

## Technical Note

### Project: Twickenham Riverside

Scope: Response to planner's comments about trees

Date: 10<sup>th</sup> December 2021

### 1. Documents

- a) Tree Survey out of date  
*Response: This is a standard clause as trees do change condition, it can be extended to 2 years for validation purposes.*
- b) Inconsistencies regarding the number of existing trees between documents  
*Response: This will be reviewed and updated once the final planting layout has been determined.*
- c) Inconsistencies between the classification of the existing trees between documents and questions regarding the accuracy of the classification of the existing trees  
*Response: This will be reviewed and updated.*
- d) Reference to Ealing Council for the referral of arboricultural supervisory reports.  
*Response: This is an error and will be updated.*

### 2. CAVAT calculations

- a) The CAVAT is underestimated and inaccurate:
  - a. Does not take into account 'amenity and appropriateness' score,
  - b. The CAVAT valuation needs to take into account townscape, visual importance, rare or unusual species and commemorative trees.

*Response: The CAVAT valuation was submitted during the pre-app and officers commented on it. The CAVAT valuation can be reviewed and we suggest further engagement with the Council's tree officers to facilitate this.*

- b) The scheme appears to be defaulting to a CAVAT payment for trees removed but fails to demonstrate that the replacement trees will be an enhancement for the site. This is especially the case for the transplanted trees, where no submitted details (even outline) around this costly and complex undertaking. Currently there is a high risk of failure likely around this element and no confidence is given in any success.

*Response: We have been discussing moving the London Plane trees and the Black Poplar with Civic Trees and, given their size and condition, they are confident that*

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*this is feasible. As part of the on-going Stage 4 work, the timing of the lifting and re-planting of these trees is being reviewed with the construction sequencing and programme. It is likely that the Black Poplar can be lifted and re-planting immediately in the new location, but that the London Plane trees will need to be kept off site, and then planted once other demolition and construction work has been carried out. If the logistics of lifting these trees and re-planting increase the risk of failure beyond an acceptable limit, then replacement trees will be specified instead. A CAVAT valuation can be provided for the proposed and relocated tree, this can be completed once the final landscape plans have been determined.*

### **3. Proposed landscaping**

- a) The mitigation planting details are inadequate to compensate for the loss of existing trees within the site.  
*Response: Could you please provide more information, based on planning policy, to support this comment? Given the poor quality of the existing group of self-seeded trees and the issues with the Pin Oaks along the Embankment, it is our view that the loss of trees is mitigated by the proposals to give an overall benefit to the area within the site boundary.*
- b) Landscaping drawings refer to being draft  
*Response: Within the 'Landscape Supporting Technical Drawings' dated July 2021, which were issued as part of the planning application, the only drawing to have draft status was the irrigation plan by Waterwise Solutions. This is because the proposed for the irrigation system need to be co-ordinated further and details agreed as part of Stage 4 design. All of the other landscape plans and details containing information about tree proposals were not draft.*
- c) Need for scaled drawings showing size of trees at 25 and 50 years of age – not just illustrative plans  
*Response: Refer to plan added to updated Landscape Supporting Technical Drawings document.*
- d) Siting of replacement and relocated planting – resulting in suppressed growth  
*Response: Refer to revised landscape plan showing soil areas and volumes. Having studied the soil requirements of the proposed trees, we are confident that we are providing adequate soil for them to grow and flourish. Refer to attached soil plan.*
- e) Appropriateness of the size of trees  
*Response: To avoid duplication, please refer to response below under individual species choice.*
- f) Supportive to the investigation of the failure of the Pin Oaks to ensure future planting is sustainable.

### **4. Native Black Poplar**

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- a) Need details of measures to ensure poplar roots do not damage new hardstanding.  
*Response: It must be noted that accommodating this tree within the site was a request from the client, as it is locally valued as was planted as part of the refurbishment and re-opening of the Diamond Jubilee Gardens. It is not a species that would be recommended or specified in this location. However, we are aware of the history and understand the need to retain it. If the council feel it would be suited in a more appropriate location within the borough then that needs to be made clear so the necessary arrangements and scheme amendments can be made. Root barriers to be installed to vertical sides of the planting beds along the Embankment to protect the existing river wall and new hardstanding. Refer to revised Tree pit plan and details in the updated Landscape Supporting Technical Drawings document.*
- b) Need soil volume details of poplar to ensure this can reach maturity  
*Response: The square planting bed that the existing Black Poplar will be planted in will have 40 m<sup>3</sup> of soil which is sufficient for a large tree to reach maturity.*

## 5. Individual species choice

- a) Appropriateness of the Field Maples in Wharf Lane and their siting  
*Response: The Field Maples will be planting 5m from the building façade and they are not large trees and so their canopy spread will be unlikely to reach the building.*
- b) Appropriateness of Mongolian Limes in Water Lane and their siting  
*Response: The Mongolian Limes are the smallest tree in the Linden family and will grow to maximum of 8m canopy spread and so are a suitable size tree to be located between Water Lane and the new building. The planted terraces have been revised and simplified to provide increased soil volume for these trees, please refer to attached soil plan in the updated Landscape Supporting Technical Drawings document.*
- c) Appropriateness of Oaks by the children's play area – suggest this is amended to Hornbeam.  
*Response: Agreed to be replaced with Hornbeam.*
- d) Size of area for London Plane trees  
*Response: These are the existing umbrella London Plane trees which currently frame the petanque courts. The proposal is to re-locate these to service the same function in the re-located petanque courts in the gardens. These trees will continue to be pruned and maintained so they keep to a small size suited to the space.*

## 6. Transplantation of trees

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- a) Full details are required as to how the trees will be transplanted.  
*Response: A professional tree mover like Civic Trees (or equal and approved within the tendering process) will be appointed to carry out this work. Before being appointed they will provide a method statement to be reviewed by RBRuT, Landscape Architect and Arboriculturalist.*
- b) Details of a back up strategy is required should any of the transplantations, especially that of the Native Black Poplar, be unsuccessful.  
*Response: We will be led by the council's response to 4a. We would welcome the council's tree officers view on this as the vigorous root growth is a concern, it is unclear why establishment is also a factor. If the council clarifies it's position and demonstrates their concerns over re-establishment, and these cannot be overcome then cuttings or similar can be taken and propagated. The council would need to have custody of that process.*

## 7. Soil volumes

- a) Lack of detail on soil volumes  
*Response: Tree soil volumes are provided in the Tree Pit Plan, that was included in the Landscape Supporting Technical Drawings document that was submitted as part of the planning application.*
- b) Lack of detail on the adequacy and sustainability of the proposed soil volume per tree  
*Response: As part of the design process before the planning application was submitted we carried out a study of soil volume required for the individual tree species proposed, and so are confident that we are specifying adequate soil for the proposed trees to reach maturity. In the update to the Tree Pit Plan we have now also added the existing retained and proposed underground utilities to demonstrate that there are not any clashes between proposed tree roots and underground utilities.*
- c) Lack of soil volume for specific trees  
*Response: Please refer to answer above for a).*

## 8. Other matters

- a) Location of cycle stands and lighting in relation to trees  
*Response: Position of light posts are being co-ordinated as part of Stag4 design process to avoid clash with tree crowns.*
- b) Lack of detail of tree protection next to car parking spaces.  
*Response: The strip of planting by the service bays to Eel Pie island bridge has been widened and a vehicle barrier added. Refer to revised plan and section in the updated Landscape Supporting Technical Drawings document.*
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