

Alton Estate Regeneration
Hybrid Application

ARBORICULTURAL ADDENDUM

Tim Moya Associates
March 2020



ALTON GREEN

ROEHAMPTON SW15







Arboricultural Addendum

for planning application 2019/2516

Project	170634-PD-90 – Alton Estate
Report Type	Arboriculture
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1 INTRODUCTION

Author

- 1.1 This report was written by Christopher Wright. Christopher is a senior 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.

Scope

- 1.2 This addendum addresses the key changes to the proposed development at the Alton Estate covered under the planning application reference 2019/2516, and outlines the altered impacts to the trees and tree groups surveyed as part of this proposed development. This addendum must therefore be read in conjunction with the Arboricultural Impact Assessment (AIA) dated June 2019, in addition to the Site Wide Masterplan provided by Gillespies (9028-L-Z-M-100-94-0100) and the Design Statement Addendum ('DAS Addendum'). Refer to the DAS Addendum for a full list of changes.
- 1.3 Specifically, the changes in the tree and landscape design strategy were developed following on from engagement with the Local Planning Authority (LPA), and to respond to feedback from the statutory planning consultation that called for the retention of more of the existing trees. Historic England also noted that the retention of the existing trees along Harbridge Avenue was important, to retain the historic character of the street.

2 PROPOSED DEVELOPMENT AMENDMENTS

Key changes

Harbridge Avenue

- 2.1 The surveyed trees along Harbridge Avenue are all proposed for retention, except for T96, T106, T110, and T111, following the realignment of the proposed highway and pedestrian crossovers that will enable for the majority these trees to be retained. Of these four trees, only T111 is one of the existing lime trees that are the key components of the existing tree-lined avenue.
- 2.2 In retaining the majority of the trees along Harbridge Avenue (a total of 29 retained trees including 12 B-category trees), the existing character of Harbridge Avenue is retained, which is positive in landscape and arboricultural terms. Furthermore, the proposed planting of 20 new trees of a medium mature height (approximately 10m) provides additional gain and improves the street scene environment.
- 2.3 However, there is a risk of harm to these trees during the proposed development works. Therefore, it will be necessary for tree protection measures and methods of working to be appropriately specified that consider these trees in terms of their root protection areas (RPAs) and the stem/crown spreads. The plans at Appendix C and Appendix D provide an outline indication of where special methods of work will be required.

Bus turnaround (junction of Danebury Avenue and Tunworth Crescent)

- 2.4 The proposed bus turnaround area now includes a small welfare facility, approximately 11m to the west of T538 and outside of its RPA. There are no changes to the proposed tree removals, to facilitate this additional element. Therefore, there is no change in overall impact to the adjacent trees, in terms of the proposed development.
- 2.5 With regard to the 15 trees at this location that were initially proposed for removal and remain proposed for removal, in arboricultural and landscape terms, removing these 15 trees for the new bus turnaround area and replacing them with 23 new trees helps to secure long-term public realm benefits as provided by trees. The existing trees that are proposed for removal have a remaining life expectancy likely not exceeding 20 years, which reflects the prevailing Category C qualities of these trees. With the appropriate specification of new tree species in appropriate locations (including medium and large trees, as detailed in the Site Wide Masterplan and DAS Addendum), there are realistically at least 40 years of public realm benefits that includes maximum

gain when the new trees reach their mature sizes (i.e. a net gain of at least 20 years of public realm benefits).

Access to the south of Block A leading to Hersham Close

- 2.6 There are proposed alterations to the design of the wheelchair accessible route to the south of Block A leading to Hersham Close - specifically, with regard to level access to the west of T57-59. These changes are outside of the RPAs of these trees and therefore there is no change in overall impact to these trees, in terms of the proposed development.

Village Square

- 2.7 There are proposed changes to the design of the Village Square, to the north of Block A. These changes do not impact any retained trees, because no trees at and adjacent to this location are proposed for retention.

3 CONCLUSIONS

Change to proposed tree removal data

- 3.1 As a consequence of the retention of 29 additional trees along Harbridge Avenue, a total of 160 trees are now proposed for removal (see Figure 2 below and Appendix E, for further details), which is a decrease from the 189 trees originally proposed for removal - this calculation does not include the management of tree groups including partial removals of such groups, which have estimated (indicative) numbers.
- 3.2 Importantly, this includes the retention of 12 additional B-category trees, which includes all of the lime trees along Harbridge Avenue except for T111 (see Figure 1 below). These reduced tree removal numbers are coupled with new tree planting, which includes 169 private trees and 564 public trees, amounting to a total of 733 new trees (a net gain of 573 trees). 20 of these trees will be planted, along Harbridge Avenue.



Figure 1: Excerpt from the DAS Addendum showing revised tree removals and planting plans.

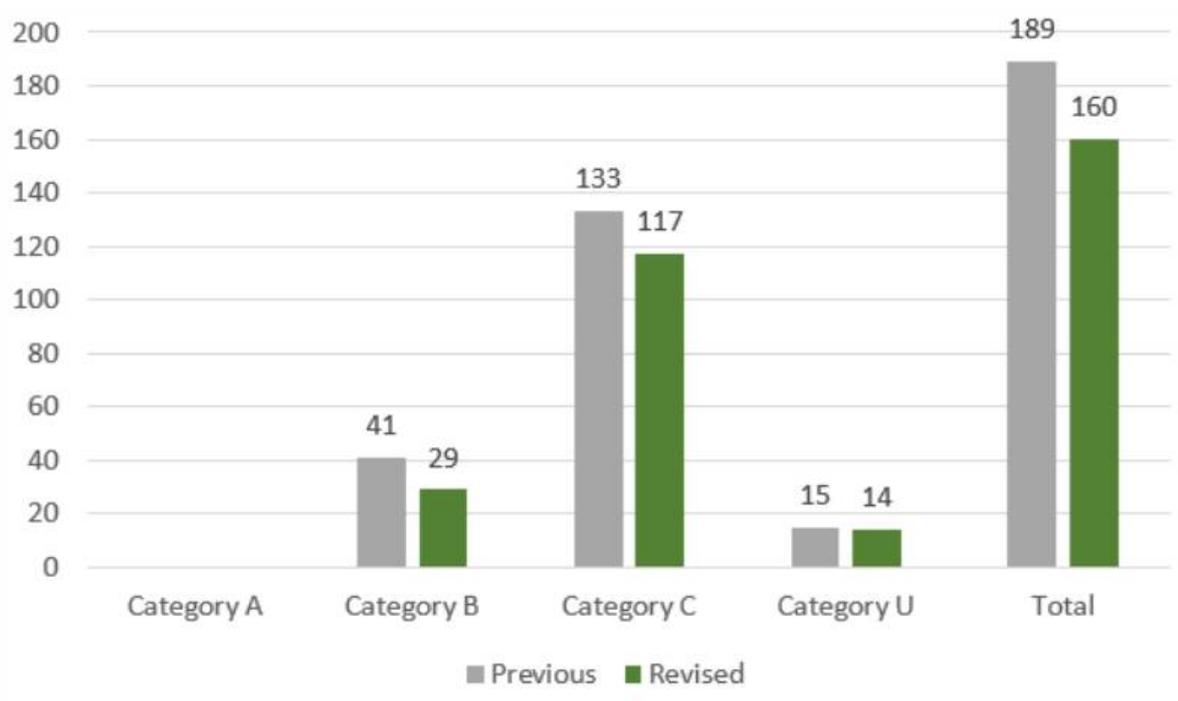


Figure 2: Showing the total number of revised tree removals per BS5837 category.

Additional tree protection measures

- 3.3 In retaining the additional 29 trees along Harbridge Avenue, it will be necessary to ensure that these trees are suitably protected during the proposed development works. Because of their proximity to works including demolition, construction and hard landscaping, there is a risk of these trees being harmed, unless appropriate means of tree protection and methods of work are specified to control this risk. These details should be addressed within an Arboricultural Method Statement (AMS), which can be secured by condition as part of a decision notice granting consent.

4 RECOMMENDATIONS

Planning conditions

- 4.1 The original AIA recommended that appropriate conditions be attached to a decision notice granting consent - specifically:
- Prior to the commencement of each phase of the consented development, an arboricultural method statement shall be submitted to the Local Planning Authority for approval. This method statement will include the full and specific details relating to the protection of the retained trees during the development process (as detailed in the Arboricultural Impact Assessment [170634-PD-11] provided by Tim Moya Associates dated June 2019) and in accordance with the recommendations of BS 5837:2012. Each method statement will include details of arboricultural supervision, at the relevant stages of the development, and;
 - Prior to the occupation of each phase of the consented development, report(s) written by the arboricultural consultant demonstrating the arboricultural supervision at the relevant stages of the development will be submitted to the Local Planning Authority for approval. The report(s) will be sufficient in detail, to demonstrate that retained trees were sufficiently protected during the consented development. The supervision visits will be in accordance with the relevant discharged arboricultural method statement for that phase of the development.
- 4.2 At this stage, it is clear that the additional 29 trees that are proposed for retention along Harbridge Avenue can be retained and suitably protected during the proposed development works (see Appendix C and Appendix D). It is therefore appropriate for the management and protection of these trees to be addressed as part of these recommended conditions.

5 APPENDICES CONTENTS

APPENDIX A - Tree Survey

- 170634-P-20 Tree Survey (A0)

APPENDIX B - Proposed Development Layout

- 170634-P-21 Proposed Layout (A0)

APPENDIX C - Tree Protection Plan (Demolition)

- 170634-P-22 TPP Demolition (A0)

APPENDIX D - Tree Protection Plan (Construction)

- 170634-P-23 TPP Construction (A0)

APPENDIX E - Tree Work Schedule

- 170634-PD-12b Tree Work Schedule



APPENDIX A - Tree Survey

- 170634-P-20 Tree Survey (A0)

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

BS 5837:2012 TREE RETENTION CATEGORIES

- Category A**
Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B**
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- 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 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 than 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.
- Boundary line**



19.05.15 1% Change on scale on layout
19.01.16 1% Additional trees surveyed on 19.01.16

REVISIONS	
No.	Description
1	Base Drawings
2	A2-Size Survey 15040-00-R-00-004
3	15040-00-R-00-004

Scale: 1:1000 @ A0

Title	Tree Survey	Stage	PLANNING
Client	Redrow Homes Ltd.		
Project	Alton Estate		
Date	August 2017	Drawn by	BP
		Checked by	RG
Drawing No	170634-P-20-01	Rev	a
		Scale	1:1000@A0

DO NOT SCALE Use only figured dimensions





APPENDIX B - Proposed Development Layout

- 170634-P-21 Proposed Layout (A0)

