



Notes
Do not scale from this drawing.
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- KEY**
- Extent of works boundary
 - Existing Trees
Dashed line indicates Root Protection Area.
- Soft Landscape**
- Amenity Grass
Hard wearing general purpose seed mix
 - M1 - Wildflower Grass Mix
 - M2 - Courtyard Mix
 - M3 - Linear Park Mix
 - M4 - Ashburnham Mix
 - M5 - Woodville Mix
 - M6 - Internal Streets Mix
 - M7 - Swale Mix
 - Proposed Hedge Planting
Evergreen hedges

- Proposed Trees**
- Proposed Tree Planting**
Canopy spread shown at planted size in bold. Dashed line indicates approximate mature canopy spread at 25+ years.
Species codes listed below.
- Ac *Acer campestre*
 - Bp *Betula pendula*
 - Bpu *Betula pubescens*
 - Cb *Carpinus betulus*
 - Ca *Corylus avellana*
 - Cs *Cornus sanguinea 'Midwinter Fire'*
 - Ee *Euonymus europaea*
 - Fa *Fraxinus albus*
 - Hi *Hamamelis x intermedia*
 - Me *Malus evereste*
 - Ma *Magnolia stellata*
 - Pa *Prunus avium*
 - Pp *Prunus padus*
 - Sa *Sorbus aria*
 - Sc *Salix caprea*
 - Sp *Salix pentandra*
 - Tc *Tilia cordata*
 - Te *Tilia x europaea*
- Minimum Available Rooting Volume**
Minimum volume equivalent to at least two thirds of the projected canopy area of the mature tree. In accordance with Urban Greening Factor Guidance.
- T1 - Tree Pit Type 1
For trees to be planted in soft landscape.
Refer to 11265-LD-DET-601 601/01
 - T2 - Tree Pit Type 2
For trees to be planted in hard landscape.
Refer to 11265-LD-DET-601 601/02
 - T3 - Tree Pit Type 3
For trees to be planted above proposed basement.
Refer to 11265-LD-DET-601 601/03
 - T4 - Tree Pit Type 4
For trees to be planted in swales above proposed basement.
Refer to 11265-LD-DET-601 601/04

REFER TO 11265-LD-PLN-402

REFER TO 11265-LD-PLN-404

Rev	Date	Description	Drawn	Checked
P01	08/03/22	Issued for Approval		

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Project
HAM CLOSE REGENERATION

Client
HILL RESIDENTIAL

Scale @A1
1:250

Status
FOR APPROVAL

Drawing Title
**SOFT LANDSCAPE
GENERAL ARRANGEMENT (SHEET 1 OF 4)**

Job Nr
11265

Drawing Nr
LD-PLN-401

Issue
P01



REFER TO 11265-LD-PLN-401

REFER TO 11265-LD-PLN-403

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KEY
 [Red line] Extent of works boundary
 [Green circle with dot] Existing Trees
 [Dashed green circle] Dashed line indicates Root Protection Area.

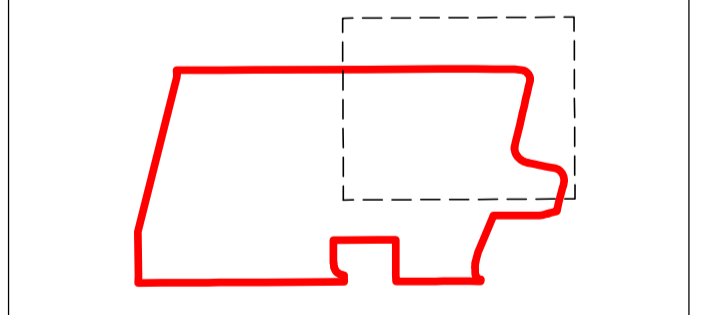
Soft Landscape
 [Grey box] Amenity Grass
 [Light grey box] Hard wearing general purpose seed mix
 [M1 box] M1 - Wildflower Grass Mix
 [M2 box] M2 - Courtyard Mix
 [M3 box] M3 - Linear Park Mix
 [M4 box] M4 - Ashburnham Mix
 [M5 box] M5 - Woodville Mix
 [M6 box] M6 - Internal Streets Mix
 [M7 box] M7 - Swale Mix
 [Green box] Proposed Hedge Planting
 [Green line] Evergreen hedges

Proposed Trees
 [Green circle with dot] **Proposed Tree Planting**
 Canopy spread shown at planted size in bold. Dashed line indicates approximate mature canopy spread at 25+ years. Species codes listed below.

- Ac *Acer campestre*
- Bp *Betula pendula*
- Bpu *Betula pubescens*
- Cb *Carpinus betulus*
- Ca *Corylus avellana*
- Cs *Cornus sanguinea 'Midwinter Fire'*
- Ee *Euonymus europaea*
- Fa *Fraxinus siliqua*
- Hi *Hamelis x intermedia*
- Me *Malus evereste*
- Ms *Magnolia stellata*
- Pa *Prunus avium*
- Pp *Prunus padus*
- Sa *Sorbus aria*
- Sc *Salix caprea*
- Sp *Salix pentandra*
- Tc *Tilia cordata*
- Te *Tilia x europaea*

[Hatched box] **Minimum Available Rooting Volume**
 Minimum volume equivalent to at least two thirds of the projected canopy area of the mature tree. In accordance with Urban Greening Factor Guidance.

- [Green circle with cross] **T1 - Tree Pit Type 1**
 For trees to be planted in soft landscape. Refer to 11265-LD-DET-601 601/01
- [Green circle with cross] **T2 - Tree Pit Type 2**
 For trees to be planted in hard landscape. Refer to 11265-LD-DET-601 601/02
- [Green circle with cross] **T3 - Tree Pit Type 3**
 For trees to be planted above proposed basement. Refer to 11265-LD-DET-601 601/03
- [Green circle with cross] **T4 - Tree Pit Type 4**
 For trees to be planted in swales above proposed basement. Refer to 11265-LD-DET-601 601/04



Rev	Date	Description	By	Chk
PH1	08/03/22	Issued for Approval	AT	JL

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Project HAM CLOSE REGENERATION	
Client HILL RESIDENTIAL	
Scale @A1 1:250	Status FOR APPROVAL
Drawing Title SOFT LANDSCAPE GENERAL ARRANGEMENT (SHEET 2 OF 4)	
Job Nr 11265	Drawing Nr LD-PLN-402
	Issue P01



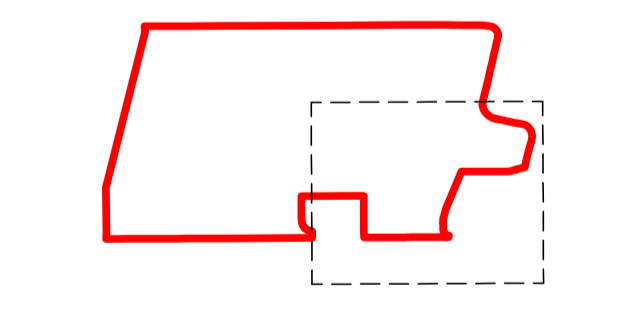
REFER TO 11265-LD-PLN-404

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KEY
 Extent of works boundary
 Existing Trees
 Dashed line indicates Root Protection Area.

Soft Landscape
 Amenity Grass
 Hard wearing general purpose seed mix
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 Evergreen hedges

Proposed Trees
Proposed Tree Planting
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 1:250
 Status
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 Drawing Title
 SOFT LANDSCAPE
 GENERAL ARRANGEMENT (SHEET 3 OF 4)
 Job Nr
 11265
 Drawing Nr
 LD-PLN-403
 Issue
 P01

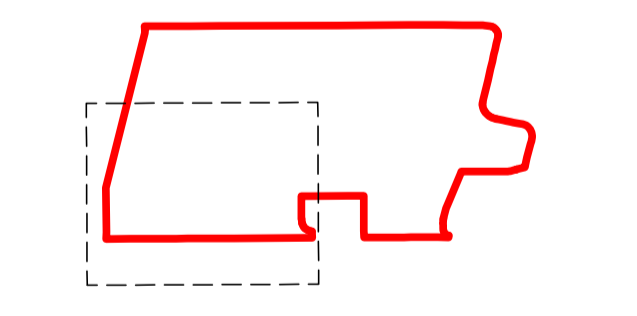
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 - T4 - Tree Pit Type 4**
For trees to be planted in swales above proposed basement. Refer to 11265-LD-DET-601 601/04

REFER TO 11265-LD-PLN-403



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PH1	08.03.22	Issued for Approval	AT	JL

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Project
HAM CLOSE REGENERATION

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HILL RESIDENTIAL

Scale @A1
1:250

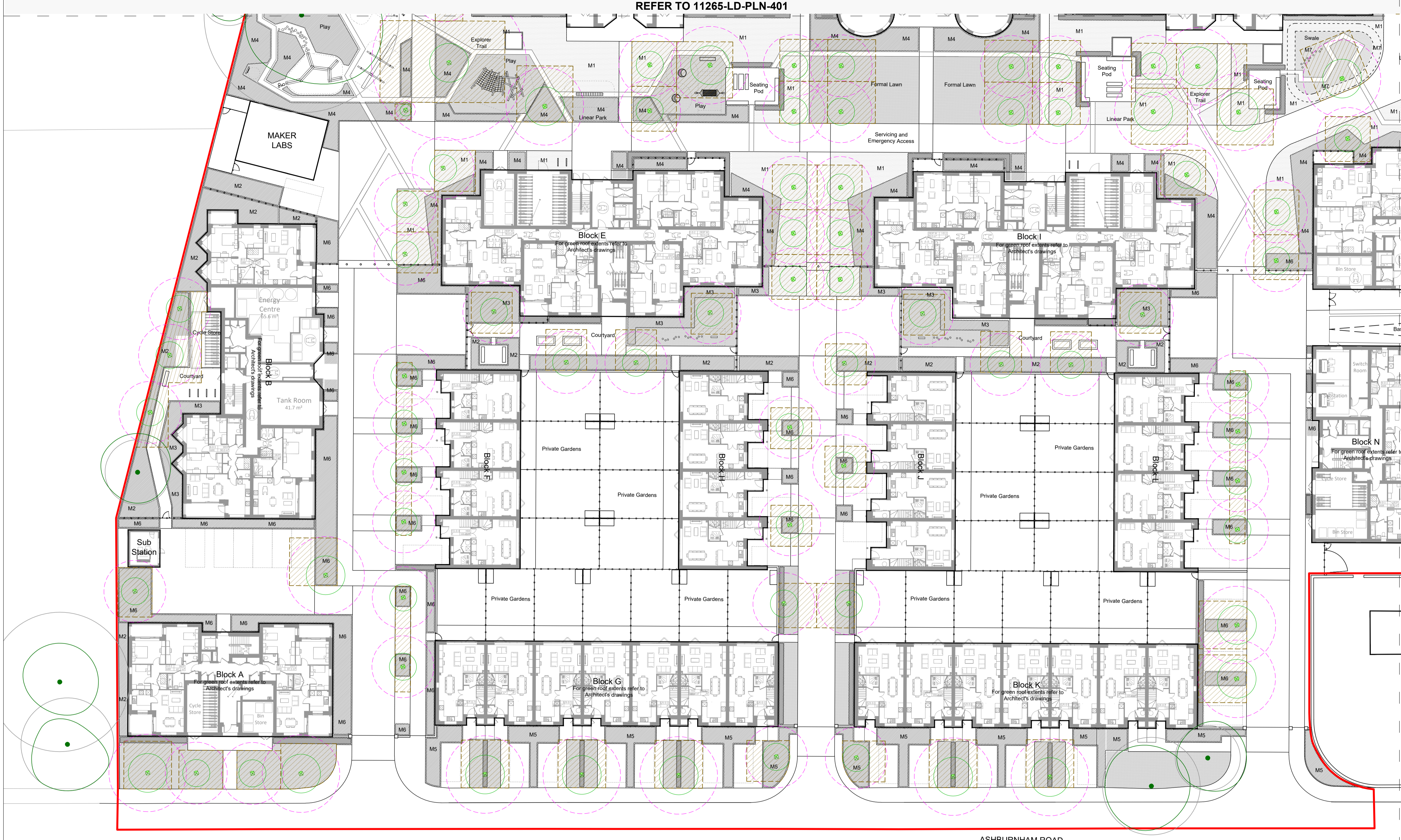
Status
FOR APPROVAL

Drawing Title
SOFT LANDSCAPE
GENERAL ARRANGEMENT (SHEET 4 OF 4)

Job Nr
11265

Drawing Nr
LD-PLN-404

Issue
P01



ASHBURNHAM ROAD

APPENDIX K CAVAT CALCULATION SHEETS

PROPOSED TREE REMOVALS

Project: Ham Close (tree removals)
Name of Surveyor: JAR
Date: 20/09/2021

CAVAT
CALCULATE VALUE OF TREE STOCK

CTI Factor (Please select): 125
Unit Value Factor: 16.26

Cumulative Total: £ 546,133

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Tree Information			Step 1: Basic Value								Step 2: CTI Value		Step 3: Locational Value		Step 4: Structural Value		Step 5: Functional Value		Step 6: Amenity Value		Step 7: Final Value	FINAL VALUE	
Tree No.	Species ID	Location (L= near tree no. 1)	Stem Diameter (1)	Stem Dia	Stem Dia	Stem Dia	Stem Dia	Stem Dia	Stem Dia	Stem Dia	Basic Value	CTI Factor (Please select)	CTI Value	Accessibility Factor (Please select)	Location Value	Structural Factor (Please select)	Structural Value	Functional Factor (Please select)	Functional Value	Amenity Factor (Please select)	Amenity Value	Life Expect. Factor (Please select)	
1	Arh	T3(en.TOP)	34								£19,424	125	£24,280	50	£12,140	80	£9,712	100	£9,712	0	£9,712	20 <40	£7,770
2	Arh	T5(en.TOP)	45								£25,860	125	£32,326	50	£16,163	80	£12,930	100	£12,930	0	£12,930	20 <40	£10,344
3	Narusey maple	T6(en.TOP)	70								£62,576	125	£78,220	50	£39,110	70	£27,377	100	£27,377	0	£27,377	40 <80	£26,008
4	Narusey maple	T7(en.TOP)	55								£38,631	125	£48,289	50	£24,144	70	£16,901	100	£16,901	0	£16,901	20 <40	£13,521
5	Cherry	T8(en.TOP)	52								£35,873	125	£44,841	50	£22,420	70	£15,694	100	£15,694	0	£15,694	20 <40	£12,555
6	Cherry	T9(en.TOP)	32								£13,077	125	£16,346	50	£8,173	70	£5,721	100	£5,721	0	£5,721	20 <40	£4,577
7	Silver birch	T14(en.TOP)	27								£9,310	125	£11,637	50	£5,819	100	£5,819	100	£5,819	0	£5,819	20 <40	£4,655
8	Silver birch	T15(en.TOP)	38								£18,441	125	£23,051	50	£11,526	100	£11,526	100	£11,526	0	£11,526	20 <40	£9,220
9	Silver birch	T16(en.TOP)	33								£13,907	125	£17,384	50	£8,692	100	£8,692	100	£8,692	0	£8,692	20 <40	£6,954
10	Silver birch	T17(en.TOP)	34								£14,763	125	£18,453	75	£9,226	60	£6,940	90	£7,474	0	£7,474	20 <40	£5,979
11	Silver birch	T18(en.TOP)	26								£8,633	125	£10,791	75	£5,396	60	£4,856	10	£486	0	£486	<5	£48
12	Hazle chestnut	T19(en.TOP)	69								£60,301	125	£75,001	75	£37,500	80	£30,000	60	£27,360	0	£27,360	20 <40	£21,888
13	Silver birch	T20(en.TOP)	30								£11,494	125	£14,367	75	£7,184	90	£6,465	100	£6,465	0	£6,465	20 <40	£7,753
14	Silver birch	T21(en.TOP)	50								£31,926	125	£39,908	75	£19,954	90	£17,958	100	£17,958	0	£17,958	20 <40	£14,367
15	Paper bark maple	T24(en.TOP)	29								£10,740	125	£13,425	75	£6,713	90	£6,042	100	£6,042	0	£6,042	40 <80	£6,042
16	Silver birch	T25(en.TOP)	16								£3,269	125	£4,087	75	£2,044	70	£1,431	100	£1,431	0	£1,431	20 <40	£1,145
17	Narusey maple	T26(en.TOP)	49								£30,662	125	£38,328	75	£19,164	80	£15,331	100	£15,331	0	£15,331	40 <80	£14,847
18	Silver birch	T27(en.TOP)	26								£8,633	125	£10,791	75	£5,396	60	£4,856	100	£4,856	0	£4,856	10 <20	£2,671
19	Whitebeam	T28(en.TOP)	59								£44,454	125	£55,568	75	£27,784	80	£22,227	80	£22,227	0	£22,227	10 <20	£14,670
20	Whitebeam	T29(en.TOP)	18								£4,138	125	£5,173	75	£2,587	10	£388	10	£39	0	£39	<5	£8
21	Rouan	T30(en.TOP)	28								£10,012	125	£12,515	75	£6,258	10	£929	10	£94	0	£94	<5	£9
22	Narusey maple	T31(en.TOP)	61								£47,519	125	£59,399	75	£29,699	100	£29,699	100	£29,699	0	£29,699	>80	£44,549
23	Silver birch	T32(en.TOP)	37								£17,493	125	£21,864	100	£10,932	80	£8,746	100	£8,746	0	£8,746	20 <40	£7,000
24	Silver birch	T36(en.TOP)	23								£6,756	125	£8,445	75	£4,223	60	£3,800	100	£3,800	0	£3,800	10 <20	£2,090
25	Narusey maple	T39(en.TOP)	38								£18,441	125	£23,051	75	£11,526	80	£9,221	100	£9,221	0	£9,221	40 <80	£13,139
26	Narusey maple	T43(en.TOP)	43								£23,613	125	£29,516	75	£14,758	80	£11,710	100	£11,710	0	£11,710	40 <80	£16,824
27	Sycamore	T44(en.TOP)	57								£41,492	125	£51,864	100	£25,932	90	£23,339	100	£23,339	0	£23,339	>80	£46,678
28	Cherry	T63(en.TOP)	47								£28,210	125	£35,263	75	£17,632	70	£13,513	100	£13,513	0	£13,513	<5	£1,851
29	Silver birch	T72(en.TOP)	38								£18,441	125	£23,051	75	£11,526	80	£9,221	100	£9,221	0	£9,221	20 <40	£11,064
30	Narusey maple	T73(en.TOP)	46								£27,023	125	£33,778	75	£16,889	80	£13,511	100	£13,511	0	£13,511	>80	£20,267
31	Purple plum	T74(en.TOP)	34								£19,424	125	£24,280	75	£12,140	100	£12,140	80	£9,712	0	£9,712	20 <40	£11,654
32	Silver birch	T75(en.TOP)	29								£10,740	125	£13,425	75	£6,713	90	£6,042	100	£6,042	0	£6,042	20 <40	£6,444
33	Narusey maple	T78(en.TOP)	49								£30,662	125	£38,328	75	£19,164	100	£19,164	100	£19,164	0	£19,164	>80	£28,746
34	Acorpp.	T79(en.TOP)	42								£22,527	125	£28,159	75	£14,079	90	£12,671	100	£12,671	0	£12,671	40 <80	£18,057
35	Narusey maple	T80(en.TOP)	36								£16,551	125	£20,688	75	£10,344	90	£8,305	100	£8,305	0	£8,305	40 <80	£13,266
36	Narusey maple	T81(en.TOP)	42								£22,527	125	£28,159	75	£14,079	90	£12,671	100	£12,671	0	£12,671	40 <80	£18,057
37	Whitebeam	T82(en.TOP)	20								£5,108	125	£6,385	75	£3,193	60	£2,873	80	£2,299	0	£2,299	20 <40	£1,839
38	Narusey maple	T83(en.TOP)	33								£13,907	125	£17,384	75	£8,692	70	£6,127	100	£6,127	0	£6,127	20 <40	£7,301
39	Silver Birch	T84(en.TOP)	10								£1,277	125	£1,596	50	£798	10	£80	10	£8	0	£8	<5	£1
40	Silver maple	T85(en.TOP)	70								£62,576	125	£78,220	75	£39,110	70	£27,377	100	£27,377	0	£27,377	40 <80	£29,012
41	Whitebeam	T86(en.TOP)	37								£17,493	125	£21,864	75	£10,932	60	£8,334	90	£8,351	0	£8,351	10 <20	£4,868
42	Narusey maple	T87(en.TOP)	55								£38,631	125	£48,289	75	£24,144	70	£16,901	100	£16,901	0	£16,901	40 <80	£24,084

PROPOSED TREE RETENTION

Project: Ham Clare (tree removal)
 Name of Surveyor: JAR
 Date: 20/09/2021

CAVAT

CALCULATE VALUE OF TREE STOCK

CTI Factor (Please select): 125
 Unit Value Factor: 16.26

Cumulative Total: £ 620,336

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Tree Information			Step 1: Basic Value								Step 2: CTI Value		Step 3: Locational Value		Step 4: Structural Value		Step 5: Functional Value		Step 6: Amenity Value		Step 7: Final Value	FINAL VALUE	
Tree No.	Species ID	Location (i.e. near tree no. 1)	Stem Diameter (1)	Sto m Dia met	Sto m Dia met	Sto m Dia met	Sto m Dia met	Sto m Dia met	Sto m Dia met	Sto m Dia met	Basic Value	CTI Factor (Please select)	CTI Value	Accessibility Factor (Please select)	Location Value	Structural Factor (Please select)	Structural Value	Functional Factor (Please select)	Functional Value	Amenity Factor (Please select)	Amenity Value	Life Expect. Factor (Please select)	
1	Ash	T1 (an.TCP)	49								£30,662	125	£3,832.75	50	£19,164	70	£13,415	100	£13,415	0	£13,415	10 -> 20	£7,378
2	Ash	T2 (an.TCP)	74								£69,932	125	£8,741.5	50	£42,707	70	£30,598	100	£30,598	0	£30,598	10 -> 20	£16,927
3	Silverbirch	T4 (an.TCP)	35								£15,644	125	£1,955.5	50	£9,777	60	£5,868	30	£4,693	0	£4,693	20 -> 40	£3,755
4	Pine	T10 (an.TCP)	105								£140,796	125	£175,994	50	£87,997	30	£70,398	100	£70,398	0	£70,398	40 -> 80	£66,878
5	Cherry	T11 (an.TCP)	30								£11,494	125	£1,436.7	50	£7,183	60	£4,310	70	£3,017	0	£3,017	10 -> 20	£1,559
6	Beech	T12 (an.TCP)	59								£44,454	125	£5,556.8	50	£27,784	30	£22,227	90	£20,004	0	£20,004	>80	£20,004
7	Silverbirch	T13 (an.TCP)	37								£17,483	125	£2,185.4	50	£10,927	30	£8,741	90	£7,867	0	£7,867	20 -> 40	£6,294
8	Whitebeam	T22 (an.TCP)	52								£34,532	125	£4,316.5	75	£32,373	60	£19,424	30	£15,539	0	£15,539	20 -> 40	£12,431
9	Whitebeam	T23 (an.TCP)	70								£62,576	125	£78,220	75	£58,665	100	£58,665	100	£58,665	0	£58,665	20 -> 40	£46,932
10	Narabay maple	T33 (an.TCP)	35								£15,644	125	£1,955.5	75	£14,666	70	£10,266	100	£10,266	0	£10,266	40 -> 80	£9,753
11	Narabay maple	T34 (an.TCP)	42								£22,527	125	£28,159	75	£21,119	70	£14,784	100	£14,784	0	£14,784	40 -> 80	£14,044
12	Narabay maple	T35 (an.TCP)	65								£53,956	125	£67,445	75	£50,583	70	£35,408	100	£35,408	0	£35,408	40 -> 80	£33,638
13	Narabay maple	T37 (an.TCP)	25								£7,992	125	£9,977	75	£7,493	60	£4,490	70	£3,143	0	£3,143	40 -> 80	£2,886
14	Silverbirch	T38 (an.TCP)	37								£17,483	125	£2,185.4	75	£16,390	30	£13,412	30	£10,490	0	£10,490	20 -> 40	£8,392
15	Silverbirch	T40 (an.TCP)	18								£4,138	125	£5,172	75	£3,879	40	£1,952	70	£1,086	0	£1,086	5 -> 10	£326
16	Silverbirch	T41 (an.TCP)	27								£9,210	125	£11,637	75	£8,728	60	£5,237	90	£4,713	0	£4,713	20 -> 40	£3,770
17	Silverbirch	T42 (an.TCP)	36								£16,551	125	£2,068.9	75	£15,516	30	£12,412	100	£12,412	0	£12,412	20 -> 40	£9,370
18	Sycamore P	T45 (an.TCP)	46								£27,023	125	£33,778	100	£32,778	30	£27,023	100	£27,023	0	£27,023	40 -> 80	£25,671
19	Sycamore P	T46 (an.TCP)	49								£30,662	125	£38,328	100	£38,328	90	£34,495	100	£34,495	0	£34,495	40 -> 80	£32,770
20	Ash	T47 (an.TCP)	57								£41,493	125	£51,864	100	£51,864	90	£46,678	100	£46,678	0	£46,678	40 -> 80	£44,344
21	Ash	T48 (an.TCP)	44								£24,724	125	£30,905	100	£30,905	60	£18,543	50	£9,271	0	£9,271	10 -> 20	£5,099
22	Whitebeam	T59 (an.TCP)	60								£45,974	125	£57,468	100	£57,468	60	£34,481	40	£13,792	0	£13,792	10 -> 20	£7,586
23	Lambdys poplar	T61 (an.TCP)	83								£87,976	125	£109,971	100	£109,971	100	£109,971	100	£109,971	0	£109,971	20 -> 40	£87,976
24	Lambdys poplar	T62 (an.TCP)	103								£135,483	125	£169,354	100	£169,354	100	£169,354	100	£169,354	0	£169,354	20 -> 40	£135,483
25	Cherry	T76 (an.TCP)	35								£15,644	125	£1,955.5	100	£19,555	70	£13,688	100	£13,688	0	£13,688	10 -> 20	£7,529
26	Cherry	T77 (an.TCP)	53								£35,873	125	£44,841	100	£44,841	60	£26,904	60	£16,143	0	£16,143	10 -> 20	£8,878
27												175											

PROPOSED TREE PLANTING

Project: Ham Clare (tree new planting)
 Name of Surveyor: JAR
 Date: 20/09/2021

CAVAT

CALCULATE VALUE OF TREE STOCK

CTI Factor (Please select): 125
 Unit Value Factor: 16.26

Cumulative Total: £ 6,418

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Tree Information			Step 1: Basic Value								Step 2: CTI Value		Step 3: Locational Value		Step 4: Structural Value		Step 5: Functional Value		Step 6: Amenity Value		Step 7: Final Value	FINAL VALUE	
Tree No.	Species ID	Location (i.e. near tree no. 1)	Stem Diameter (1)	Sto m Dia met	Sto m Dia met	Sto m Dia met	Sto m Dia met	Sto m Dia met	Sto m Dia met	Sto m Dia met	Basic Value	CTI Factor (Please select)	CTI Value	Accessibility Factor (Please select)	Location Value	Structural Factor (Please select)	Structural Value	Functional Factor (Please select)	Functional Value	Amenity Factor (Please select)	Amenity Value	Life Expect. Factor (Please select)	
1	Mixed Broadleaf	Site general	23								£6,756	125	£8,445	50	£4,222	80	£3,378	80	£2,702	0	£2,702	40 -> 80	£2,567
2			23								£6,756	125	£8,445	75	£6,333	80	£5,067	80	£4,053	0	£4,053	40 -> 80	£3,851
3																				0	0		
4																				0	0		
5																				0	0		
6																				0	0		

APPENDIX L CONSERVATION AREAS

Scale: N.T.S.



CONSERVATION AREA No.23 HAM HOUSE

Designated: 16.09.1975

Extended: **A** 07.09.1992

B 03.09.2007



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APPENDIX M LEGISLATION AND POLICY CONTEXT

M.1 LEGISLATION

The Town and Country Planning (Tree Preservation) (England) Regulations (2012)⁸

A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits, without the local planning authority's written consent, the following works to trees:

- Cutting down
- Topping
- Lopping
- Uprooting
- Wilful damage
- Wilful destruction

Similarly, trees in a Conservation Area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require issue of a section 211 notice six weeks before carrying certain work on such trees. This notice period gives the authority an opportunity to consider whether to make an Order on the tree.

M.2 PLANNING POLICY

National

National Planning Policy Framework

The National Planning Policy Framework (NPPF) 2021⁹ sets out the Government's planning policies for England, including how plans and decisions are expected to apply a presumption in favour of sustainable development. Chapter 15 of the NPPF focuses on conservation and enhancement of the natural environment, stating plans should 'identify and pursue opportunities for securing measurable net gains for biodiversity'.

It goes on to state: 'if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused'. Alongside this, it acknowledges that planning should be refused where irreplaceable habitats such as ancient woodland are lost.

Regional

The London Plan¹⁰

Policy G1 Green infrastructure

1. London's network of green and open spaces, and green features in the built environment such as green roofs and street trees, should be protected, planned, designed and managed as integrated features of green infrastructure.
2. Boroughs should prepare green infrastructure strategies that integrate objectives relating to open space provision, biodiversity conservation, flood management, health and wellbeing, sport and recreation.
3. Development Plans and Opportunity Area Planning Frameworks should:
 1. identify key green infrastructure assets, their function and their potential function
 2. identify opportunities for addressing environmental and social challenges through strategic green infrastructure interventions.
4. Development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network.

Policy G5 Urban greening

1. Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.
2. Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. The UGF should be based on the factors set out in Table 8.2, but tailored to local circumstances. In the interim, the Mayor recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development. (excluding B2 and B8 uses).
3. Existing green cover retained on site should count towards developments meeting the interim target scores set out in (B) based on the factors set out in Table 8.2.

Policy G7 Trees and woodlands

1. 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.
2. In their Development Plans, boroughs should:

- a. Protect 'veteran' trees and ancient woodland where these are not already part of a protected site
 - b. Identify opportunities for tree planting in strategic locations
3. Development proposals should ensure that, wherever possible, existing trees of quality are retained [Category A and B]. 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.

Local

London Borough of Richmond Local Plan 2018-2033

Policy LP12 Green Infrastructure

The policy states:

Green infrastructure is a network of multi-functional green spaces and green features, which provides multiple benefits for people, nature and the economy. To ensure all development proposals protect, and where opportunities arise enhance, green infrastructure, the following will be taken into account when assessing development proposals:

The need to protect the integrity of the green spaces and features that are part of the wider green infrastructure network; improvements and enhancements to the green infrastructure network are supported;

b) Its contribution to the wider green infrastructure network by delivering landscape enhancement, restoration or re-creation;

c) Incorporating green infrastructure features, which make a positive contribution to the wider green infrastructure network.

Policy LP16 Trees, Woodland and Landscape

The policy states:

A. The Council will require the protection of existing trees and the provision of new trees, shrubs and other vegetation of landscape significance that complement existing, or create new, high quality green areas, which deliver amenity and biodiversity benefits.

B. To ensure development protects, respects, contributes to and enhances trees and landscapes, the Council, when assessing development proposals, will:

Trees and Woodlands

1. resist the loss of trees, including aged or veteran trees, unless the tree is dead, dying or dangerous; or the tree is causing significant damage to adjacent structures; or the tree has little or no amenity value;

or felling is for reasons of good arboricultural practice; resist development that would result in the loss or deterioration of irreplaceable habitat such as ancient woodland;

2. resist development which results in the damage or loss of trees that are considered to be of townscape or amenity value; the Council will require that site design or layout ensures a harmonious relationship between trees and their surroundings and will resist development which will be likely to result in pressure to significantly prune or remove trees;

3. require, where practicable, an appropriate replacement for any tree that is felled; a financial contribution to the provision for an off-site tree in line with the monetary value of the existing tree to be felled will be required in line with the 'Capital Asset Value for Amenity Trees' (CAVAT);

4. require new trees to be of a suitable species for the location in terms of height and root spread, taking account of space required for trees to mature; the use of native species is encouraged where appropriate;

5. require that trees are adequately protected throughout the course of development, in accordance with British Standard 5837 (Trees in relation to design, demolition and construction – Recommendations).

The Council may serve Tree Preservation Orders or attach planning conditions to protect trees considered to be of value to the townscape and amenity and which are threatened by development.

Ham & Petersham Neighbourhood Plan

Policy G1 - Open Spaces

The value of Ham and Petersham's green spaces (including Ham Village Green) will be conserved and enhanced by their protection from development and its adverse impacts.

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- ¹⁰ Greater London Authority (2021) *The London Plan: The Spatial Development Strategy for Greater London (GLA)*