Arboricultural Report

by

[redacted]

Arboricultural Assessment

Desktop study site visit

Ref: 24/2686/OUT

Address: Broadwalk Shopping Centre And Associated Surface Level Car Park, Edgware Bus Station, Edgware Bus Garage And Redhill Medical Centre And Deans Brook Nature Reserve Edgware

Date: 01/10/2024

Case officer: [redacted]

Related policies:

British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations clearly sets out the requirements for tree retention in proximity to development and will be used as the benchmark for considering development proposals.

Policy DM01 of the Adopted Barnet Development Management Policies advises that trees should be safeguarded. When protected trees are to be felled the council will require replanting with suitable size and species of tree where appropriate. High quality landscape design can help to create spaces that provide attractive settings for both new and existing buildings, contributing to the integration of a development into the established character of an area. The council will seek to retain existing wildlife habitats such as trees, shrubs, ponds and hedges wherever possible. Where trees are located on or adjacent to a site the council will require the submission of a tree survey with planning applications indicating the location, species, size and condition of trees. Trees should be retained wherever possible and any removal will need to be justified in the survey. Where removal of trees and other habitat can be justified appropriate replacement should consider both habitat creation and amenity value.

Trees make an important contribution to the character and appearance of the borough. Trees which are healthy and are of high amenity value can be protected by the making of a Tree Preservation Order (TPO) under the Town and Country Planning Act 1990. Tree Preservation Orders can help to protect trees from inappropriate treatment and prevent their removal, as permission must first be sought from the council to carry out most types of tree surgery.

Appropriate protection of TPO trees and those identified for retention will be expected in line with good practice during construction of a development.

National Planning Policy Framework: Section 131. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

Policy G7 of the London Plan 2021

Trees and woodlands

London’s urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London’s urban forest – the area of London under the canopy of trees.

In their Development Plans, boroughs should:

1) protect ‘veteran’ trees and ancient woodland where these are not already part of a protected site

2) identify opportunities for tree planting in strategic locations.

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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.

REPORT

1.0 **Designations**

Tree Preservation Orders:

22/TPO/026:- Protecting trees located close to the southern boundary of the Broadwalk Shopping centre car park. Made to ensure that the existing established trees are retained to provide visual softening.

TPO/CA/308/A1:- Made in 1997 and protects trees along the London Underground access road from Deans Lane to depot. Only trees present at the time the order was made are protected. This is also operational rail track land and any tree works required for operation of the underground would be considered exempt from requiring permission.

Deans Brook Site of importance for nature conservation (SINC)

Priority woodland habitat (Magic) Defra designation.

2.0 **Description of proposal**

Comprehensive, phased mixed-use redevelopment of the site comprising of residential (C2, C3, and Sui Generis) and a range of town centre uses, flexible commercial business and service, hotel, learning and non-residential (Use Classes E/C1/ F1/ Sui Generis), within a range of tall buildings, together with a new transport interchange, basement bus depot, public realm, car and bicycle parking, public open space, hard and soft landscaping and other associated works. (OUTLINE APPLICATION with full details in respect of access for phases 1, 3 and (in part) 2 and (in respect of part of phase 1) landscaping).

Further information provided by the applicant for consultation purposes only (not forming part of the formal description of development set out below):

The Outline Planning Application includes an Illustrative Scheme which indicates one way in which the development for which planning permission is being sought could be delivered. The Illustrative Scheme contains:

- New buildings including tall buildings up to 29 storeys
- 3,365 new homes (Use Class C3)
- 463 student or co-living units (Sui Generis)

in addition to a new transport interchange commercial, hotel, learning and non-residential uses, streets, open space, landscaping and public realm including improvements and public access to the Deans Brook Nature Reserve

3.0 **Documents reviewed**

Edgware Central Arboricultural Implications Assessment and Method Statement BWE-CAN-ZZ-XX-RP-YE-00001-P01-B July 2024
Tree Protection Plan dwg. No BWE-CAN-zz-xx-rp-ye-00002-P01-B
Sustainable Drainage Assessment Form BWE-MOT-ZZ-XX-RP-C-52003 | P03
Landscape Design & Access Statement
Design Code Volume 2 Public Realm & Landscape

4.0 **History**

The development is constructed on the Broadwater shopping centre, car park and TFL bus depot. The Broadwater shopping centre was built in the 1980s/90s which included soft landscaping across the site.

5.0 **Site description**

Broadwalk Shopping Centre and car park located within the Edgeware is typified development of its time. The landscape within the scheme has failed to develop to provide any meaningful visual amenity due to the lack of rooting space for the trees to develop into landmark trees.

Surrounding the development site are low rise residential properties.

Trees located on the western and southern boundary have managed to establish and provide excellent visual amenity.

East of the shopping centre is London Underground railway line, depot and the Deans Brook SINC. This area of land has been designated by Defra as priority woodland habitat. It is a naturalised pocket of green space. However, technically it is still classified as operational land of London Underground.

6.0 **Development proposal Shopping area**

Within the shopping centre and car park all the trees will be removed to facilitate the development. The submitted Arboricultural report has not evaluated this loss nor provided a CAVAT (capital asset valuation of amenity trees) valuation of the trees removed in accordance with policy G7 of the London Plan.

The scheme requires the removal of over 132 trees, a breakdown between the BS5837:2012 categories has not been provided. 16 of these trees stand within the TPO G1. A further 19 trees will be removed for Arboricultural reasons.

There are tree removals along the southern boundary however, the it appears that the key trees remain to provide the visual softening and screening between the proposal and residential homes on Fairfield Cresent. This was the key objective of making the TPO.

The scheme proposes a basement for the bus garage, car parking and shopping centre which will occupy the majority of the site. Therefore, there is no scope of adjustment to preserve trees within the site boundary, only around the southern edge.

Compensation; the loss of these trees must be compensated for including the tree groups removed in part or whole G2, G5, G6, G7 and G8. CAVAT values for these trees must be provided. Under the requirements of Biodiversity net gain the loss of trees must be compensated for, the BNG value must be provided, and whichever is greatest will be considered the replacement tree value required within and beyond the site.

Along the southern boundary only high level information has been provided, it is unclear how the demolition the existing bus garage and construction of the proposal will impact on the protected trees. Further details are needed such as levels, pile locations, piling matts, drainage and services for example.

Landscape

The majority of the landscape is to be provided on podium; therefore replacement tree planting will never have the same growth potential. the tree species selected for planting on podiums must be based on their maximum height potential. Details of the acceptable size/mass of the trees must be provided so that officers can guide species selection.

This is a constraint to the ability to compensate for the tree loss.

The submitted Design Code Volume 2 Public Realm & Landscape sets out the core principles of the landscape around the development which includes tree lined streets, open spaces play areas and pocket parks. The key concepts within the document are acceptable. However there needs to be greater consideration towards the following aspects: -

a) **Irrigation,** and Suds must provide trees and soft landscape sufficient water for the vegetation to survive and thrive. This should include allowing suds holding tanks to drain into the open spaces.
b) The planting scheme states that 50% of the trees will be from native plants and trees. This is acceptable providing that all other plantings are from species included on **Bee friendly plant** lists like the Royal Horticultural Society's lists.
c) Street furniture should as far as possible be integrated within landscape, for example raised planter edges that are suitable for sitting on. This would reduce the visual clutter in the street scene.
d) The planting beds should also contain habitat niches for wildlife and must accommodate features like 'bug hotels' log piles, niches in structures for solitary and masonry bees. This should be captured within the ecological enhancement plans.

The resolution of these details can be a reserved matter of any permission granted a discussion with the landscape architects is required to select species and styles.

The scheme states the following "Urban Green Factor of The full Edgware Town Centre Illustrative Scheme within the red-line boundary accomplishes an Urban Greening Factor (UGF) Score of .59" which is policy G5 compliant.

Due to the scale and height of the development it recommended that there is a comprehensive tree planting programme throughout the area to soften the visual impression these buildings will have. The verified views submitted provide a guideline for the extent of the impact and level of tree planting that would be required.

7.0 **Cycle path Deans Road (east west) A5109.**

The proposed cycle route east/west is located on top of a bank immediately to the rear of the properties on Banstock Road. Located on this bank is G9 a mixture of trees and shrubs with notable trees T191, T192, T195 and T202 all protected by TPO. Of these trees a field maple T191 and oak T195 plus the majority of G9 are shown for removal to facilitate the pathway.

The loss of these trees has not been evaluated by the applicants, but it will be significant and detrimental to ecology and visual tree amenity. The trees on this bank are clearly visible from Banstock Road and provide a verdant back drop to the London Underground depot. The landscape must deliver/or retain this verdant character along the rear of these properties.

The Arboricultural report states that the final location of the path has not been determined. It would be visually and ecologically less harmful to locate the cycle path alongside of the depot access road.

8.0 **Deans Brook SINC cycle path (north/south) A5109.**

The proposed cycle path drops south off the east west cycle way through the Deans Brook SINC and woodland. This requires the removal of at least 12 category A and B trees to accommodate the track way. It appears that the route has been placed without due consideration to the important features of the woodland that make it a place that is attractive to visit.

There are obvious benefits for the community for this cycle path and access to a wildlife area for wellbeing. However, it cannot be at the expense of the very features people would want to see.

Deans Brook has been canalised and there is no natural banks for wildlife to safely access the waters edge. This could be an opportunity to 'rewild' the riparian edges to make a better experience along the cycle route?

The topography of the site would allow the land to be 'bridged' and users of the path would have a tree canopy experience, leaving the woodland relatively undisturbed.

For both cycle paths the loss of trees must be evaluated using CAVAT. A secure by design assessment should be provided.

9.0 **Recommendations**

The applicant must provide the CAVAT values for the trees removed and provide a comparison with the compensation planting within the scheme.

The cycle pathways need greater consideration to the location and surroundings within which they have been placed.

Any trees that need to offset from the site can be planted within the local streets to assist in the softening the visual impact of the development in the wider locality.

Additional tree planting should be provided where the verified views show where there little visual softening for example the A5 and Fairfield Cresent, Wenlock Road, Green Lane etc. Allow 200 trees.

Detailed proposals along the southern edge is required to fully understand the proposed impact on trees from the demolition and construction.

Reason:

To ensure compliance with regional and local planning policies.

9.0 Conditions

If it is likely to be recommend for approval, or in the event of an appeal, the following conditions are suggested to obtain a more suitable development for each phase of the development:

Condition ref	Description	Required	Pre-commencement	Reason
C201	Levels	yes	yes	Ensure retained trees are not harmed by unacceptable level changes
C260	Hard & Soft landscaping	Yes	yes	Broad principles ok
C261	Excavation for services	Yes	yes	No information provided
C263	Tree Protection & Method Statement	Yes	Yes	More detail needed
C266	Green roof	Yes	Yes	
C268	Landscape management	Yes	No	To ensure that the landscape scheme if fully maintained in perpetuity.
The above conditions would be required, pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with local planning policy DM01. Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy G6 and G7 of the London Plan 2021.				

Section 106 agreement

Should the applicant provide an inadequate level of new tree planting, new street trees could be provided in the local area to offset this loss. 100 new trees would be sufficient at £880.00/tree total £88,000

In accordance with Barnet Council's Adopted Tree Policy: Section 106 agreements can be sought from developers by the council. They are to improve the community and local area and are commonly sought to improve the local amenity including parks and open spaces. The Planning Department and Tree Team can work together to ensure funding is sought where new planting schemes would be beneficial to the local community in the vicinity of developments.

Informatives

Bio security

Tree and shrub species selected for landscaping/replacement planting provide long term resilience to pest, diseases and climate change. The diverse range of species and variety will help prevent rapid spread of any disease. In addition to this, all trees, shrubs and

herbaceous plants must adhere to basic bio-security measures to prevent accidental release of pest and diseases and must follow the guidelines below.

“An overarching recommendation is to follow *BS 8545: Trees: From Nursery to independence in the Landscape. Recommendations* and that in the interest of Bio-security, trees should not be imported directly from European suppliers and planted straight into the field, but spend a full growing season in a British nursery to ensure plant health and non-infection by foreign pests or disease. This is the appropriate measure to address the introduction of diseases such as Oak Processionary Moth and Chalara of Ash. All trees to be planted must have been held in quarantine.”

Dead wood habitat

While trees are alive they provide many benefits for wildlife including food and shelter. When a tree dies or needs to be removed these habitat niches are lost. However, where it is safe and appropriate to do so, the retention of large diameter logs and/or standing dead trees (conventionally at a reduced height) is encouraged, as the natural decay process provides equally important habitats for wildlife. To help maintain and improve wildlife habitats and diversity within Barnet, the retention of logs and/or standing timber on site is encouraged. Logs can be arranged in many different ways - guidance can be found here: www.rhs.org.uk/wildlife/dead-wood-compost-heap-habitats or www.wildlifetrusts.org/actions/how-make-log-shelter. Further information on the importance of deadwood habitats, published by The World Wide Fund for Nature, can be found here: www.forestlife.gr/en/publication-afterlife-tree/