report') has been instructed by the *Crown Estate Paving Commission* ('the Client').

Author

2.2 This Report was written by Christopher Wright ('the Author'). Christopher is an arboricultural consultant dealing with trees in relation to all forms of human activity including built development. He is a *Technician Member* of the *Arboricultural Association*, a member of the *Royal Forestry Society*, a member of the *Institute of Chartered Foresters*, holds the *Level 6 Diploma in Arboriculture (ABC)*, the *Professional Tree Inspection certificate* (*LANTRA*), and has received a *BSc (Hons) Conservation and Environment* (2:1) from *Writtle University College*.

Proposed development

2.3 The proposed development at *Chester Terrace* ('the Site' - see *Figure 1*) is for the repair of the existing eastern retaining wall comprising partial demolition and re-construction in addition to other repair works to retained elements ('the Proposed Development'), within the area administrated by the *London Borough of Camden* ('the LPA').

2.4 For clarity, the Proposed Development comprises a reduced scope of works compared to those that were granted permission by the LPA under *2023/0282/P*, which is a matter that is discussed further from paragraph 3.2 and thereafter from paragraph 6.1 (in relation to tree removals, pruning, arboricultural impacts, etc.).

Scope

2.5 This Report has been provided to assist all parties involved in the planning process, in accordance with *British Standard 5837:2012 - Trees in relation to design demolition and construction - Recommendations* ('BS5837').

Site survey

Survey date

2.6 The Site was most recently visited, and the trees surveyed, referring to the recommendations of BS5837, on the 30th of October 2023 by colleagues of the Author, which gathered data that is not significantly different from the original survey in September 2022 that was originally gathered for the Site. Furthermore, the Author did most recently attend Site on the 7th of October 2024, to obtain current photos (that are used in this Report) and to generally review the trees at the Site.

2.7 For clarity, it was considered by the Author during the recent visit that the details of the 2022 survey for the trees still present at the Site are still reliable; for the sake of consistency the same data is relied upon for this Report, given that this data was an integral aspect of the recent planning permission (i.e., *2023/0282/P*).

Health and safety

2.8 The survey was not an assessment of the health and safety of the trees (i.e., the survey was not a thorough investigation of the condition of all of the trees). In this instance, no particular works in this context have been specified to any of the surveyed trees, in the context of this Report.

Figure 1: *Showing the general area discussed in this Report within the green line and sourced from Google Earth (note: this is not the red line boundary plan of the Proposed Development).*

Report preparation

External documents

2.9 This Report has been prepared, with reference to the following supplied documents and information:

- *Topographical Survey* (*13244-TOPO-001_Rev.1*);
- *Access & Site Plan* (*24509-201_T1*);
- *Landscape Plan General Arrangement* (*TLG.515.GA.001*); and
- *Landscape Plan Detail Area Plan* (*TLG.514.DA.100* & *TLG.514.DA.101*).

Appendices

2.10 The appendices of this Report include:

- Appendix A (plans); and
- Appendix B (schedules).

Tree works

2.11 Any tree works that are specified within this Report can only be undertaken in receipt of the relevant planning permissions, which will typically include adherence with the details of a *Full*, *Outline*, or *Hybrid Planning Permission* with all relevant pre-commencement matters discharged or otherwise approved by the LPA; though, in some instances, this will include a planning permission received in response to a *Tree Preservation Order Application* or non-objection in response to a *Section 211 Notification*.

2.12 Furthermore, for any tree works specified within this Report (i.e., removal and/or pruning), these works must be considered alongside any additional specifications provided for ecological and *Biodiversity Net Gain* matters, where any such work specifications may apply. Tree works included as part of this Report, unless otherwise stated, have been prepared exclusively by the arboriculturist.

Definition of terms

General definitions

2.13 The following terms and abbreviations may be used within this Report. These terms are defined by BS5837 as follows, unless provided without quotation marks:

- **Arboricultural Method Statement ('AMS')** - "*methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained*".

- **Local Planning Authority ('LPA')** - the planning department of the borough, district, or metropolitan council.
- **Root Protection Area ('RPA')** - "*layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority*.
- **Service(s)** - "*any above- or below-ground structure or apparatus required for utility provision*" that may for example include "*drainage, gas supplies, ground source heat pumps, CCTV and satellite communications*".
- **Tree Protection Plan ('TPP')** - "*scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures*".

Arboricultural impact definitions

2.14 With regard to arboricultural impacts to retained trees, where this Report makes reference to any degree of impact, the following definitions apply unless it is otherwise stated:

- **Low impact** - The form and/or condition of the affected tree (or tree group, etc.) is considered unlikely to be affected to any particular degree, and by extension its visual qualities and life expectancy will not be undermined and its BS5837 categorisation is consequently unlikely to change.
- **Moderate impact** - The form and/or condition of the affected tree (or tree group, etc.) may be affected to such a degree that its visual qualities and life expectancy could be undermined and its BS5837 categorisation consequently may be subject to change.
- **High impact** - The form and/or condition of the affected tree (or tree group, etc.) is considered likely to be affected to such a degree that its visual qualities and life expectancy will likely be undermined and its BS5837 categorisation is consequently likely to change.

3 SITE INFORMATION

Current Site use

3.1 The Site comprises the private open space along the western side of *Chester Terrace* that comprises trees and shrubs (see *Figure 2*) - specifically, its eastern flank where the retaining wall is located. For clarity, this retaining wall is capped with a low ornamental wall, though the wall itself retains the adjacent road (i.e., *Chester Terrace*), given that the Site is at a lower level (see *Figure 3*) - at its southern end, the Site is just under 1000mm lower than the road, whilst at its northern end the level difference reduces to around 500mm). This eastern retaining wall is currently sectioned-off with block-and-mesh fencing along its southern half, owing to its poor state of repair (see *Figure 4*).

Figure 2: *Looking north into the Site from its southern point adjacent to T209, showing its general character.*

Figure 3: *Looking north-east towards the eastern retaining wall between T221 (front right) and T222 (front left), showing its typical detail that is broadly consistent throughout.*

Relevant planning history

3.2 In the context of the Proposed Development and this Report, there is relevant planning history at the Site - specifically, with regard to the *Full Planning Permission 2023/0282/P* ('the Original Permission') that was determined by the LPA on the 11th of July 2024. As part of the Original Permission, a similarly-styled Report was prepared by the Author (i.e., the *Arboricultural Impact Assessment (220928-PD-11b)*) alongside a relevant addendum (i.e., the *Arboricultural CAVAT Report (220928-PD-19c)*), which were used by the LPA in the process of consultation and determination.

3.3 The current iteration of the Proposed Development (i.e., the one that is the subject of this Report) differs in the extent of demolition works, compared to the Original Permission that involved the entire demolition and re-construction of the eastern retaining wall at the Site, whereas to the current specification includes the demolition of the middle one-third of this retaining wall and the retention (with more superficial superstructural works) of the other 2no. thirds at either side.

3.4 Furthermore, the Original Permission included the specification of tree removals that are by comparison greater in number than those that are discussed within this Report

- this is a direct result of the reduced scope of demolition and re-construction works. All particulars relating to the specified tree works that are required in order to implement the Proposed Development are discussed from paragraph 6.1 (including how they relate to those tree works that were specified for the Original Permission).

Figure 4: *Looking north-east towards the eastern retaining wall that has been fenced-off, showing T491 (front centre-right) as a point of reference.*

Geotechnical information

British Geological Survey

3.5 The *British Geological Survey* ('BGS') provides on-line information, regarding the general soil properties of an area, including the underlying bedrock and any superficial deposits that overlay the bedrock. This information indicates that the Site is situated upon a bedrock of *London Clay Formation* (comprised of clays, sands, and silts), over which no superficial deposits are recorded.

3.6 Site-specific ground investigations have also been undertaken that confirms the presence of clay beneath a layer of *Made Ground*. This *Made Ground* is comprised of clays, gravels, and sands, and is present to a depth of around 2.25m on average.

1 - Forestry Commission. (2005) Information Note FCN078 - The influence of soils and species on tree root depth.

Root morphology

3.7 Soils where the clay content is significant will tend to encourage tree root growth at shallower depths - often, within the upper 600mm of soil[1]. Where other soil components are present to greater extents, root morphology may differ, though impermeable layers of heavy compacted clay may restrict penetrative root growth, which may influence how far roots radiate from the stem of the tree to acquire nutrients.

4 TECHNICAL ARBORICULTURAL DETAILS

Landscape details

Distribution

4.1 The surveyed trees are located fairly evenly throughout the Site, though the mature trees are generally located along its eastern flank (i.e., adjacent to the retaining wall that abuts *Chester Terrace* - see *Figure 5* & *Figure 6*) with smaller trees and shrub masses located on the opposing western flank.

Figure 5: *Looking north through the Site from a position roughly adjacent to T491, showing T217 (far centre-left) as a point of reference.*

Visibility

4.2 The surveyed trees are all visible from the public realm that surrounds the Site (primarily to its west, though also to its east along *Chester Terrace* itself). Whilst views of the trees along the eastern side of the Site are slightly obscured by trees and shrubs positioned along the western edge (adjacent to which is the main view into the Site along *Outer Circle*), all trees are visible from this western vantage - as are the trees visible from the eastern vantage along *Chester Terrace* (see *Figure 6* & *Figure 7*).

4.3 Overall, the trees are considered to have more value as a group where they combine to form a linear green feature (that is the Site), though larger individual trees (such as T209) do have individual amenity value.

Figure 6: *Looking north along the eastern flank of the Site, showing T217 (front left) as a point of reference.*

BS5837 details

Survey criteria

4.4 The surveyed trees and other vegetation items have been generally categorised, in terms of the arboricultural and landscape criteria as defined in BS5837. These criteria consider the arboricultural merits of individual trees, in addition to the wider value afforded in contributing to the character of the landscape.

BS5837 categorisation

4.5 In BS5837 terms, the surveyed trees and other forms of vegetation comprise:

- *Category A* (i.e., high-quality): 2no. trees;
- *Category B* (i.e., moderate-quality): 26no. trees & 2no. shrubs; and
- *Category C* (i.e., low-quality): 2no. trees.

Root Protection Areas

4.6 Based on the ground conditions of the Site that includes the known or foreseeable presence of buried structures, in addition to the context within which the surveyed trees and other vegetation items are growing, the circular RPAs have in particular instances been amended - specifically, RPAs are not extended beyond the existing retaining wall to the eastern edge of the Site (i.e., RPAs do not extend under the adjacent vehicular highway). These changes are reflected on the plans found in this Report's appendices.

Figure 7: *Looking north-east towards the Site from Outer Circle, showing T209 (front right) and T215 (far centre-left) as points of reference.*

Statutory protections

Conservation Areas

4.7 The LPA publishes details of its *Conservation Areas* ('CAs') online. According to this information, the Site is within the *Regent's Park* CA, which affords a baseline level of protection to the surveyed trees, under the relevant provisions of *The Town and Country Planning (Tree Preservation)(England) Regulations 2012*.

Tree Preservation Orders

4.8 The LPA have confirmed via email on the 17th of October 2022 that there are no *Tree Preservation Orders* ('TPOs') that apply to any of the surveyed trees.

5 PLANNING POLICY AND GUIDANCE

National

Background information

5.1 Planning policy at national level is set out in the government's *National Planning Policy Framework* ('the NPPF')[2], published in December 2023.

5.2 At this level, policy addresses the key principles of development. At its core, there is a presumption in favour of sustainable development incorporating good and durable design, by combining economic, social, and environmental strands in a balanced manner. Trees comprise an element of green infrastructure, which is one aspect of the environmental strand of sustainability.

National Planning Policy Framework 2023

5.3 In the context of the Proposed Development, the NPPF provides the following guidance that is relevant in terms of the surveyed trees:

- **Paragraph 180** - "*Planning policies and decisions should contribute to and enhance the natural and local environment by: ... b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services including the economic and other benefits of ... trees and woodland*".

Greater London

Background information

5.4 Planning policy at the *Greater London* level is currently set out in *The London Plan* ('the LP'). The current iteration of the LP was published, in March 2021.

London Plan 2021

5.5 In the context of the Proposed Development the LP provides the following guidance that is relevant in terms of the surveyed trees:

- **Policy G7: Trees and Woodlands** - "*Development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy*".

2 - Ministry of Housing, Communities and Local Government (2023). National Planning Policy Framework.

Local

Background information

5.6 Planning policy at the local level is currently set out in the LPA's *Camden Local Plan* ('the LDP'), published in 2017.

Camden Local Plan 2017

5.7 In the context of the Proposed Development, the current LDP provides the following guidance that is relevant in terms of the surveyed trees:

- **Policy D1: Design** - "*The Council will seek to secure high quality design in development. The Council will require that development: ... k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping*";
- **Policy D2: Heritage** - "*The Council will: e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area; ... g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area*"; and
- **Policy A3: Biodiversity** - "*The Council will protect, and seek to secure additional, trees and vegetation. We will: j. resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees ... [and] l. expect replacement trees or vegetation to be provided where the loss of significant trees or vegetation or harm to the wellbeing of these trees and vegetation has been justified in the context of the proposed development*".

Regent's Park Conservation Area Appraisal and Management Strategy 2011

5.8 The CA within which the Site is located was appraised by the LPA during 2011, within the *Regent's Park Conservation Area Appraisal and Management Strategy 2011* document ('the CAA'). The CAA appears to focus heavily on the architectural merits of the CA, though it does discuss trees to some length and there are relevant elements in the context of the Proposed Development. Specifically, these are:

- **Part 1 Section 4.3** - "*The landscape of the park in the proximity of the terraces is a wide open parkland setting. The private ornamental gardens on the perimeter contain more exotic and colourful trees and shrubs and are raised to the level of*

the terrace to which they relate. This creates a layered effect when viewed from the park, and an added sense of privacy when viewed from the terraces."

- **Part 1 Section 4.12** - "*Between the park and the terraces are a series of private open spaces which are designated private open spaces in the UDP. These are important elements within the landscape structure of the conservation area although there is some variation in the structure and planting, some are raised where others are sloped banks. The planting in terrace gardens offers variety to the presentation of the terraces, and represents a domestication' of the landscaping. Generally speaking the larger trees within these spaces are the more significant landscape elements providing intermediate scale and enclosure between the park and the terraces.*"
- **Part 1 Section 8** - "*The street trees and established front gardens enhance the public spaces. Management and replanting of a mature landscape is essential in public and private spaces.*"
- **Part 2 Section 2** - "*Mature trees add greatly to the character of the area. The trees are protected by conservation area designation. Many trees are in private gardens and incremental careful replacement is encouraged in the future, as these trees add greatly to the quality to the street scene and the sense of the country in the city.*"
- **Part 2 Section 7.6** - "*The landscape and buildings are part of one composition and are of equal importance in the character of the area. As stated above, the Royal Parks Agency, the Crown Estates Paving Commission, the council and private individuals have responsibility for the upkeep of parts of the landscape. The trees in the park and the terrace gardens make a significant impact on how the area appears today.*"
- **Part 2 Section 7.6** - "*The Council would generally resist the removal of trees within the conservation area unless they were dead/dying/dangerous, causing damage to buildings or not considered to be of visual or wildlife importance. The unsympathetic pruning of trees would also be resisted. Trees that form part of the landscape of any part of the Park should be sensitively and minimally pruned to conserve the natural appearance of the canopy silhouette, whilst allowing some flexibility to reduce trees to allow important views through the park and estate to be retained.*"

6 ARBORICULTURAL IMPACT ASSESSMENT

Removals

Tree removals under the Original Permission

6.1 For prior context, the Original Permission included the removal of 20no. trees at the Site, which in BS5837 terms comprised:

- *Category A* (i.e., high-quality): 1no. tree (i.e., T488);
- *Category B* (i.e., moderate-quality): 18no. trees (i.e., T210, T214, T217, T218, T221, T223, T227, T229, T486, T487, & T489-T496); and
- *Category C* (i.e., low-quality): 1no. tree (i.e., T731).

6.2 Since the original tree survey data that was used as part of the Permission, 2no. trees within the Site have been removed for general maintenance reasons - specifically, T487 (purple plum) and T495 (box), which were both removed in accordance with the details of *2022/4227/T*.

Revised tree removals for the Proposed Development

6.3 The Proposed Development in its revised (i.e., current) form requires the removal of 6no. *Category B* trees (affecting T214, T217, T490, T491, T492, & T493), which is a reduction of 14no. trees compared to the Original Permission; or 12no. considering that T487 and T495 were removed in the intermediary period. These 6no. trees are located towards the southern central portion of the Site in the area immediately adjacent to where a section of the retaining wall is proposed to be demolished and re-constructed in its entirety (and for clarity were approved for removal under the Original Permission) - by contrast, the other trees along this retaining wall are to be retained, given that the other portions of this structure are only to be subject to superficial repair works.

6.4 The removal of the 6no. trees is considered to have a visual impact both from the quieter side of the public realm (i.e., along *Chester Terrace*) and along the busier public thoroughfare (i.e., along *Outer Circle*). The visual change along *Chester Terrace* is considered to be more discernible, due to the fact that these 6no. trees that are specified for removal are located along this side of the Site. However, compared to the removals that were approved as part of the Original Permission, the visual impact is considerably reduced (especially in the northern half of the Site), due to the fact that many more trees are to be retained.

Figure 8: *Showing the location of T214 (marked by the red arrow) that is to be removed, as seen from the Outer Circle at the same location as Figure 7.*

6.5 Furthermore, with regard to the visual impacts to the character of the locality from *Outer Circle*, owing to the fact that *The Regent's Park* is located to its immediate west means that the area will generally remain verdant, which also considers that the shrub masses on the western flank of the Site will be retained (and therein will continue to provide a sense of greening at the pedestrian level). From both ends of the Site, the removal of the 6no. trees is considered not to carry much of any discernible degree of visual impact (see *Figure 8* & *Figure 9*), whilst when looking square-on to the area where removals are specified (i.e., from *Chester Road* where it meets *Outer Circle*) the loss of trees will be more apparent (but only from a rather narrow range of vantages).

Figure 9: *Looking south-east towards the Site from the Outer Circle at its northern end, showing T214 (marked by the red arrow) that is to be removed.*

Mitigation greening

6.6 The Proposed Development includes the planting of 6no. trees, to address the removal of those 6no. that are identified for removal within this Report (as per the details referenced at paragraph 2.9) - this is a one-for-one replacement rate that is considered to be acceptable, considering the principles of mitigation that were discussed and subsequently approved with the LPA under the details of the Original Permission.

6.7 Furthermore, because these 6no. new trees are located in the same general area as the trees that are specified for removal and comprise species that are either similar or identical, this means that there will be no long-term detraction in the manner in which trees contribute to the character of the surrounding locality - this is an improvement when compared to the Original Permission, given that these new trees will integrate with an otherwise fairly mature retained tree population at the Site.

Figure 10: *Looking east towards the Site from the Outer Circle at the junction of Outer Circle and Chester Road, showing T217 (left), T490 (centre), and T491 (right) that are to be removed (all marked by the red arrows).*

Pruning

Tree pruning under the Original Permission

6.8 For prior context, the Original Permission included the pruning of 4no. trees up to a height of 5.0m to allow for plant to operate beneath their crowns, which in BS5837 terms comprised:

- *Category A* (i.e., high-quality): 1no. tree (i.e., T209); and
- *Category B* (i.e., moderate-quality): 3no. trees (i.e., T215, T222, & T228).

Revised tree pruning for the Proposed Development

6.9 The Proposed Development in its revised (i.e., current) form requires the pruning of 1no. *Category A* and 7no. *Category B* trees (affecting T218, T221, T223, T486, T488, T489, T494, & T496), which is a numerical increase of 3no. trees compared to the Original Permission - however, this increase in the frequency of pruning is linked to the significant decrease in the number of specified tree removals (as has already been discussed from paragraph 6.3).

6.10 In all 8no. instances, it may ultimately be the case that no pruning is required; though, in the event that it is, the specifications is as follows: *The crown of the affected tree(s) will be locally lifted only within the vicinity of the adjacent retaining wall, in order to provide sufficient pedestrian clearance - this will not exceed establishing a crown clearance above the retaining wall within the lower Site level of 4.0m from ground level (wherein an exact works specification will be prepared at the pre-start Site meeting by the arboriculturist)*. This work specification is provided, because access to the retained portions of the retaining wall is required to facilitate the repair of its superstructural element - currently, it may be the case that the crowns are not sufficiently clear of this retaining wall to facilitate this aspect of the Proposed Development.

Figure 11: *Looking south along the higher side of the retaining wall from the public highway of Chester Terrace, showing the clearance of T223 (front centre-right) as a general point of reference.*

6.11 For clarity, it will be the case that any pruning specifications to affected trees are prepared by the arboriculturist at the pre-commencement Site meeting, which will serve as the opportunity to review the clearance that tree crowns have over the retaining wall and whether pruning is required to enable the repair works to occur.

6.12 It is considered that the potential lifting of the crowns of the affected trees up to a maximum height of 4.0m from ground level within proximity to the retaining wall will carry only a low impact in all cases - principally, because it will affect only minor

portions of overall crown masses, though also because the crowns of these trees have already been lifted over the adjacent public highway (i.e., *Chester Terrace*) and this additional minor crown lifting represents only a slight variation to an established crown management regime. It is considered that the longevity of the trees should they be pruned will not be diminished; nor will their visual amenity values be undermined.

Retained tree juxtapositions

6.13 In relation to the retained trees, the Proposed Development does not place any increased pressure upon them that may result in future pressures for what could be interpreted as inappropriate management (e.g., major branch removal or heavy pruning) - specifically, because the massing and general form of the retaining wall will not change in the context of its partial re-construction and broader superstructural repair. The Proposed Development is therefore considered to be acceptable, regarding its juxtaposition to the retained trees throughout the Site.

Retaining wall replacement works

General protection details

6.14 In the context of the implementation of the Proposed Development, the TPP at Appendix A sets out the principles of work in accordance with which all works will occur; this is to be considered a 'draft' TPP (in the strict sense if operating in accordance with the definitions of BS5837), though the LPA have accepted as part of the Original Permission for works to be undertaken in accordance with such details - specifically, under the details of *Condition 4*. It is consequently considered appropriate for the same approach to occur in this current instance as the impacts to trees are considered to be comparatively lesser than those of the Original Permission.

Arboricultural oversight of works

6.15 The implementation of the Proposed Development is considered to require a continued presence of the arboriculturist, to provide arboricultural advice to the design team and to ensure that the principles of protection as are outlined in this Report are adhered to (that are discussed from the following sub-section within this Report).

6.16 In order to ensure that the risk of significant harm that may occur to any of the retained trees is as low a probability as possible, it is considered that a Site visit by the arboriculturist will occur at least at the following points, with the findings of each visit being summarised in written format and issued to at least the Client, main contractor, and LPA tree officer:

- a pre-commencement meeting at Site with at least the main appointed contractor to discuss the details of tree protection and works;

- to sign-off the tree protection measures prior to the commencement of any works to implement the Proposed Development (except in the case of specified tree works that can occur prior to this point);
- during excavations to construct the new section of retaining wall within the RPA of T218; and
- upon the completion of works to implement the Proposed Development.

Figure 12: *Looking east towards the western flank of the Site from Outer Circle, showing the southern proposed temporary access (marked by the red arrow) in relation to T215 (front left).*

Access and logistics

6.17 With regard to the manner in which the Site will be accessed to implement the current iteration of the Proposed Development, the means of accessing the Site for vehicles and plant will be from the *Outer Circle* - specifically, within the 2no. locations outlined on the *Access & Site Plan* that is referenced at paragraph 2.9 (and as is therefore shown on the TPP at Appendix A).

6.18 Both points of access from *Outer Circle* are temporary and affect only shrubs; there is not considered to be any direct impact to retained trees, despite the fact that the southern proposed access point is located just beyond the periphery of the RPA of T215 (see *Figure 12*). It will nonetheless be necessary for a combination of barrier and ground protection to be installed, to protect trees within the central area of the Site - notably T215, though also T210 and T218.

6.19 For clarity, only the central area of the Site will be accessed by plant and vehicles - the northern half and southern quarter of the Site will be limited only to pedestrian access (for superstructural repair works), which is also shown on the TPP. These thresholds will be identified by barrier protection, to prohibit any encroachment of plant further outwards into the Site, which will mean that all other trees are generally subject to a low impact as a matter of default (as pedestrian activity typically carries a low impact to trees).

Central demolition and re-construction works

6.20 As part of the Proposed Development, the southern central portion of the eastern retaining wall is to be completely demolished and subsequently re-constructed - this area is highlighted by the cyan colour on the TPP; and the accompanying extents of excavations to facilitate works to construct the new foundation element are shown by the red hatching.

6.21 Predominantly, this work does not affect the RPAs of retained trees, owing to the trees within the vicinity of this portion of the retaining wall being specified for removal; however, excavations will encroach into the RPAs of T210 and T218, which are situated to the south and north of this section of the retaining wall. Specifically, excavations will occur at respective distances of approximately 5.0m and 7.0m from their stems - in both cases, whilst some roots of these trees may be affected, it is considered that any root damage will likely only result in a low impact, as the overall portions of their RPAs that are affected is below 5%.

6.22 For clarity, it will need to be the case that these excavations do not require any battering back beyond the extents of excavations that are shown on the TPP, where excavations are to occur within RPAs - this may require the use of trench sheeting adjacent to both trees, to retain the soil whilst works proceed to construct the new foundation elements.

6.23 Furthermore, it will be the case that the excavations within the RPA of T218 (at the northern end of the retaining wall) are overseen by the arboriculturist, to record whether any roots are ultimately affected and to subsequently provide an assessment of whether further investigative works are required based on the findings (noting that any additional work to review the condition of T218 is unlikely) - this also ensures that the requirement for no battering-back of soil further into its RPA occurs.

Northern and southern superstructural repair works

6.24 For the remainder of the retaining wall, works will involve only superficial structural repairs - this includes works including stitching, re-pointing, etc. On the TPP, the sections of the retaining wall that this affects are highlighted in yellow.

6.25 With regard to the impact to the adjacent trees, this is generally considered to be something that will not exceed a low impact; it is the case that a small scaffold framework may need to be installed on wooden blocks at the base of each upright, in order to provide access to repair the retaining wall (that will need to be installed around tree stems in proximity to the wall; or locally not installed at all), though this scaffold framework will be manually installed, and the limitation of access only to pedestrians means that it is fundamentally straightforward for the trees to be protected.

Planning policy considerations

National policies

6.26 With regard to the relevant planning policies at this spatial scale (as per paragraph 5.1), the Proposed Development is considered to respond to these policies in the following manners:

- **Paragraph 180** - The manner in which trees positively contribute to the character of the nearby public realm is not considered to significantly change, as a consequence of the Proposed Development. Whilst there is some tree loss within the Site, the wider area benefits from extensive tree cover and this is something that will not significantly change.

Regional policies

6.27 With regard to the relevant planning policies at this spatial scale (as per paragraph 5.4), the Proposed Development is considered to respond to these policies in the following manners:

- **Policy G7** - Trees of value are retained as part of the Proposed Development, in all instances where it is considered possible to do so. Where trees are specified for removal, the Proposed Development includes a landscaping scheme that

operates on a one-for-one replacement basis, which is considered to be acceptable.

Local policies

6.28 With regard to the relevant planning policies at this spatial scale (as per paragraph 5.6), the Proposed Development is considered to respond to these policies in the following manners:

- **Policy D1** - The Proposed Development specifies the removal of trees in a localised area of the Site, which are to be replaced in a one-for-one capacity within the same general area - this will maintain the visual amenities of the Site in terms of trees over the long-term, whilst the new trees establish over the subsequent decade. Considering the context of the Original Permission wherein many more trees were approved for removal, this is fundamentally considered to be a positive change.
- **Policy D2** - The comments as per *Policy D1* apply.
- **Policy A3** - The comments as per *Policy D1* apply.

7 CONCLUSIONS

7.1 The Proposed Development requires the removal of 6no. *Category B* trees, which is a reduction of 14no. trees compared to the Original Permission; and for clarity all 6no. trees were approved for removal under the Original Permission. The visual impact arising from the removal of these trees is considered to be limited to a rather narrow vantage, given that the retention of the trees at either end of the Site are to be retained. The Proposed Development includes the planting of 6no. trees - this is a one-for-one replacement rate that is considered to be acceptable, considering the principles of mitigation that were discussed and subsequently approved with the LPA under the details of the Original Permission.

7.2 The Proposed Development in its revised (i.e., current) form requires the pruning of up to 1no. *Category A* tree and 7no. *Category B* trees (affecting T218, T221, T223, T486, T488, T489, T494, & T496), which is a numerical increase of 3no. trees compared to the Original Permission - however, this increase in the frequency of pruning is linked to the significant decrease in the number of specified tree removals. It is considered that the lifting of the crowns of these trees will carry only a low impact in all cases where pruning is ultimately required.

7.3 The Proposed Development is considered to carry a low impact to the retained trees, on the basis that the protection specifications that are included within this Report (and the TPP at Appendix A) are adhered to - as per the details of the Original Permission, the LPA can require compliance with this Report by way of a suitable planning condition.

8 APPENDICES CONTENTS

APPENDIX A - Plans

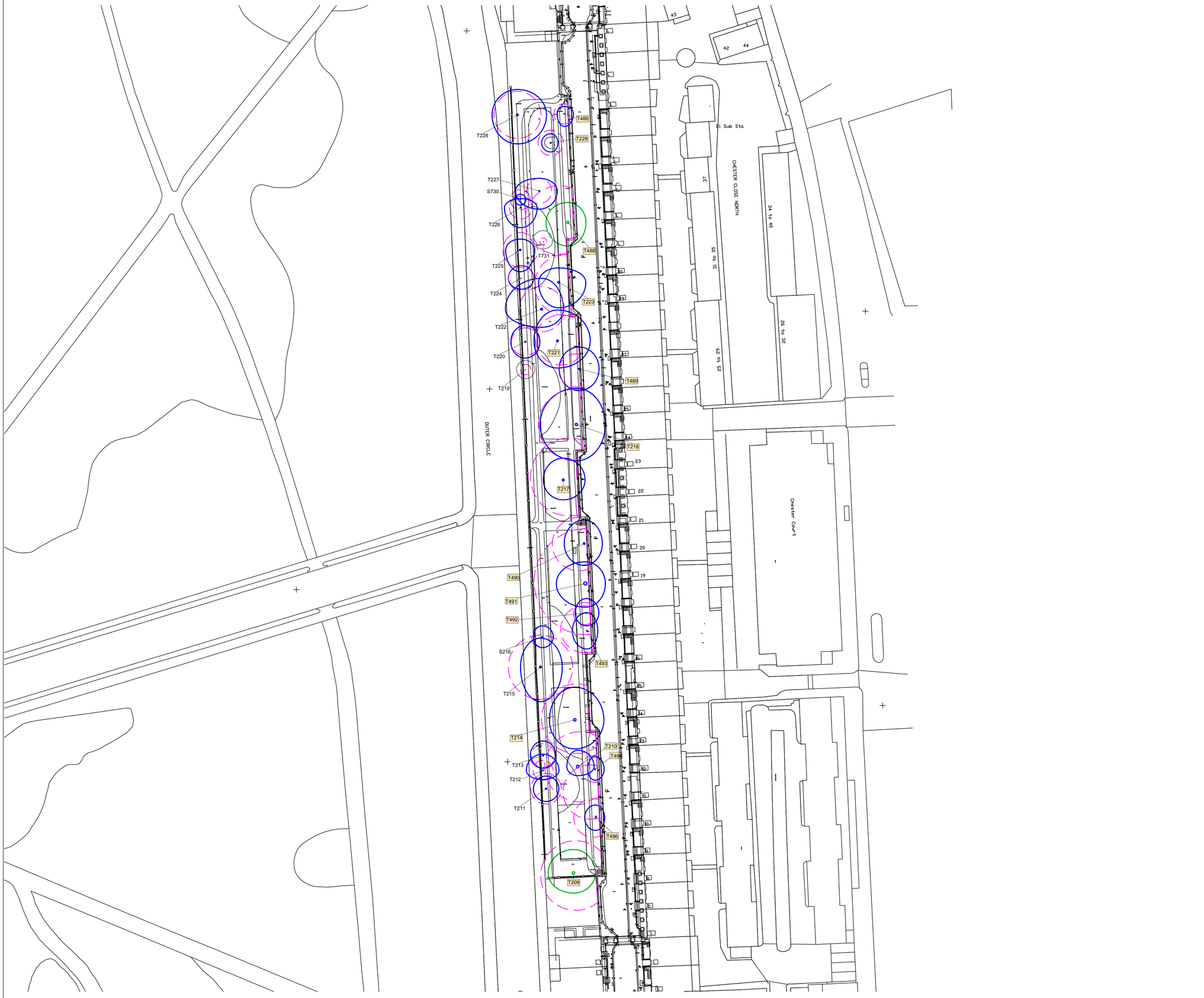
- 220928-P-20 Tree Survey
- 220928-P-21 Proposed Layout and Tree Works
- 220928-P-22 Tree Protection Plan

APPENDIX B - Schedules

- 220928-PD-20 Tree Schedule
- 220928-PD-22 Tree Work Schedule

APPENDIX A - Plans

- 220928-P-20 Tree Survey
- 220928-P-21 Proposed Layout and Tree Works
- 220928-P-22 Tree Protection Plan



BS 5837:2012 TREE RETENTION CATEGORIES

Canopy spread (m)
Tree Stem
T1 — Unique tree identification number
Root Protection Area (RPA)

Group canopy extents shown in their retrospective retention category.
G2 — Unique group identification number
Root Protection Area (RPA)

Category A
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.

Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer that 10 years.

BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.

T33 — The RPAs of affected trees have been off-set, due to the presence of existing roads.

rev	date	description	drawn by
-	xx.xx.xx	-	xx

Base Drawing: OSMAP and TOPO

Title
Tree Survey

Client
Crown Estates Paving Commission

Project
Chester Terrace, London, NW1 4RU

Date	Drawn by	Authorised
07/10/2024	HR	CW

Drawing No	Rev	Scale
211130-P-20	-	1:500@A1

TIM MOYA ASSOCIATES
The Barn, FeltimoresPark, Chalk Lane,Harlow, Essex CM17 0PF
0845 094 3268 | info@tma-consultants.co.uk
www.timmoyaassociates.co.uk

arboriculture ecology landscape innovation

0 5m 10m 20m 30m 40m 50m

NORTH

BS 5837:2012 TREE RETENTION CATEGORIES

Canopy spread (m)
Tree Stem
T1 Unique tree identification number
Root Protection Area (RPA)

Group canopy extents shown in their retrospective retention category.
G2 Unique group identification number
Root Protection Area (RPA)

Category A
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.

Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer that 10 years.

BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.

T33 The RPAs of affected trees have been off-set, due to the presence of existing roads.

This tree is to be removed, to facilitate the implementation of the Proposed Development that is discussed within the Arboricultural Impact Assessment to which this plan is appended. The removal of this tree has previously been approved by the LPA, under the scope of Full Planning Permission 2023/0282/P.

Should it be necessary to facilitate access to repair the existing retaining wall, the crown of this tree will be locally lifted only within the vicinity of this retaining wall to provide sufficient pedestrian clearance - this will not exceed establishing a crown clearance above the retaining wall within the lower Site level of 4.0m from ground level (wherein an exact works specification will be prepared at the pre-start Site meeting by the arboriculturist).

rev	date	description	drawn by
-	-	-	-

Base Drawing: 24509 - 81 (Tree Plans)

Title
Proposed Layout and Tree Works

Client
Crown Estates Paving Commission

Project
Chester Terrace, London, NW1 4RU

Date	Drawn by	Authorised
07/10/2024	HR	CW

Drawing No	Rev	Scale
211130-P-21	-	1:500@A1

TIM MOYA ASSOCIATES
The Barn, FeltimoresPark, Chalk Lane,Harlow, Essex CM17 0PF
0845 094 3268 | info@tma-consultants.co.uk
www.timmoyaassociates.co.uk

arboriculture ecology landscape innovation

General Arboricultural Method Statement

TREE WORKS

Only the tree works specified within this report may be undertaken, after the appropriate planning consents have been acquired and in order to implement the consent. In the event of any uncertainty regarding tree works, the arboriculturist will be consulted and where appropriate the Local Planning Authority.

All tree works will be undertaken, in accordance with the best-practice recommendations provided in BS 3998:2010. The statutory responsibilities as outlined in the Wildlife and Countryside Act 1981 (as amended) and the Habitat Regulations 2010 will also be complied with.

TREE PROTECTION FENCING

The tree protection fencing and (where appropriate) ground protection, will be installed as specified within this plan, prior to the commencement of any demolition and construction works. No plant or materials will be delivered to site prior to the construction of the tree protective fencing other than those required to install the tree protection fencing. On every third panel, a sign will be fixed that states "Tree Protection Zone (CEZ). Keep out. Any incursion into this area must be agreed in advance with the arboriculturist and Local Planning Authority." An example of this sign is provided within this plan.

The position of the tree protection fencing must not be amended and no individual panels will be uncoupled, without the agreement of the arboriculturist and/or Local Planning Authority.

SERVICES AND DRAINAGE

The installation of drainage runs, manholes, storage tanks, and utilities will be positioned outside the root protection areas of retained trees. If the installation of new services and drainage runs are required within the root protection areas (RPAs) of retained trees, all methods of working will follow the guidance within Table 3 of BS 5837 or the National Joint Utilities Group's (NJUG) Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees (volume 4, issue 2).

Excavation works within the RPAs of retained trees will be undertaken manually with the use of hand tools only (under the supervision of the arboriculturist), unless otherwise agreed in advance by the arboriculturist. It is recommended that an air lance - and if required a soil vacuum - is used, to excavate service trenches within RPAs. If soil conditions are not suitable for this method of excavation, alternative hand tools can be used once agreed in advance by the arboriculturist.

All roots greater than 25mm in diameter will be retained and will immediately be wrapped in hessian or another appropriate material, to prevent desiccation and temperature fluctuations. Roots will be pushed aside to allow for runs to be installed, where this is practical and without causing root damage.

No machinery will be permitted within the CEZ, at any time, unless agreed in advance with the arboriculturist.

NO-DIG CONSTRUCTION AREAS

Areas that will require no-dig methods of construction are shown within this plan. Working methods within these areas will comply with the details outlined in the main report and in advance of works being undertaken will be agreed with the arboriculturist.

ARBORICULTURAL CLERK OF WORKS

Attendance by the arboriculturist on Site is required, as per the specifications outlined within the Report to which this plan is appended.

It will be the responsibility of the main contractor (or other managing individual or organisation) to confirm the date and time of attendance, providing at least five working days of notice so that the project arboriculturist can confirm attendance.

GENERAL PROTECTION METHODS

No fires will be permitted, within 20m of the crown of any tree or other area of vegetation that includes hedgerows and groups of trees.

No changes in soil level will occur, within the CEZs and RPAs, without agreement in advance with the arboriculturist.

The CEZs will at all times remain free of liquids, materials, vehicles, plant, and personnel, without agreement in advance with the arboriculturist.

Any liquid materials spilled on site will immediately be cleared up. If liquids are spilled within 2m of any CEZ or RPA, the incident will immediately be reported to the arboriculturist, to determine the appropriate response.

All damage to trees and other vegetation will immediately be reported to the arboriculturist, to determine the appropriate response.

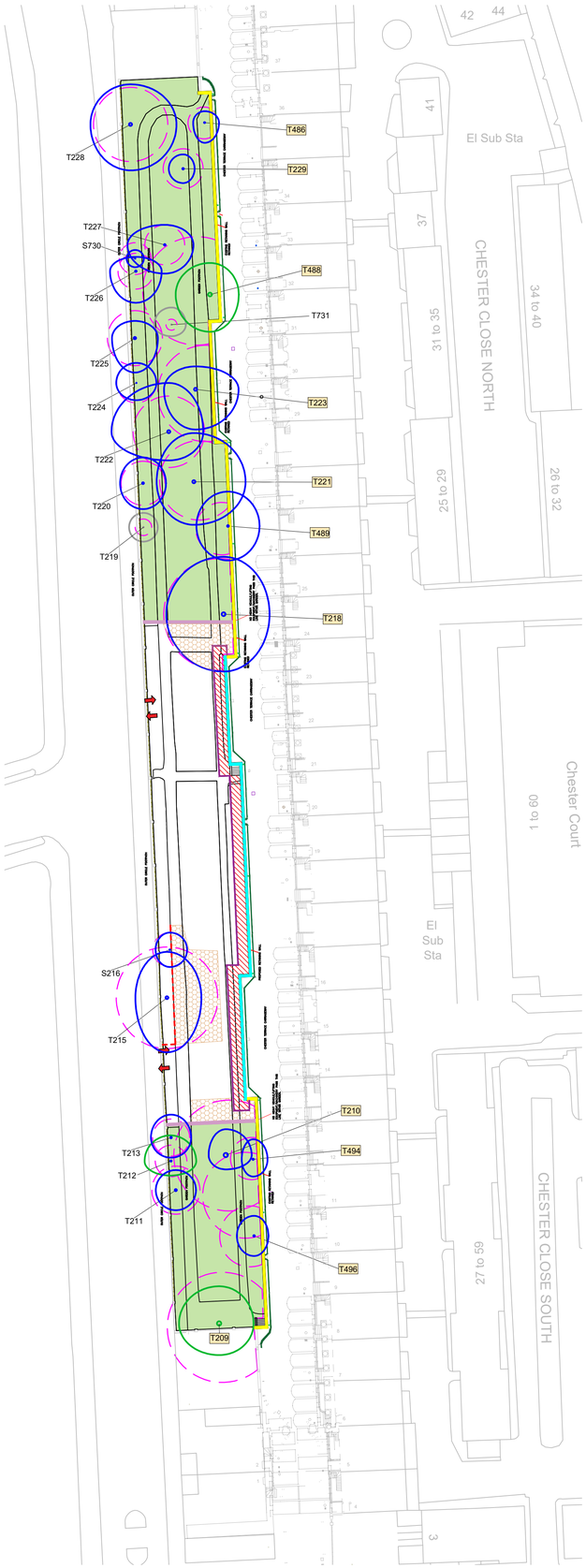
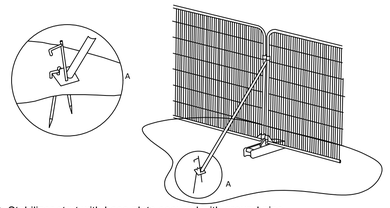
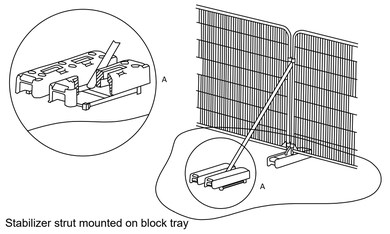


Figure 3 Examples of above-grounds stabilizing systems

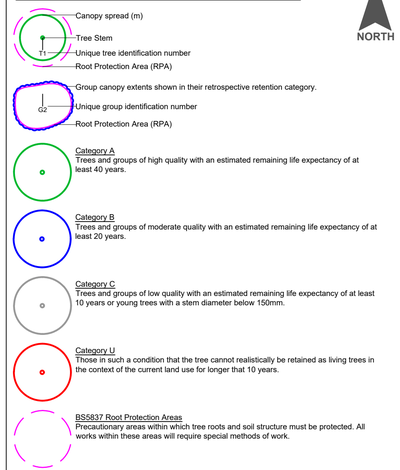


a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

BS 5837:2012 TREE RETENTION CATEGORIES



NORTH

rev	date	description	drawn by
-	-	-	-

Base Drawing: 24509 - 81 (Tree Plans)

Title
Tree Protection Plan

Client
Crown Estates Paving Commission

Project
Chester Terrace, London, NW1 4RU

Date	Drawn by	Authorised
07/10/2024	HR	CW

Drawing No	Rev	Scale
211130-P-22	-	1:500@A1

TIM MOYA ASSOCIATES
The Barn, FeltimoresPark, Chalk Lane,Harlow, Essex CM17 0PF
0845 094 3268 | info@tma-consultants.co.uk
www.timmoyaassociates.co.uk
arboriculture ecology landscape innovation

APPENDIX B - Schedules

- 220928-PD-20 Tree Schedule
- 220928-PD-22 Tree Work Schedule

220928-PD-20-Tree Schedule (BS5837)

TIM MOYA ASSOCIATES

220928 - Chester Terrace

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T209	Tilia x vulgaris (Common Lime)	16.5	75	1	6.5		5.5		5.5		6.5		2.0		Mature	Structural condition Fair. Physiological condition Fair. Base / stems obscured - Vegetation. Buttresses / buttress roots - Major adaptive growth / strong development. Crown reduction - Historic. Deadwood - Minor. Epicormic growth - Crown. Epicormic growth - Base / bole / principal stems. Fork - Suspected structurally sound. Raised surface roots. Reaction wood / Adaptive growth - Stem / stems. Structural impact - Potential.	12/09/2022	254.5	9.0	40+	A1/A2
Tree T210	Castanea sativa (Sweet Chestnut)	9.0	72	1	4.5		2.5		2.5		2.5		2.0		Mature	Structural condition Fair. Physiological condition Fair. Bark exudation. Bark wound - Major. Decay / structural defect - Base. Decay / structural defect - Open cavity / cavities. Decay / structural defect - Principal stems. Decay / structural defect - Bole. Epicormic growth - Base / bole / principal stems. Pollard - Regrown. Pruning wounds - Decayed. Root damage - Mower. Raised surface roots. Reaction wood / Adaptive growth - Stem / stems.	12/09/2022	234.5	8.6	40+	B1/B2
Tree T211	Sorbus intermedia (Swedish Whitebeam)	7.0	35	1	3.5		3.5		3.5		3.5		2.0		Mature	Structural condition Fair. Physiological condition Fair. Buttresses / buttress roots - Minor adaptive growth / moderate development. Die-back - Throughout crown. Deadwood - Minor. Fungal fruiting body - structural decay suspected. Girdling roots - Minor. Weak live growth. Decay fungi - Inonotus hispidus brackets on dying branch.	12/09/2022	55.4	4.2	20-40	B1/B2

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant
TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

220928 - Chester Terrace

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T212	Cerasus serrulata (Japanese Cherry)	7.5	23	1	4.5		4.5		2.0		4.5		2.0		Mature	Structural condition Fair. Physiological condition Fair. Deadwood - Minor. Grafted specimen. Pruning wounds - Historic. Rubbing limbs. Raised surface roots. Reaction wood / Adaptive growth - Base. Suppressed crown - Major. Unbalanced crown - Major.	12/09/2022	23.9	2.8	20-40	B2
Tree T213	Malus sp. (Apple sp.)	7.5	27	1	4.0		3.5		3.5		3.5		2.0		Mature	Structural condition Fair. Physiological condition Fair. Base / stems obscured - Vegetation. Buttresses / buttress roots - Major adaptive growth / strong development. Deadwood - Minor. Epicormic growth - Crown. Fork - Weak with included bark. Rubbing limbs. Nest observed.	12/09/2022	33.0	3.2	20-40	B2
Tree T214	Aesculus flava (Yellow (Sweet) Buckeye)	16.0	69	1	9.0		8.0		8.0		7.0		3.0		Mature	Structural condition Fair. Physiological condition Fair. Buttresses / buttress roots - Minor adaptive growth / moderate development. Deadwood - Minor. Epicormic growth - Crown. Fork - Suspected structurally sound. Grafted specimen. Pruning wounds - Historic. Reaction wood / Adaptive growth - Base. Structural impact - Footpath / highway / drive disturbance. Shedding limb / limbs - Historic. Shedding limb / limbs - Major. Stems - Co-dominant. Stems - Heavy principal stems. Unable to inspect closely - Dense undergrowth. No overt indications of physiological decline or structural decay observed, ivy/vegetation clearance not considered necessary at time of inspection.	12/09/2022	215.4	8.3	20-40	B1/B2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

220928 - Chester Terrace

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T215	Aesculus flava (Yellow (Sweet) Buckeye)	13.0	73 COM	3	8.0		6.0		9.5		5.5		3.0		Mature	Structural condition Fair. Physiological condition Fair. Base / stems obscured - Vegetation. Buttresses / buttress roots - Minor adaptive growth / moderate development. Deadwood - Minor. Epicormic growth - Crown. Fork - Suspected structurally sound. Girdling roots - Minor. Grafted specimen. Pruning wounds - Historic. Structural impact - Footpath / highway / drive disturbance. Structural impact - Evident / observed. Stems - Co-dominant. Stems - Heavy principal stems. Damaged wall/footpath. Position estimated - not plotted on the topographical survey.	12/09/2022	246.5	8.9	20-40	**B1/B2**
Shrub S216	Laurocerasus lusitanica (Portugal Laurel)	5.0	24 COM	3	3.0		3.0		3.0		2.0		0.0		Mature	Structural condition Fair. Physiological condition Fair. Buttresses / buttress roots - Minor adaptive growth / moderate development. Fork - Weak with included bark. Form - Low canopy. Multi-stemmed. Pruning wounds - Historic. Rubbing limbs.	12/09/2022	28.1	3.0	20-40	**B2**
Tree T217	Ligustrum lucidum (Glossy Privet/Chinese Privet)	9.0	71 COM	4	6.0		6.0		5.5		5.5		2.0		Late Mature	Structural condition Fair. Physiological condition Fair. Base / stems obscured - Vegetation. Die-back - Throughout crown. Decline - Suspected. Deadwood - Minor. Epicormic growth - Crown. Fork - Weak with included bark. Pruning wounds - Historic. Stems - Co-dominant. Stems - Heavy principal stems. Weak live growth. Decay fungi on deadwood.	12/09/2022	230.2	8.6	20-40	**B1/B2**

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant
TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

220928 - Chester Terrace

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T218	Acer pseudoplatanus (Sycamore)	16.0	64	1	10.0		8.0		10.0		10.0		3.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Arboricultural work - Recent. Branch weight - Heavy. Buttresses / buttress roots - Major adaptive growth / strong development. Die-back - Mid crown. Die-back - Upper crown. Deadwood - Major. Epicormic growth - Base. Excavation within root zone - Burrowing. Form - Large sail area / crown extent. Pruning wounds - Decayed. Raised surface roots. Sounding mallet/probe test - Suspected intact. Unable to inspect closely - Due to inaccessibility. No overt indications of physiological decline or structural decay observed, access for detailed inspection not considered necessary at time of inspection.	12/09/2022	185.3	7.7	20-40	**B1/B2**
Tree T219	Sorbus latifolia (Service Tree of Fontainebleau)	4.0	12	1	2.5		2.5		2.5		2.5		1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Base / stems obscured - Vegetation. Deadwood - Minor. Decay / structural defect - Base. Decay / structural defect - Localised. Grafted specimen. Position estimated - not plotted on the topographical survey.	12/09/2022	6.5	1.4	40+	**C1/C2**
Tree T220	Prunus cerasifera ‘Pissardii’ (Pissard's Plum)	7.0	32	1	4.5		4.0		4.5		4.0		2.0		Mature	Structural condition Fair. Physiological condition Fair. Base / stems obscured - Vegetation. Buttresses / buttress roots - Major adaptive growth / strong development. Deadwood - Minor. Epicormic growth - Crown. Epicormic growth - Base / bole / principal stems. Fork - Weak with included bark. Rubbing limbs. Stems - Co-dominant. Position estimated - not plotted on the topographical survey.	12/09/2022	46.3	3.8	20-40	**B1/B2**

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant
TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

220928 - Chester Terrace

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T221	Acer platanoides (Norway Maple)	14.0	55	1	8.5		9.0		7.5		6.5		2.0		Mature	Structural condition Fair. Physiological condition Fair. Branch weight - Heavy. Branch - Suspended. Buttresses / buttress roots - Major adaptive growth / strong development. Die-back - Mid crown. Deadwood - Major. Fork - Suspected structurally sound. Leaning trunk - Minor. Root decay - Small diameter roots. Root damage - Evident / observed. Raised surface roots. Stems - Co-dominant. Coprinus sp. fruiting at base W. Root dysfunction likely. Crown health appears normal.	12/09/2022	136.8	6.6	40+	B1/B2
Tree T222	Catalpa bignonioides (Indian Bean Tree)	12.0	52	1	8.5		6.0		5.0		10.0		3.0		Mature	Structural condition Fair. Physiological condition Fair. Branch weight - Heavy. Buttresses / buttress roots - Minor adaptive growth / moderate development. Deadwood - Major. Epicormic growth - Crown. Excavation within root zone - Burrowing. Fork - Suspected structurally sound. Leaning trunk - Minor. Pruning wounds - Recent. Root damage - Mower. Raised surface roots. Suppressed crown - Minor. Unbalanced crown - Minor.	12/09/2022	122.3	6.2	40+	B1/B2
Tree T223	Acer pseudoplatanus (Sycamore)	13.0	53	1	4.0		7.5		7.0		5.5		2.5		Mature	Structural condition Fair. Physiological condition Fair. Buttresses / buttress roots - Major adaptive growth / strong development. Crown reduction - Historic. Die-back - Throughout crown. Decay / structural defect in crown limb / limbs - Open cavity / cavities. Deadwood - Major. Fork - Suspected structurally sound. Pollard - Lapsed / Mature stems. Pruning wounds - Decayed. Stems - Co-dominant. Stems - Heavy principal stems. Unbalanced crown - Minor.	12/09/2022	127.1	6.4	40+	B1/B2
Tree T224	Ilex aquifolium (Holly)	7.0	28 COM	13	3.5		3.5		3.0		3.5		2.0		Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Recent. Buttresses / buttress roots - Major adaptive growth / strong development. Epicormic growth - Base. Multi-stemmed. Stem diameter estimated average of stems. Position estimated - not plotted on the topographical survey.	12/09/2022	37.6	3.5	40+	B1/B2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

220928 - Chester Terrace

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T225	Prunus cerasifera 'Pissardii' (Pissard's Plum)	7.0	40	1	3.0		4.0		6.0		4.0		2.0		Mature	Structural condition Fair. Physiological condition Fair. Buttresses / buttress roots - Major adaptive growth / strong development. Deadwood - Minor. Fork - Weak with included bark. Form - Low canopy. Leaning trunk - Major. Pruning wounds - Decayed. Rubbing limbs. Raised surface roots. Stems - Co-dominant. Bird feeder hung from lateral branch. Position estimated - not plotted on the topographical survey.	12/09/2022	72.4	4.8	20-40	B1/B2
Tree T226	Cerasus serrulata (Japanese Cherry)	6.0	26	1	2.0		4.5		6.0		4.5		2.0		Early Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Deadwood - Minor. Epicormic growth - Crown. Form - Spreading crown. Grafted specimen. Leaning trunk - Minor.	12/09/2022	30.6	3.1	20-40	B2
Tree T227	Fraxinus excelsior 'Jaspidea' (Golden Ash)	12.0	29	1	3.0		4.5		5.0		6.5		2.0		Early Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Recent. Buttresses / buttress roots - Minor adaptive growth / moderate development. Deadwood - Minor. Epicormic growth - Crown. Epicormic growth - Bole / principal stems. Pruning wounds - Decayed. Root damage - Mower. Raised surface roots.	12/09/2022	38.0	3.5	20-40	B1/B2
Tree T228	Acer pseudoplatanus (Sycamore)	14.5	54	1	7.0		7.5		8.0		8.0		3.0		Mature	Structural condition Fair. Physiological condition Poor. Branch weight - Heavy. Buttresses / buttress roots - Major adaptive growth / strong development. Bark wound - Major. Die-back - Throughout crown. Decay / structural defect - Open cavity / cavities. Decay / structural defect - Bole. End-loaded limb / limbs. Fork - Weak with included bark. Leaning trunk - Minor. Pruning wounds - Decayed. Root damage - Evident / observed. Raised surface roots. Unusually formed main union, limb heavily reduced over footpath. Minor fibre buckling on stem. Historically thinned resulting in unfurnished and end-loaded limbs.	12/09/2022	131.9	6.5	20-40	B2

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant
TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

220928 - Chester Terrace

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T229	Ilex aquifolium (Holly)	6.0	29	1	2.5		2.0		2.5		2.5		2.0		Mature	Structural condition Fair. Physiological condition Fair. Base / stems obscured - Vegetation. Crown reduction - Recent. Decay / structural defect - Base. Decay / structural defect - Minor. Decay / structural defect - Bole. Fork - Suspected structurally sound. Ivy or climbing plant. Leaning trunk - Minor. Sparse crown. Nest/drey present.	12/09/2022	38.0	3.5	20-40	B1/B2
Tree T486	Cerasus serrulata (Japanese Cherry)	4.0	20	1	1.5		2.0		3.5		2.0		2.0		Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Recent. Base / stems obscured - Vegetation. Buttresses / buttress roots - Major adaptive growth / strong development. Deadwood - Minor. Decay / structural defect - Localised. Decay / structural defect - Open cavity / cavities. Decay / structural defect - Bole. Foliar / bud damage - Unconfirmed. Grafted specimen. Crown galls present.	12/09/2022	18.1	2.4	20-40	B1/B2
Tree T488	Tilia x vulgaris (Common Lime)	18.5	67	1	5.5		5.0		6.5		6.0		1.0		Mature	Structural condition Fair. Physiological condition Fair. Base / stems obscured - Vegetation. Buttresses / buttress roots - Major adaptive growth / strong development. Crown reduction - Historic. Dense crown. Deadwood - Major. Epicormic growth - Base / bole / principal stems. Excavation within root zone - Burrowing. Fork - Suspected structurally sound. Pruning wounds - Decayed. Raised surface roots. Stems - Co-dominant. Stems - Heavy principal stems. Unable to inspect closely - Dense epicormic growth on base/stem. No overt indications of physiological decline or structural decay observed. Sounding mallet/probe test - Undertaken where possible, suspected intact.	12/09/2022	203.1	8.0	40+	A1/A2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

220928 - Chester Terrace

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T489	Cerasus avium (Wild Cherry)	10.0	31	1	6.0		5.5		6.0		5.5		1.5		Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Recent. Buttresses / buttress roots - Major adaptive growth / strong development. Die-back - Mid crown. Deadwood - Minor. Excavation within root zone - Burrowing. Girdling roots - Minor. Raised surface roots.	12/09/2022	43.5	3.7	20-40	B1/B2
Tree T490	Prunus cerasifera 'Pissardii' (Pissard's Plum)	8.0	50	1	6.5		5.0		6.0		5.5		1.5		Late Mature	Structural condition Fair. Physiological condition Fair. Base / stems obscured - Vegetation. Buttresses / buttress roots - Major adaptive growth / strong development. Crown reduction - Historic. Deadwood - Minor. Epicormic growth - Crown. Fork - Weak with included bark. Form - Spreading crown. Girdling roots - Minor. Pruning wounds - Decayed. Raised surface roots. Stems - Co-dominant. Stems - Heavy principal stems. Decay fungi - Phellinus sp. brackets throughout crown.	12/09/2022	113.1	6.0	20-40	B1/B2
Tree T491	Ligustrum lucidum (Glossy Privet/Chinese Privet)	12.0	88	1	6.0		5.5		6.5		8.0		2.5		Late Mature	Structural condition Fair. Physiological condition Fair. Branch - Suspended. Buttresses / buttress roots - Major adaptive growth / strong development. Die-back - Mid crown. Die-back - Upper crown. Deadwood - Minor. Decay / structural defect - Base. Decay / structural defect - Minor. Epicormic growth - Base. Fork - Weak with included bark. Pruning wounds - Recent. Stems - Co-dominant. Stems - Heavy principal stems. Stem diameter measured at 1 m. Natural openings between buttresses, suspected stable.	12/09/2022	350.3	10.6	20-40	B1/B2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

220928 - Chester Terrace

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T492	Quercus ilex (Holm Oak)	8.0	23	1	3.5		3.0		3.5		2.5		0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Coppice stool - Regrown. Decay / structural defect - Localised. Decay / structural defect - Open cavity / cavities. Foliar / bud damage - Insect. Form - Low canopy. Multi-stemmed. Pruning wounds - Decayed. Pruning wounds - Historic. Water pocket. Stem diameter measured at 1m. Pest & Disease - Phyllonorycter messaniella (holm oak leaf miner). Position estimated - not plotted on the topographical survey.	12/09/2022	23.9	2.8	40+	**B2**
Tree T493	Prunus sp. (Cherry sp.)	8.5	44 COM	5	5.0		3.0		5.0		4.0		1.0		Mature	Structural condition Fair. Physiological condition Fair. Buttresses / buttress roots - Major adaptive growth / strong development. Epicormic growth - Bole / principal stems. Form - Low canopy. Multi-stemmed. Rubbing limbs. Raised surface roots. Stem diameter estimated average of stems. Sounding mallet/probe test - Suspected intact. Position estimated - not plotted on the topographical survey.	12/09/2022	90.5	5.4	20-40	**B2**
Tree T494	Ilex aquifolium (Holly)	5.0	25	1	3.5		2.0		3.0		2.0		1.5		Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Recent. Buttresses / buttress roots - Major adaptive growth / strong development. Crown reduction - Historic. Leaning trunk - Minor. Raised surface roots.	12/09/2022	28.3	3.0	40+	**B2**
Tree T496	Ilex aquifolium (Holly)	6.0	37 COM	2	3.0		2.5		3.0		3.0		1.5		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Base / stems obscured - Structure. Crown reduction - Recent. Twin-stemmed.	12/09/2022	63.7	4.5	40+	**B2**
Shrub S730	Ilex aquifolium (Holly)	3.0	23 COM	11	1.5		1.5		1.5		1.5		0.5		Early Mature	Structural condition Fair. Physiological condition Fair. Multi-stemmed. Stem diameter estimated average of stems. Position estimated - not plotted on the topographical survey.	12/09/2022	24.4	2.8	40+	**B2**

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant
TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

220928 - Chester Terrace

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T731	Cercis siliquastrum (Judas Tree)	5.0	8	1	2.5		2.5		2.0		2.5		2.0		Semi Mature	Structural condition Fair. Physiological condition Poor. Die-back - Throughout crown. Deadwood - Minor. Physiological stress. Sparse crown. Position estimated - not plotted on the topographical survey.	12/09/2022	2.9	1.0	10-20	C1/C2

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant
TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Table 1 of BS5837 (2012) **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	* Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) * Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline * Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7			**RED**
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Tree that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance as arboricutural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	**GREEN**
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	**BLUE**
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.	**GREY**

220928-PD-22-Tree Work Schedule

220928 - Chester Terrace

TIM MOYA ASSOCIATES

ID	Species	BS5837 Category	Purpose of works Recommended works	Status
T214	*Aesculus flava* Yellow (Sweet) Buckeye	B1/B2	To facilitate development Fell - Ground level.	Proposed
T217	*Ligustrum lucidum* Glossy Privet/Chinese Privet	B1/B2	To facilitate development Fell - Ground level.	Proposed
T218	*Acer pseudoplatanus* Sycamore	B1/B2	To facilitate development Lift low canopy - Pedestrian clearance. Should it be necessary to facilitate access to repair the existing retaining wall, the crown of this tree will be locally lifted only within the vicinity of this retaining wall to provide sufficient pedestrian clearance - this will not exceed establishing a crown clearance above the retaining wall within the lower Site level of 4.0m from ground level (wherein an exact works specification will be prepared at the pre-start Site meeting by the arboriculturist).	Proposed
T221	*Acer platanoides* Norway Maple	B1/B2	To facilitate development Lift low canopy - Pedestrian clearance. Should it be necessary to facilitate access to repair the existing retaining wall, the crown of this tree will be locally lifted only within the vicinity of this retaining wall to provide sufficient pedestrian clearance - this will not exceed establishing a crown clearance above the retaining wall within the lower Site level of 4.0m from ground level (wherein an exact works specification will be prepared at the pre-start Site meeting by the arboriculturist).	Proposed
T223	*Acer pseudoplatanus* Sycamore	B1/B2	To facilitate development Lift low canopy - Pedestrian clearance. Should it be necessary to facilitate access to repair the existing retaining wall, the crown of this tree will be locally lifted only within the vicinity of this retaining wall to provide sufficient pedestrian clearance - this will not exceed establishing a crown clearance above the retaining wall within the lower Site level of 4.0m from ground level (wherein an exact works specification will be prepared at the pre-start Site meeting by the arboriculturist).	Proposed
T486	*Cerasus serrulata* Japanese Cherry	B1/B2	To facilitate development Lift low canopy - Pedestrian clearance. Should it be necessary to facilitate access to repair the existing retaining wall, the crown of this tree will be locally lifted only within the vicinity of this retaining wall to provide sufficient pedestrian clearance - this will not exceed establishing a crown clearance above the retaining wall within the lower Site level of 4.0m from ground level (wherein an exact works specification will be prepared at the pre-start Site meeting by the arboriculturist).	Proposed

ID	Species	BS5837 Category	Purpose of works Recommended works	Status
T488	*Tilia x vulgaris* Common Lime	A1/A2	To facilitate development Lift low canopy - Pedestrian clearance. Should it be necessary to facilitate access to repair the existing retaining wall, the crown of this tree will be locally lifted only within the vicinity of this retaining wall to provide sufficient pedestrian clearance - this will not exceed establishing a crown clearance above the retaining wall within the lower Site level of 4.0m from ground level (wherein an exact works specification will be prepared at the pre-start Site meeting by the arboriculturist).	
T489	*Cerasus avium* Wild Cherry	B1/B2	To facilitate development Lift low canopy - Pedestrian clearance. Should it be necessary to facilitate access to repair the existing retaining wall, the crown of this tree will be locally lifted only within the vicinity of this retaining wall to provide sufficient pedestrian clearance - this will not exceed establishing a crown clearance above the retaining wall within the lower Site level of 4.0m from ground level (wherein an exact works specification will be prepared at the pre-start Site meeting by the arboriculturist).	Proposed
T490	*Prunus cerasifera 'Pissardii'* Pissard's Plum	B1/B2	To facilitate development Fell - Ground level.	Proposed
T491	*Ligustrum lucidum* Glossy Privet/Chinese Privet	B1/B2	To facilitate development Fell - Ground level.	Proposed
T492	*Quercus ilex* Holm Oak	B2	To facilitate development Fell - Ground level.	Proposed
T493	*Prunus sp.* Cherry sp.	B2	To facilitate development Fell - Ground level.	Proposed
T494	*Ilex aquifolium* Holly	B2	To facilitate development Lift low canopy - Pedestrian clearance. Should it be necessary to facilitate access to repair the existing retaining wall, the crown of this tree will be locally lifted only within the vicinity of this retaining wall to provide sufficient pedestrian clearance - this will not exceed establishing a crown clearance above the retaining wall within the lower Site level of 4.0m from ground level (wherein an exact works specification will be prepared at the pre-start Site meeting by the arboriculturist).	Proposed
T496	*Ilex aquifolium* Holly	B2	To facilitate development Lift low canopy - Pedestrian clearance. Should it be necessary to facilitate access to repair the existing retaining wall, the crown of this tree will be locally lifted only within the vicinity of this retaining wall to provide sufficient pedestrian clearance - this will not exceed establishing a crown clearance above the retaining wall within the lower Site level of 4.0m from ground level (wherein an exact works specification will be prepared at the pre-start Site meeting by the arboriculturist).	Proposed

Tree work analysis (trees and trees in groups)

	To facilitate development	Total
Fell - Ground level	6	6
Lift low canopy - Pedestrian clearance	8	8
Total	14	14

TMA Environmental Consultants

2 The Stables, Cannons Mill Lane, Bishop's Stortford CM23 2BN

0845 094 3268 | info@tma-consultant.co.uk | www.tma-consultants.co.uk