

Proposed Tree Planting Location Assessment

Kiln Place, London

[Undertaken by Alastair Gavin]

On behalf of Tree Aware UK Ltd.

This report following a site visit on the 17/02/2019 evaluates the approved tree planting locations at Kiln Place before detailing and justifying proposed amendments.

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1.0 Limitations

- 1.1 The content of this report is for the sole use of the client, reproduction and use of this report by anyone else is forbidden unless written consent is provided by Tree Aware UK Ltd.
- 1.2 This is strictly a Proposed Tree Planting Location Assessment, although the report may contain references to structures, buildings and drainage as well as other subjects. No reliance should be given to these references or comments.
- 1.3 The observations and comments made by the author of this report being Alastair Gavin is based on his experience and qualifications in Arboriculture and Horticulture, these being HND in Arboriculture and ND in Horticulture. With over 15 years' experience in the industry.
- 1.4 The Proposed Tree Planting Location Assessment has been produced following a site inspection of the area. No ground excavation or trial pits have been excavated. Where appropriate these further investigations will be recommended in the report.

2.0 Introduction

- 2.1 Following instruction by the client a Proposed Tree Planting Location Assessment was carried out to the proposed tree locations at Kiln Place. The proposed trees are to be planted along the street and near to areas of new construction.
- 2.2 A site meeting/inspection was arranged on 17/02/2019 to visually inspect the locations and to discuss the concerns raised by residents.
- 2.3 This report provides an evaluation of the approved tree planting locations approved under the extant planning permission (ref: 2014/6697/P) (as amended) and future potential of the trees to be planted. It then proceeds to make recommendations for alternative planting locations.
- 2.4 A plan is included in this report showing the approved tree planting locations in relation to the new properties (please see figure 1).
- 2.5 The findings of this report are based on a visual assessment of the site and proposed tree locations only, no trial pits or excavations have been dug nor has any soil analysis been done. If required these further investigations will be recommended.
- 2.6 Trees are living organisms and as such no guarantee can be given to their long-term survival or their establishment as such this report only identifies the suitability of the approved tree locations and does not guarantee tree establishment.

3.0 Site Details

- 3.1 The site being Kiln Place, London, was located within an urban environment which has a small to medium number of existing trees present.
- 3.2 The existing tree size and species is unique to the surrounding area. The majority of these trees are within front and rear gardens of privately-owned properties and areas of public open space.
- 3.3 The land where the approved trees are to be located can be classed as hard standing within the street scene adjacent to newly built properties.
- 3.4 The land around the tree location sites slopes gently in gradient with no significant level changes occurring.
- 3.5 At the time of the site visit no abnormal ground conditions such as water logging were noted in the vicinity of the approved tree locations.
- 3.6 Due to the close nature of the construction work to the tree planting locations, it is likely some construction contamination to the existing soil has occurred.

4.0 Discussion and Recommendations

The following section discusses the observations from the site visit in regard to the locations of the approved tree planting and their suitability.

The following observations were made;

- 4.1 The extant planning permission (as amended) provides that 14 new trees are planted as part of the new construction scheme at Kiln Place, London.
- 4.2 The proposed locations for the trees are all adjacent to the new areas of construction and are currently to be located within non permeable hard standing.
- 4.3 The locations of the new trees do not have any existing trees in situ
- 4.4 From the site inspection the areas where the approved trees are to be located can be described as confined.
- 4.5 The soil structure due to the extent of existing and new hard standing is likely to be compacted and consist of construction substances with little topsoil accessible to the new trees.
- 4.6 Residents have raised objections to the locations of the trees to be planted. This was made apparent from the site visit and meeting with residents.
- 4.7 Due to the extent of hard standing from the new construction features including the non-permeable hard standing, it is unlikely that natural rainwater will be available for the newly planted trees in the approved locations.
- 4.8 As there are no existing trees present within the locations or lower growing vegetation, any vegetation planted will soften the visual nature of the area.

- 4.9 As the newly planted trees will be within the street scene they will be at risk of impacts from vehicles and vandalism.
- 4.10 The approved current tree planting locations can be described as being unsuitable for trees to be planted and if undertaken will likely result in the loss and or the none establishment of any newly planted trees, unless suitable planting conditions are created.

Recommendations

- 4.11 The above observations have identified that the approved locations for the new trees are likely to be unsuitable for any new trees to establish unless suitable conditions are made available for the trees.
- 4.12 To create suitable conditions for the trees the use of an extensive system of root cells would be required to provide the necessary volume of usable soil for the trees to establish and survive. The use of permeable hard standing would also be required, or a system used to correctly channel the correct volume of water to each tree pit without over saturation, which would prove challenging.
- 4.13 However, any newly planted trees within the approved tree planting locations would still require robust protection from the risk of vehicle impacts and possible vandalism.
- 4.14 It is considered that it would prove challenging to create the necessary conditions to allow new trees in the approved locations to establish. It is therefore recommended that alternative locations as identified (please see Alternative Suggested Planting Locations, figure 2) be used for the alternative tree planting areas.

Figure 1 Approved Tree Planting Locations
Approved tree planting locations ●



Figure 2 Alternative Suggested Planting Locations

