

ARBORICULTURAL REPORT TO
ACCOMPANY PLANNING APPLICATION AT

Garages And Land Adj To Railway
South Worple Way
East Sheen
London



PRESENTED TO:

London Borough of Richmond



May 2023

Report For



Main Contributors

David Partridge
Lizzie Bonito

Approved By



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David Partridge



Park House
73 Park Road
Staines Upon Thames
Surrey
TW19 7NT

Tel: +44 (0) 1784 250238
E-mail: mail@dpa-uk.com

Arboricultural Report To Accompany Planning Application At:

Garages And Land Adj To Railway
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London

May 2023

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Ecology

Ecological factors not present at the time of our or any third party ecological inspections, but found prior to and/or during works can necessitate changes in the project methods, proposed works schedules, timescales and budgets in, order to ensure compliance with UK law.

IMPORTANT NOTE FOR ALL CONTRACTORS

PLEASE NOTE THERE ARE SPECIFIC REQUIREMENTS AT THIS SITE FOR THE SUPERVISION OF WORKS BY A SUITABLY QUALIFIED ARBORICULTURAL CONSULTANT & INSTALLATION OF TREE PROTECTION MEASURES PRIOR TO THE COMMENCEMENT OF WORKS AT THE SITE. THESE FACTORS SHOULD BE INCLUDED WITHIN ANY PROJECT COSTS & MUST BE ADHERED WITH IN ORDER TO ENSURE COMPLIANCE WITH THE TOWN & COUNTRY PLANNING ACT 1990.

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1.0 The Site

- 1.1 The application site is comprised of lock up garages situated on the northern side of South Worple Way in East Sheen, London.
- 1.2 There are a number of trees and shrubs of varying species situated at the site. All trees and shrubs were surveyed from ground level in accordance with the requirements of BS 5837:2012 by suitably qualified and experienced personnel in May 2023.
- 1.3 The trees and shrubs in question are detailed within the Tree Data Tables at Appendix 1 and on drawing DPA-9085-01 at Appendix 2.

2.0 Development Proposals

- 2.1 The drawings submitted to the Local Planning Authority show the proposal as:
 - Demolition of existing garages and erection of 4 x 2 bedroom flats and 1 x 2 bedroom house with associated hard and soft landscaping, parking and cycle and refuse store
- 2.2 The trees and shrubs to be removed to facilitate the proposals for development are detailed as Buddleia S1 & S2 and Sycamore G3 within this report. The trees and shrubs to be removed are all self-seeded and growing within close proximity to the existing garages. Given the potential for both direct and/or indirect damage to the garages (and/or roofing) similar trees and shrubs have grown in this location and then been removed (on a regular basis) in the past. S1, S2 & G3 are not significant within the context of the local or wider landscape.
- 2.3 The proposed replacement tree planting includes some 9 new trees and will offset any loss in amenity from the removal of S1, S2 & G3. The replacement tree planting will go on to provide permanent tree cover within the local landscape (as opposed to the transient tree cover that the regularly removed trees and vegetation currently provide). The proposed replacement tree planting is detailed on drawing DPA-9085-02 at Appendix 3.
- 2.4 The trees and shrubs in question are not accurately displayed on the available aerial or street view images as these are not recent (most recent Google Street View is dated 2014). However, the Google Street View images do provide an insight into the regular tree and vegetation removal works at this site, as can be seen in the image below from August 2008:

Google Street View Image – August 2008 – Note all trees & vegetation removed from the Site (the trees visible in the background are on the other side of the railway)



2.5 The site photographs below were taken in the winter of 2022/2023:

Site Photographs Winter 2022/2023 – Note all similar trackside trees and shrubs removed and fencing erected for recently approved adjacent development (Ref: 19/3324/FUL). Note the self-seeded and young nature of the trees and shrubs in question at the site. Note the trackside banking is not significant and its stability will be very unlikely to be impacted upon by the proposed tree and shrub removal works (it has not collapsed in the past, following similar and/or the same tree works and/or the recent similar works directly adjacent to the site).



3.0 Policy Context, Planning History and Current Stage in the Design Process

- 3.1 This report seeks to cover the requirements of the London Borough of Richmond policies and planning guidance and accompanies the application for development of the site.
- 3.2 We can confirm that this application for development has been reviewed by a qualified Arboriculturalist and it has been concluded that the trees and shrubs to be removed are not significant within the local or wider landscape and that any amenity lost due to their removal can be suitably offset by replacement tree planting.

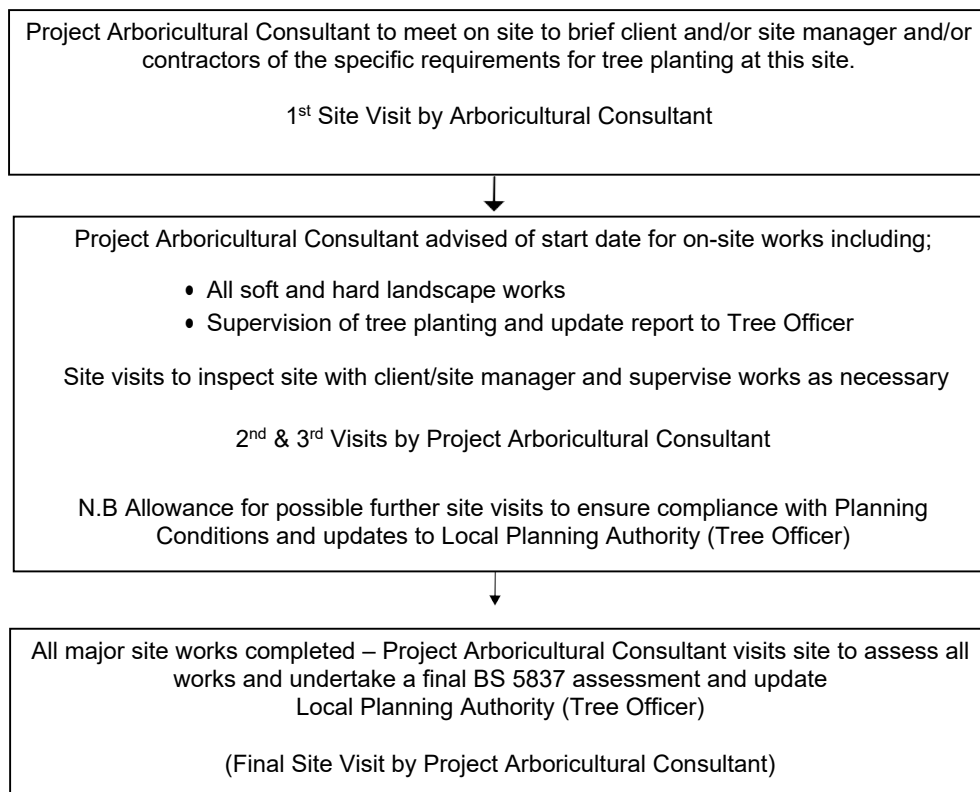
4.0 Tree Preservation Orders / Conservation Areas

- 4.1 We understand that the site is not situated within a Conservation Area. We understand none of the trees present at 39 Anlaby Road are subject to a Tree Preservation Order.

5.0 Arboricultural Supervision and Site Inspections

- 5.1 The applicant has confirmed that they will be appointing a Project Arboricultural Consultant to supervise and document the tree planting noted within this report.
- 5.2 The Project Arboricultural Consultant will oversee the tree planting operations and issue a site monitoring report (including photographic records) to the site manager, the client, the Local Planning Authority (Tree Officer) to ensure the tree planting is undertaken in compliance with BS 8545:2014 and the specific requirements of any conditions (Tree Planting) attached to any planning permission for the proposed development.
- 5.3 The timetable for the above site supervision and site inspections is detailed below:

Proposed schedule / timetable of site supervision



6.0 Tree Constraints – Overview

6.1 Data on all trees at the site has been collected and is detailed on Drawing Number DPA-9085-01 and within the Tree Data Table within the appendices of this report.

7.0 Tree Constraints – Site Access & Site Preparation

7.1 Access to the site is to be routed via the existing hard surfaced area adjacent to South Worple Road.

7.2 As no trees are to be retained at the site and there are no trees situated directly adjacent to this site, no special precautions and/or tree protection measures are required in connection with the proposed development.

8.0 Tree Constraints – Proposed Hard Surfaces

8.1 As no trees are to be retained at the site and there are no trees situated directly adjacent to this site, no special precautions and/or methods and materials will be required in connection with the proposed development.

9.0 Tree Constraints -Construction

9.1 The footprint of the proposed buildings are not situated within or adjacent to any Root Protection Areas. No special precautions and/or tree protection measures are required in connection with the proposed development.

10.0 Juxtaposition of the Proposed Buildings to Trees & Light & Shade Issues

10.1 The proposed new trees will not require any detrimental on-going management due to their proximity to the proposed buildings. Trees do not and will not significantly obstruct sunlight to any of the habitable rooms within the proposed development.

11.0 Proposed Tree Planting

11.1 The applicant has confirmed that in order to provide continued tree cover and enhancement of the landscape, new trees, shrubs and/or hedges will be planted, with an appropriate aftercare contract to ensure successful establishment.

11.2 The proposed tree planting is shown on drawing DPA-9085-01 at Appendix 3.

12.0 Underground Services

12.1 The placement and implementation of services has been considered to ensure that none of the trees identified for retention and protection will be detrimentally affected by the construction of service trenches.

12.2 It is proposed to install services and drainage in accordance with BS 5837:2012 and the NJUG 4 guidelines i.e. wherever possible utilise existing services or route any new services outside of any Root Protection Areas and/or hand dig service trenches, under the supervision of a qualified Arboriculturalist within any Root Protection Areas.

13.0 Scope of Brief

- 13.1 Carry out a survey of the trees within and adjacent to the site in accordance with BS 5837:2012 and collect data in order to advise the development team of the key issues relating to trees, with options and risk strategies.
- 13.2 Prepare a report, with associated tabulated data and site plans, in order to facilitate consideration of the tree issues by the Local Planning Authority.
- 13.3 Provide advice as to whether tree issues are likely to be a significant consideration in obtaining a planning permission, identify key areas of the proposed development where problems may occur and where special measures or method statements may be required during the implementation of the proposed development.

14.0 Terms of Reference

- 14.1 Architects drawings submitted to accompany the planning application.

15.0 Conclusions

15.1 *It is concluded that:*

- Trees should not present a planning constraint to the proposed development.
- The proposed tree planting will offset the loss of the relatively poor quality young self-seeded trees and shrubs and the only transient amenity value that they provide.
- The proposed tree planting will go on to provide permanent tree cover and amenity within the local landscape.

16.0 Recommendations

16.1 *It is recommended that:*

- The recommendations for tree planting within this report are adhered to.
- That the Local Planning Authority (Tree Officer) should consider approval of this application, subject to appropriate planning conditions.

APPENDIX 1

Tree Data Tables



TREE NO.	TYPE	SPECIES	HEIGHT	HEIGHT (MIN)	HEIGHT (MAX)	DIAMETER (MM)	ROOT PROTECTION AREA-AREA (M ²)	ROOT PROTECTION AREA-RADIUS (M)	DIAMETER (MIN)	DIAMETER (MAX)	CROWN SPREAD (AS=AS SHOWN ON PLAN)	CROWN CLEARANCE	AGE CLASS	CONDITION	PRELIMINARY MANAGEMENT RECOMMENDATIONS	NOTES	ESTIMATED REMAINING SLE	BS 5837:2012 CATEGORY	STATUTORY CONTROLS
1	S	Buddleia	3.0	-	-	135	8.24	1.62	-	-	AS	0.0	Y	Fair	Remove & replace to facilitate the proposed development	Self-seeded shrub. Comprised on multiple stems. Not significant within the context of the local or wider landscape	10+	C1	-
2	S	Buddleia	-	2.5	6.0	145	9.51	1.74	-	-	AS	0.0	Y	Fair	Remove & replace to facilitate the proposed development	Self-seeded large shrubs. Comprised on multiple stems / individual plants. Not significant within the context of the local or wider landscape	10+	C2	-
3	G	Sycamore (& Buddleia)		2.0	10.0	180	14.66	2.16	40	180	AS	1.0	Y	Fair	Remove & replace to facilitate the proposed development	Group of young self-seed trees. Comprised on multiple stems / individual trees. Not significant within the context of the local or wider landscape	10+	C2	-

N.B. The above trees and shrubs are all self-seeded and growing within close proximity to the existing garages. Given the potential for both direct and/or indirect damage to the garages (and/or roofing) similar trees and shrubs have grown and then been removed in the past, on a regular basis. The proposed replacement tree planting at this site will offset any loss in amenity from the removal of S1, S2 & G3 and will provide permanent tree cover within the local landscape

Key to Tree Data Tables

1.1 Tree Number (T No.)

- T = Individual tree detailed on the drawings which accompany the tree report
- G = Group of trees detailed on the drawings which accompany the tree report
- W = Woodland areas detailed on the drawings which accompany the tree report
- S = Individual shrub detailed on the drawings which accompany the tree report

2.1 Species

- Tree or vegetation detailed within the tree data table using common name (UK)

3.1 Tree Height (Ht)

- Tree or other vegetation height measured from ground level and detailed within the data table in metres

4.1 Crown Spread (Cs)

- Tree crown spread radius from the main stem, either detailed within the tree data tables or on the drawings in metres. Where tree crown spreads are not shown to scale on the drawings which accompany the tree report, measurements will be recorded and detailed within the tree data tables for North, East, South and West directions

5.1 Crown Clearance (Cc)

- Clearance from existing ground level to first significant lowest branch and/or average for canopy in metres. If applicable and/or if access is required directly under tree canopies additional notes and observations may also be recorded within the tree data table

6.1 Stem Diameter (Stem DBH)

- Stem diameter measured at 1.5m above ground level for single stemmed trees (and average diameter utilised for multi-stemmed trees) and other vegetation and detailed within the tree data table in millimetres. All measurements taken in accordance with Annex C of BS5837:2012

7.1 Root Protection Area (RPA)

- The root protection areas are calculated in accordance with the equations contained within BS5837:2012
- The highest/top figure within the tree data table represents the overall recommended root protection area in metres squared
- The second highest/middle figure within the tree data table represents the radius of a nominal circle centred on the main stem of the tree in question in linear metres (which contains the required root protection area in metres squared and is shown on the drawings which accompany the tree report). Specific and/or amended root protection areas may be shown for trees that are not open grown

Key to Tree Data Tables

8.1 Physiological Condition (Condition)

- G = Good, F = Fair, P = Poor, D = Dead

(Note: if applicable observations are also recorded within the tree data table)

9.1 Age Class

- Y = Young
- MA = Middle Aged
- M = Mature
- OM = Over Mature
- V = Veteran

10.1 Structural Condition & Comments

- Notes regarding structural condition (e.g. physical defects) and, if applicable, overall condition

11.1 Preliminary Management Recommendations

- Preliminary management recommendations including tree works, tree protection requirements, obvious ecological factors, further investigations of suspected defects etc.

12.1 Estimated Years (Est. Years)

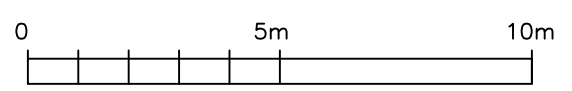
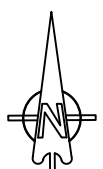
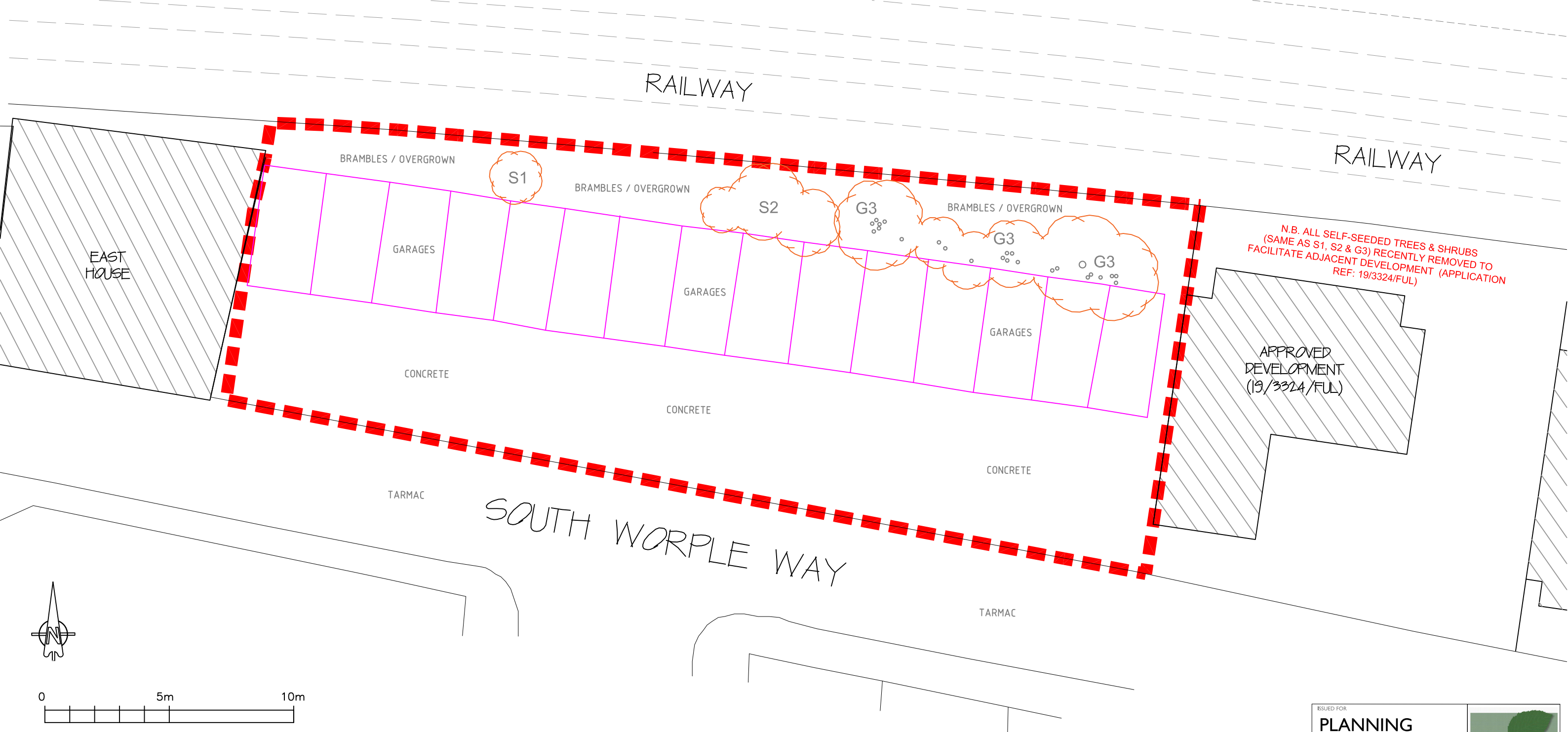
- Estimated remaining contribution to the local and/or wider landscape in years

13.1 BS5837:2012 Tree Quality Assessment (Cat Grade)

- **Category A** = trees of high quality and/or high landscape value in such a condition as to be able to make a substantial contribution to the local and/or wider landscape for the next 40 years or more
- **Category B** = trees of moderate quality and/or moderate landscape value in such a condition as to be able to make a significant contribution to the local and/or wider landscape for the next 20 years or more
- **Category C** = trees of relatively low quality and/or low landscape value in such a condition as to be able to provide an adequate contribution to the local and/or wider landscape for the next 10 years or more (or young and/or self-seeded trees with a stem diameter below 150mm)
- **Category U** = trees in such a poor condition that any existing landscape value would be lost within 10 years and/or trees that need to be removed for reasons of sound arboricultural management and/or health & safety

APPENDIX 2

Drawing Number DPA-9085-01



Scale 1 : 150 @ A3

TREE DATA TABLE (BS 5837:2012)

TREE NO.	TYPE	SPECIES	HEIGHT	HEIGHT (MIN)	HEIGHT (MAX)	DIAMETER (MM)	ROOT PROTECTION AREA- AREA (M ²)	ROOT PROTECTION AREA- RADIUS (M)	DIAMETER (MIN)	DIAMETER (MAX)	CROWN SPREAD (AS=AS SHOWN ON PLAN)	CROWN CLEARANCE	AGE CLASS	CONDITION	PRELIMINARY MANAGEMENT RECOMMENDATIONS	NOTES	ESTIMATED REMAINING SLE	BS 5837:2012 CATEGORY	STATUTORY CONTROLS
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NOTES

Permission is granted to the Local Planning Authority Approval to copy and reproduce this drawing. This drawing should be read in conjunction with the DPA Tree Data Tables (& Arboricultural Report). This drawing is the copyright of DPA Arboricultural Consultants 2023 ©

This drawing should be reproduced in colour only.

Note changes in site levels, existing buildings, hard surfaces other trees and their associated root systems will have restricted root growth from some trees in some directions. Therefore the Root Protection Areas shown on this drawing should be considered as indicative only.

DRAWING KEY

-  BS CATEGORY A - TREES OF HIGH QUALITY
-  BS CATEGORY B - TREES OF MODERATE QUALITY
-  BS CATEGORY C - TREES OF LOW QUALITY
-  BS CATEGORY U - TREES UNSUITABLE FOR RETENTION
-  TREES & SHRUBS TO BE REMOVED & REPLACED
-  REQUIRED ROOT PROTECTION AREAS (BS 5837:2012) FOR RETAINED TREES
-  EXISTING BUILDINGS TO BE REMOVED / DEMOLISHED

ISSUED FOR
PLANNING

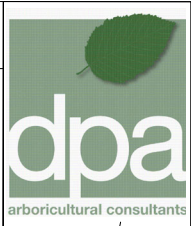
SITE ADDRESS
GARAGES AND LAND ADJACENT TO RAILWAY SOUTH WORPLE WAY EAST SHEEN LONDON

CLIENT
TAYLOR COX ASSOCIATES

SCALE SHEET SIZE DRAWN DATE
1:150 A3 DP MAY 2023

DRAWING TITLE
EXISTING SITE LAYOUT (TREE SURVEY)

DRAWING NUMBER REVISION
DPA-9085-01 A

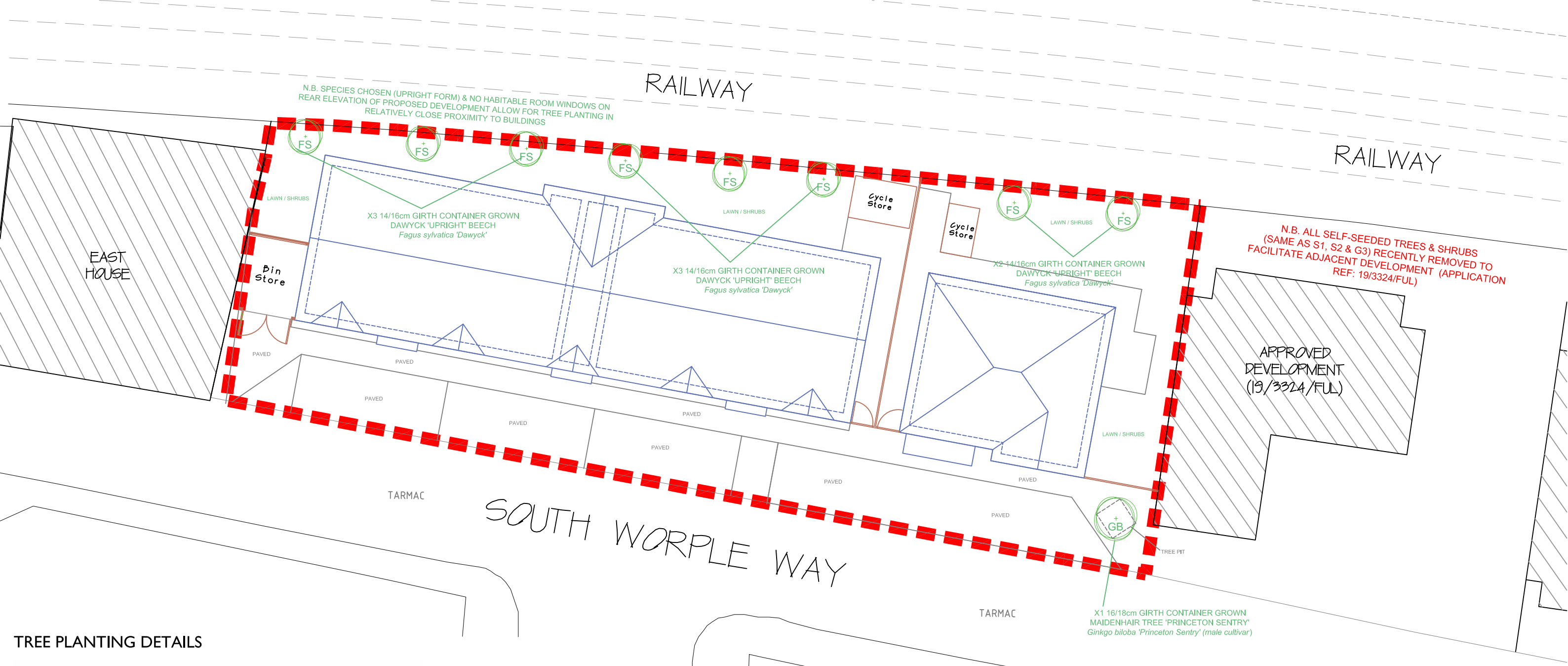


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Staines Upon Thames
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TW19 7NT

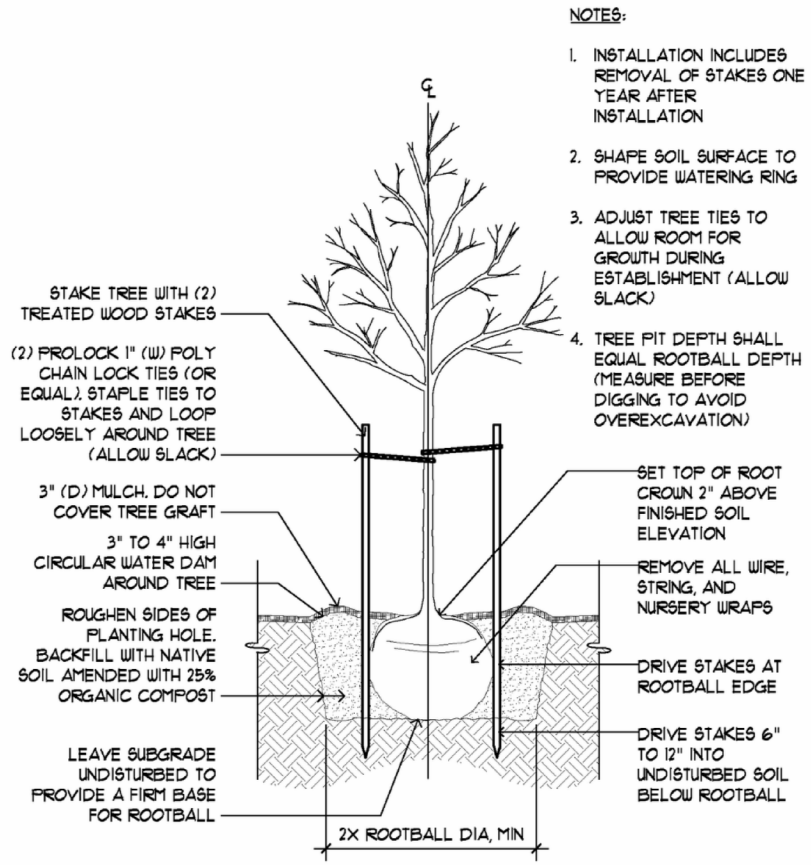
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APPENDIX 3

Drawing Number DPA-9085-02



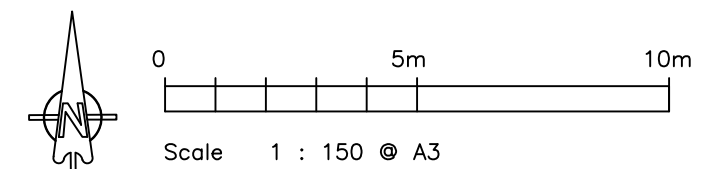
TREE PLANTING DETAILS



- NOTES:**
1. INSTALLATION INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION
 2. SHAPE SOIL SURFACE TO PROVIDE WATERING RING
 3. ADJUST TREE TIES TO ALLOW ROOM FOR GROWTH DURING ESTABLISHMENT (ALLOW SLACK)
 4. TREE PIT DEPTH SHALL EQUAL ROOTBALL DEPTH (MEASURE BEFORE DIGGING TO AVOID OVEREXCAVATION)

TREE PLANTING SCHEDULE

Tree Species	Abr.	Size	No.
<i>Fagus sylvatica</i> 'Dawyck' (upright cultivar)	FS	14/16cm	8
<i>Ginkgo biloba</i> 'Princeton Sentry' (upright & male cultivar)	GB	16/18cm	1
		Total No.	9



DRAWING KEY

PROPOSED NEW / REPLACEMENT TREES TO BE PLANTED & MAINTAINED IN ACCORDANCE WITH BS 8545:2014 (SPECIES & SIZE SHOWN)

ISSUED FOR
PLANNING

SITE ADDRESS
GARAGES AND LAND ADJACENT TO RAILWAY SOUTH WORPLE WAY EAST SHEEN LONDON

CLIENT
TAYLOR COX ASSOCIATES

SCALE SHEET SIZE DRAWN DATE
1:150 A3 DP MAY 2023

DRAWING TITLE
PROPOSED SITE LAYOUT (TREE PLANTING PLAN)

DRAWING NUMBER REVISION
DPA-9085-02 A

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73 Park Road
Staines Upon Thames
Surrey
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