SJA trees
ARBORICULTURAL PLANNING CONSULTANTS

THE OLD POST OFFICE
DORKING ROAD
TADWORTH
SURREY KT20 5SA

Tel: (01737) 813058
E-mail: sja@sjatrees.co.uk

Directors: Simon R. M. Jones Dip. Arb. (RFS), FArborA., RCArborA. (Managing)
Frank P. S. Spooner BSc (Hons), MArborA, TechCert (ArborA), RCArborA. (Operations)

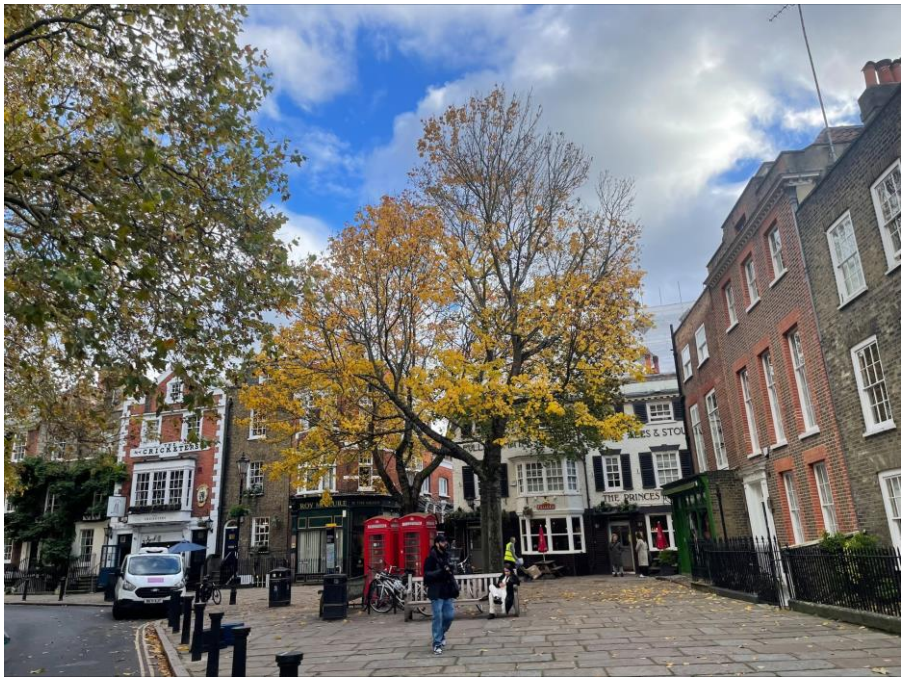
Arboricultural Implications Report

Proposed re-development at

31 The Green

Richmond

London



November 2023

Ref. SJA air 23541-01

SUMMARY

S1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in ***Table 1*** of this report.

S2. Our assessment of the impacts of the proposals on the existing trees concludes that no trees are to be removed. The main arboricultural feature of the site will not be impacted by these works. Therefore, the proposals will not have an adverse impact on the arboricultural character and appearance of the local landscape or the conservation area.

S3. The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards.

S4. There will be no incursions into the Root Protection Areas (RPAs) of any of the trees to be retained.

S5. The proposed dwelling and private garden are not likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

S6. As the proposed development will not result in the removal of trees which are important existing landscape features, it complies with Policy LP 16 of the London Borough of Richmond Upon Thames Council Local Plan.

CONTENTS

APPENDICES

1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Michael Jones Architects to visit 31 The Green, Richmond, London, TW9 1LX and to survey the trees growing on or adjacent to this property.

1.1.2. We are further asked to identify which trees are worthy of retention within a proposed re-development of the property; to assess the implications of the development proposals on these specimens, and to advise how they should be protected from unacceptable damage during demolition and construction.

1.2. Scope of report

1.2.1. This report and its appendices reflect the scope of our instructions, as set out above. It is intended to accompany a planning application to be submitted to London Borough of Richmond Upon Thames Council ("the LPA") and complies with local validation requirements.

1.2.2. It complies also with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* ('BS 5837'). However, the British Standard is not a Code of Practice that consists of written rules outlining how actions or decision must be taken and it "should not be quoted as if it were a specification[1]"; it is a set of recommendations intended to "assist decision-making with regard to existing and proposed trees in the context of design, demolition and construction[2]". It doesn't form part of planning policy; but it is a material consideration to which weight is likely to be given.

1 British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; Foreword. The British Standards Institution.

2 Ibid., p.1, Introduction.

1.2.3. The proposed development comprises the change of use from office space into a single family dwelling house consisting of minor modifications and restoration works to the listed building.

1.2.4. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees whose removal could result in a significant adverse impact on the character or appearance of the local area (Section 3). It then details and assesses the impacts of the proposed development on individual trees, including those to be pruned (Section 4), those that might sustain harm to their roots (Section 5), and those that might become under pressure for removal after occupation because of shading (Section 6). A summary and conclusions, with regard to local planning policy, are presented in Section 7.

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Edward Janes of SJAtrees, on Tuesday the 7th November 2023. Weather conditions at the time were clear, dry and bright. Deciduous trees were in partial leaf.

1.4. Site description

1.4.1. The property is located adjacent to the south-east corner of Richmond Green, as shown at ***Figure 1*** below. The north-west and south-east boundaries adjoin residential properties on The Green. The south-west boundary adjoins the rear gardens of terrace houses on Old Palace Terrace and the north- east boundary fronts Richmond Green.

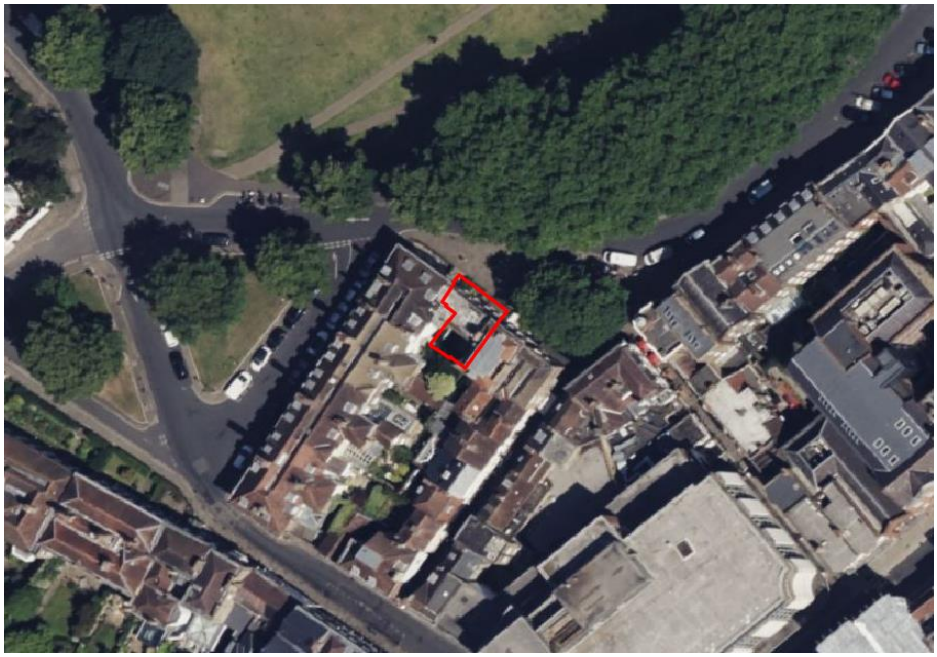


Figure 1: Site location shown on satellite aerial image

1.4.2. The site is on relatively level ground, and currently comprises a three-storey office building with associated front hard standing and rear courtyard.

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the property overlies superficial deposits of sand and gravel above a bedrock of London clay and silt.

1.5.2. The class of soil in this area is recorded on the Department for Environment, Food & Rural Affairs ('Defra') Magic website as a freely draining slightly acid loamy soil.

1.5.3. We are not aware of a site investigation or soil analysis having been undertaken; but the class of soil and the indications of the British Geological Survey map suggest that the soil is unlikely to be particularly susceptible to compaction.

1.6. Statutory controls

1.6.1. At the time of writing none of these trees are covered by a tree preservation order (TPO).

1.6.2. The property is within the boundaries of the CA17 Central Richmond Conservation Area. The Character Appraisal for this area does not mention trees specifically.

1.7. Non-statutory designations

1.7.1. There are no woodlands within or abutting the property that are classified as ‘Ancient’. Ancient woodland is defined as “any area that’s been wooded continuously since at least 1600 AD” and is considered an important and irreplaceable habitat.

1.7.2. There are no trees within or abutting the property that can be classified as ‘Ancient’ or ‘Veteran’. Ancient and veteran trees are also considered to be irreplaceable habitats, and contribute to a site’s biodiversity, cultural and heritage value, and the National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient or veteran trees should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

2. METHODOLOGY

2.1. National policy context

2.1.1. Under Section 197 of the Town and Country Planning Act 1990, local authorities have a statutory duty to consider the protection and planting of trees when considering planning applications. The effects of proposed development on trees are therefore a material consideration, and this is normally reflected in local planning policies.

2.1.2. The National Planning Policy Framework ('NPPF')[3] sets out the Government's planning policies for England and how these should be applied in both plan and decision-making. Paragraph 2 makes it clear that the NPPF is itself a material consideration in the determination of planning application. Paragraph 11 states that "**Plans and decisions should apply a presumption in favour of sustainable development.**"

2.1.3. In paragraph 130, within Section 12 "Achieving well-designed places" the NPPF states: "**Planning policies and decisions should ensure that developments:**

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

3 The National Planning Policy Framework (NPPF) (July 2021) Ministry of Housing, Communities & Local Government

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

2.1.4. Paragraph 131 in this section states: "**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.**"

2.1.5. The section titled Planning for climate change states at paragraph 153: "**Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure."**

2.1.6. In paragraph 174, within Section 15 "Conserving and enhancing the natural environment" the NPPF states: "**Planning policies and decisions should contribute to and enhance the natural and local environment by:**

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and

other benefits of the best and most versatile agricultural land, and of trees and woodland;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;

2.1.7. In paragraph 180, under the 'Habitats and biodiversity' section, the NPPF states: "**When determining planning applications, local planning authorities should apply the following principles:**

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists…."

2.2. Regional policy context

2.2.1. Policy G1 'Green infrastructure' of the London Plan[4] states:

"A London's network of green and open spaces, and green features in the built environment, should be protected and enhanced. Green infrastructure should be planned, designed and managed in an integrated way to achieve multiple benefits.

B Boroughs should prepare green infrastructure strategies that identify opportunities for cross-borough collaboration, ensure green infrastructure is optimised and consider green infrastructure in an integrated way as part of a network consistent with Part A.

C Development Plans and area-based strategies should use evidence, including green infrastructure strategies, to:

1) identify key green infrastructure assets, their function and their potential function

4 The London Plan (March 2021); Greater London Authority

2) identify opportunities for addressing environmental and social challenges through strategic green infrastructure interventions.

D Development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network."

2.2.2. Policy G7 'Trees and woodlands' of the London Plan states:

"A 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.

B In their Development Plans, boroughs should:

1) protect 'veteran' trees and ancient woodland where these are not already part of a protected site[139]

2) identify opportunities for tree planting in strategic locations.

C Development proposals should ensure that, wherever possible, existing trees of value are retained.[140] 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.

[140] Category A, B and lesser category trees where these are considered by the local planning authority to be of importance to amenity and biodiversity, as defined by BS 5837:2012".

2.3. Local policy context

2.3.1. Local planning policies are contained in the London Borough of Richmond Upon Thames Council Core Strategy / Local Development Framework / London Borough of Richmond Upon Thames Local Plan 2018.

2.3.2. Policy LP 16 of the core strategy 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.

Landscape 1. require the retention of important existing landscape features where practicable;

2. require landscape design and materials to be of high quality and compatible with the surrounding landscape and character; and

3. encourage planting, including new trees, shrubs and other significant vegetation where appropriate.

2.4. Neighbourhood policy context

2.4.1. At the time of writing there is no Neighbourhood Plan covering the area within which the property is found.

2.5. Survey information

2.5.1. The baseline information collected during the site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 2**.

2.5.2. We inspected the trees from the ground only, aided by binoculars as appropriate, but did not climb them. We took no samples of wood, roots or fungi. We did not undertake a full hazard or risk assessment of the trees, and therefore can give no guarantee, either expressed or implied, of their safety or stability.

2.5.3. We have categorised the trees in accordance with BS 5837, and details of the criteria used for this process can be found in the notes that accompany the tree survey schedule. We applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

2.6. Tree constraints

2.6.1. In line with the NPPF's presumption in favour of sustainable development, we assessed whether any trees should be retained in the context of the proposed re-development. Our assessment of which trees might have to be retained, and which can be removed, is based on:

- whether any trees are classed as ‘ancient’ or ‘veteran’, and thereby are designated as ‘irreplaceable habitats’;[5]

- which trees contribute to local character and history, including to the surrounding landscape setting; which trees contribute to biodiversity; and which trees help mitigate and adapt to climate change; and whose removal would thereby be unlikely to comply with national planning policy guidance;

- which trees are important to / significant features of the local landscape, such that their removal would be contrary to local planning policies: specifically, Policy LP 16 of the London Borough of Richmond Upon Thames Council Local Plan, as set out above;

- our assessment of the tree’s’ quality, value and remaining life expectancy, in accordance with BS5837:2012, as summarised in the notes that accompany the tree survey schedule;

2.6.2. As trees growing outside the boundaries of the site are in the control of others, we have assumed they will be retained, irrespective of their size, age or condition.

2.6.3. Whilst we have categorised trees in accordance with BS 5837, we have not used these categorisations as the main criterion of whether specimens might be removed or should be retained. Trees in categories ‘A’, ‘B’ and ‘C’ are all a material consideration in the development process; but the retention of category ‘C’ trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary should they impose a significant constraint on development.

2.6.4. Furthermore, BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature “**need not necessarily be a significant constraint on the site’s potential**”[6].

2.6.5. Moreover, BS 5837 states that “**.... care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in**

5 The National Planning Policy Framework (NPPF) (July 2021). Paragraph 180 (c).

6 BS 5837, 4.5.10.

excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal"[7].

2.6.6. The 'Root Protection Areas' (RPAs)[8] of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage. Where considered appropriate, the shapes of the RPAs (although not their areas) were modified based on these considerations, so that they reflect more accurately the likely root distribution of the relevant trees.

2.7. Arboricultural impact assessment and tree protection plan

2.7.1. Once finalised, we assessed the arboricultural impacts of the proposed layout, and produced the tree protection plan (TPP) presented at **Appendix 3.** This is based on the proposed site layout by Michael Jones Architects, drawing no. P23050_FMS___200623.

2.7.2. The TPP identifies the trees to be removed to accommodate the proposed development, either because they are situated within the footprints of proposed structures or surfaces, or because in our judgment they are too close to these structures or surfaces to enable them to be retained. These are shown by means of **red crosses** on the TPP. However, in this case no trees are to be removed.

2.7.3. The TPP also shows how trees to be retained will be protected from damage during construction, and the measures identified are set out and described at **Appendix 1** to this report. The implementation of, and adherence to, these measures can readily be secured by the imposition of appropriate planning conditions.

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7 Ibid., 5.1.1.

8 Ibid., paragraph 3.7. "The minimum area around a retained tree "deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority."

2.7.4. For the trees shown to be retained, all measurements for pruning specifications, percentage estimates of RPA incursions and shading issues have been calculated using AutoCAD software.

2.7.5. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 5 below.

2.7.6. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in Table ***1*** below.

Impact	Description
High	Total loss of or major alteration to main elements/ features/ characteristics of the baseline, post-development situation fundamentally different
Medium	Partial loss of or alteration to main elements/ features/ characteristics of the baseline, post-development situation will be partially changed
Low	Minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be discernible but the underlying situation will remain similar to the baseline
Negligible	Very minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be barely discernible, approximating to the 'no change' situation

Table 1: Magnitude of impacts[9]

9 Determination of magnitude based on DETR (2000) Guidance on the Methodology for Multi-Modal Studies, as modified and extended.

3. THE TREES

3.1. Survey findings

3.1.1. The arboricultural character of the property is defined by semi-mature Norway maples which have been planted as street-amenity trees adjacent to the green space that is Richmond green. The presence of trees is in character with the area and provides shade to the civic amenity space during the summer months and colour to the area through the autumn. This location also appears to be particularly popular with tourists and the character that these trees provide have significant influence over that popularity. However the only tree that has the potential to have a direct impact on the proposals is a mature bay situated to the rear of the property but is hidden from public view.

3.2. Assessment of suitability for retention

3.2.1. As noted above in Section 2.3, local planning policies require the retention of trees that are **"important existing landscape features."** We consider the three Norway maple trees (nos. 2-4) growing to the north of the property as being collectively of sufficient arboricultural quality and landscape merit as to meet this criterion.

3.2.2. No individual trees or groups of trees have been assessed as category 'U'.

3.2.3. There are no category 'A' trees and 3 category 'B' specimens (nos. 2, 3 and 4). The remaining tree is assessed as a category 'C' tree, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or a combination of these.

4. TREES TO BE PRUNED

4.1. Details

4.1.1. One tree to be retained is to be pruned to facilitate implementation of the proposals. These are shown at ***Table 2*** below.

Tree no.	Species	Proposed works
1	Bay	Cut back NW canopy extent to boundary line to allow space for landscaping works in courtyard

Table 2: Trees to be pruned to facilitate development

4.2. Assessment

4.2.1. The extent of pruning proposed to the trees listed in the TPP is minor. Branches to be removed are small in size and will result in a maximum wound size no greater than 100mm in diameter; this will have an insignificant effect on the health and physiological condition of these trees and complies with the recommendations of British Standard BS 3998:2010, *Tree work – Recommendations*.

4.2.2. The pruning back to the boundary of tree no. 1 is consistent with the common law legal right to cut un-protected off-site trees back to one's boundary. Consequently, these works are not required just because of the proposed development: subject to LPA consent they could legally be undertaken irrespective of this scheme and could be repeated whatever the future use of the site. Indeed, there is clear evidence that some of these trees have / this tree has already been cut back in the past.

4.2.3. In terms of impact upon the landscape, the proposed pruning is minor in extent, and will be largely screened in views by adjacent properties. It will have a negligible effect on the appearance of the trees when viewed from outside the property itself, and accordingly will not detract from the character or appearance of the conservation area.

4.2.4. Following the pruning specified, none of the proposed dwellings will lie within 2m of the extents of the canopies of trees to be retained, thereby providing adequate working space for construction, and a reasonable margin of clearance for future growth**.**

5. ROOT PROTECTION AREA INCURSIONS

5.1. Details

5.1.1. No parts of the proposed re-development will be within the RPAs of any of the trees to be retained.

5.2. Assessment

5.2.1. It is our assessment, based on experience with trees growing in similar urban environments in gardens bounded by walls, that the roots of the bay tree are highly unlikely to be extending beneath the wall and into the Applicant's small private amenity space. Therefore, the proposals will not impact upon the tree.

5.2.2. Should it transpire that this assessment is incorrect the tree is unlikely to sustain signficiant or lasting harm because it is such a vigorous species that it will tolerate any such works in any event.

6. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

6.1. Details

6.1.1. The new dwelling will not be shaded by existing trees.

6.2. Assessment

6.2.1. Converting this property to a dwelling rather than its current function as a bank bring the consideration of whether or not the new residents will be impacted by shade cast by the bay tree in the neighbouring garden to the south. However, whilst the bay tree is 12m tall and has a dense canopy, in our assessment the dwelling will not be unduly shaded and will receive reasonable sunlight and daylight. Its use is thus unlikely to lead to demands for felling or severe pruning of trees that the LPA would find difficult to resist.

6.2.2. The private amenity space to the rear of the dwelling will be shaded to some degree by the bay tree but this is unlikely to get any worse than the existing situation. The bay has been topped in the past and grows very rapidly and hence is likely to be reduced again and managed in a reduced form. It is not a large growing species in any event.

6.2.3. For these reasons, despite the presence of the bay tree the proposed dwelling is not likely to be shaded to the extent that this will interfere with incoming occupiers' reasonable use or enjoyment whish might otherwise lead to pressure to permit felling or severe pruning.

7. CONCLUSIONS

7.1. Summary

7.1.1. Our assessment of the impacts of the proposals on the existing trees concludes that no trees are to be removed. The main arboricultural feature of the site will not be impacted by these works. Therefore, the proposals will not have an adverse impact on the arboricultural character and appearance of the local landscape or the conservation area.

7.1.2. The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards.

7.1.3. There will be no incursions into the Root Protection Areas (RPAs) of any of the trees to be retained.

7.1.4. The proposed dwelling and private garden are not likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

7.2. Compliance with national planning policy

7.2.1. As the proposals will retain all the main arboricultural features of the property, its arboricultural attractiveness, history and landscape character and setting will be maintained, thereby complying with Paragraph 130 of the National Planning Policy Framework.

7.2.2. The proposals do not necessitate the removal of any mature trees of large ultimate size, which make the greatest contribution to carbon sequestration and storage, surface water run-off, biodiversity and landscape and air temperature and cleanliness; for all of which, appropriate space for their retention is provided. Accordingly, insofar as this relates to existing trees, the scheme can be seen to have taken a proactive approach to mitigating climate change and thereby complies with Paragraph 153 of the National Planning Policy Framework.

7.2.3. As the proposals will not result in the loss or deterioration of any ancient woodland or any ancient or veteran trees, they comply with paragraph 180 (c) of the NPPF.

7.3. Compliance with regional planning policy

7.3.1. As all the existing trees assessed as being features in the existing built environment will be retained, in arboricultural terms the proposed development complies with Policy G1 ‘Green infrastructure’ of the London Plan.

7.3.2. As all trees of significant value and importance to amenity will be retained. Whilst there is no space for any new trees within the proposed development will protect, maintain and enhance the main arboricultural features of the property. As such, it complies with Policy G7 ‘Trees and woodlands’ of the London Plan.

7.4. Compliance with local planning policy

7.4.1. As the proposed development will not result in the removal of trees which are important existing landscape features, it complies with Policy LP 16 of the London Borough of Richmond Upon Thames Council Local Plan**.**

7.5. Conclusion

7.5.1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in ***Table 1*** of this report.

APPENDIX 1

Outline Arboricultural Method Statement

Outline arboricultural method statement

A1.1. Tree Protection Plan

A1.1.1. The TPP at **Appendix 3** shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in proximity to, retained trees, as described in the relevant panels on the drawing.

A1.2. Pre-start meeting

A1.2.1. Prior to the commencement of any construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree felling/surgery contractor should also attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

A1.3. Ground preparation

A1.3.1. No ground preparation or excavation of any kind, including topsoil stripping or ground levelling, shall be undertaken until after the pre-start meeting.

A1.4. Tree protection fencing

A1.4.1. The existing boundary walls obviate the need for tree protective fencing at this site.

APPENDIX 2

Tree Survey Schedule

SJA trees
ARBORICULTURAL PLANNING CONSULTANTS

THE OLD POST OFFICE
DORKING ROAD
TADWORTH
SURREY KT20 5SA

Tel: (01737) 813058
E-mail: sja@sjatrees.co.uk

Directors: Simon R. M. Jones Dip. Arb. (RFS), FArborA., RCArborA. (Managing)
Frank P. S. Spooner BSc (Hons), MArborA, TechCert (ArborA) (Operations)

Preliminary Tree Survey Schedule

31 The Green, Richmond

SJA tss 23541-01

November 2023

Tree Survey Schedule: Explanatory Notes

31 The Green, Richmond

This schedule is based on a tree inspection undertaken by Edward Janes of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Tuesday the 7th November 2023. Weather conditions at the time were clear, dry and bright. Deciduous trees were in partial leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.
Given in sequential order, commencing at "1".

2. Species.
'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

3. Height.
Estimated with the aid of a hypsometer, given in metres.

4. Trunk diameter.
Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

5. Radial crown spread.
The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

6. Crown break.
Height above ground and direction of growth of first significant live branch.

7. Crown clearance.
Distance from adjacent ground level to lowest part of lowest branch, in metres.

8. Age class.
Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.
Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.
Mature: Apical dominance lost, tree close to ultimate height.
Over-mature: Mature, but in decline, no crown retrenchment
Veteran: Mature, with a large trunk diameter for species; but showing signs of veteranisation, irrespective of actual age, with decay or hollowing, a crown showing retrenchment and a structure characteristic of the latter stages of life.
Ancient: Beyond typical age range and with a very large trunk diameter for species; with extensive decay or hollowing, a crown that has undergone retrenchment and a structure characteristic of the latter stages of life.

9. Physiology.
Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

10. Structure.
Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.
Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.
Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.
Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.
Poor: Significant and irremediable morphological or pathological defects, such that there may be a risk of failure or collapse.
Hazardous: Significant and irremediable morphological or pathological defects, with a risk of imminent collapse.

11. Comments.
Where appropriate comments have been made relating to:
-Health and condition
-Safety, particularly close to areas of public access
-Structure and form
-Estimated life expectancy or potential
-Visibility and impact in the local landscape

12. Category.
Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012; adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to arboricultural biodiversity.

Category U: Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
(1) Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category 'U' trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).
(2) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
(3) Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.
(1) Trees that are particularly good examples of their species, especially if rare or unusual.
(2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
(3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
(1) Trees that might be included in category 'A', but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category 'A' designation.
(2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.
(3) Trees with material conservation or other cultural value.

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.
(1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.
(2) Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary landscape benefits.
(3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE
31 The Green, Richmond

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Categ ory
1	Bay	12m	325mm est.	N 4.5m E 2m S 4m W 4.7m	2m	3.5m	Mature	Average	Indifferent	Off-site tree; base obscured from view; historically topped leading to squat domed form; crossing and rubbing branches throughout structure; obscured from public view; tensile unions throughout crown, where visible.	C (1)
2	Norway maple	16.9m	400mm	N 6.8m NE 7.2m E 3.3m S 6.6m W 4.7m	3.5m	3.5m	Semi-mature	Below average	Moderate	Prominent buttress roots; slight lean to SE; bifurcation with tensile union at 3M; above average deadwood; tensile unions; part of aerodynamic group with meshing crowns providing companion shelter; essential component of group in which it stands; readily visible to public at busy pedestrian junction; appears to be popular photo location for tourists.	B (2)
3	Norway maple	16.9m	350mm	N 4.8m E 2.5m S 6.1m W 4.2m	4m	4m	Semi-mature	Average	Moderate	Girdling roots with mechanical damage at base; wound on NE side of trunk 50mm off ground 150mm in diaeter; minor deadwood in crown; single trunk; tensile union at 14m; essential component of the group in which it stands; part of aerodynamic group with meshing crowns providing companion shelter; readily visible to public at busy pedestrian junction; appears to be popular photo location for tourists.	B (2)
4	Norway maple	16.9m	510mm	N 5.9m E 7.3m S 7m W 3.4m	4m	4m	Semi-mature	Average	Indifferent	Girdling roots at base; mechanical wounding on N side of trunk at ground level 450mm in width and 350mm in height; 2 cavities averaging at 75mm on trunk with decay; differences in tone noted when sounded with acoustic hammer; trifurcates at 3m; tensile unions throughout crown; minor deadwood throughout crown, consistent with age and species; pruning wound on NE limb with bark death; essential component of group in which it stands; part of aerodynamic group with meshing crowns providing companion shelter; readily visible to public at busy pedestrian junction; appears to be popular photo location for tourists.	B (12)

Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

Tree No.	***Species***	***RPA***	***RPA Radius***
1	Bay	47.8m²	3.9m
2	Norway maple	72.4m²	4.8m
3	Norway maple	55.4m²	4.2m
4	Norway maple	117.7m²	6.1m

APPENDIX 3

Tree Protection Plan

Arboricultural Impacts: Summary

Impact	No. of Trees
Trees to be removed	0
TPO trees to be removed	0
Trees to be pruned	0
Trees where manual excavation needed within RPAs	0
Trees where above soil surfacing needed within RPAs	0
Trees with proposed underground services within RPAs	0

Trees to be pruned

No.	Species	Works (Outline only)
1	Bay	Cut back NW corner to boundary to allow space for landscaping works.

Pruning is to be undertaken in accordance with the British Standard Recommendations for Tree work, BS3998: 2010.
Climbing irons or spikes are not to be used whilst pruning trees.

N

SJA trees Off-site trees

SJA trees Root Protection Area

SJA trees Site boundary

SJA trees Existing boundary wall obviates need for tree protective fencing at this location

SJA trees Edge of canopy following pruning

SJA trees Shape of Root Protection Area modified to reflect restriction to root growth

2
Norway maple

4
Norway maple

3
Norway maple

1
Bay

0 2m 4m 6m 8m 10m
METRES

1 : 200 @A3

SJA trees ARBORICULTURAL PLANNING CONSULTANTS

Project:	31 The Green, Richmond
Client:	Michael Jones Architects
Drawing:	TREE PROTECTION PLAN
Drawing no:	SJA TPP 23541-041
Based on:	P23050_FMS___200623

Drawn by: ETJ		Date of Issue: Nov 2023		Scale: 1:200 @ A3	
Checked by: FPS		Tel:(01737) 813058		sja@sjatrees.co.uk	
Tree nos.:	● 1	Canopies of trees to be retained:		Indicative pruning line:	
Category 'B' RPA:		Category 'C' RPA:			

For further information refer to the SJAtrees Tree Survey Schedule

Do not scale from this drawing: please check all dimensions on site, and notify us of any discrepancies. SJAtrees (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based.

This drawing is based on the proposed layout plan shown and referred to above. SJAtrees authorises its reproduction, without amendment, by the Local Planning Authority (LPA), and to its posting on the LPA website, to assist in consideration of this application only.

This drawing is designed to reflect only the principles of layout and /or design insofar as these relate to the protection of trees to be retained, and should NOT be read as a definitive engineering or construction method statement. Reference should be made to the architect or structural engineer, as appropriate, over any matters of construction detail or specification, or any engineering standards or regulatory requirements relating to proposed structures, hard surfaces or underground services.