

John Cromar's Arboricultural Company Limited

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S1515-J1-R1

REPORT

regarding discharge of condition in relation to trees and development at

28 Cambridge Road, Teddington, TW11 8D



John Cromar, Dip. Arb. (RFS), F. Arbor A.



Company Registration No. 5195523. Registered in England and Wales. Registered Office: The Old School, Titley, HR5 3RN

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1 Instructions

1.1

I am instructed by Kate Delahunty, the owner, to provide a report inviting discharge of planning condition.

1.2

I note consent ref applies to this site : DC/JSI/19/3212/HOT/HOT

1.3 Condition

I note the following Condition has been applied :

LT06 Tree Planting Scheme

(A) No development shall take place until a specification of all proposed tree planting has been submitted to and approved in writing by the local planning authority such specification to include details of the quantity, size, species, position and the proposed time of planting of all trees to be planted, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree planting included within the approved specification shall be carried out in accordance with that specification and in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

(B) If within a period of 5 years from the date of planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted, destroyed or dies, (or

becomes in the opinion of the local planning authority seriously damaged or defective), another tree of the same species and size originally planted shall be planted at the same place in the next planting season/within one year of the original tree's demise unless the local planning authority gives its written consent to any variations.

(C) All tree planting shall be carried out in accordance with the details so approved and in any event prior to occupation of any part of the development

REASON: To safeguard the appearance of the locality

1.4

Please read in conjunction with attached plan.

2 Executive summary

Tree planting (proposed indicatively) will mitigate the loss of the tree noted as removed during the build-out of the development. The LPA is requested to discharge the above condition.

3 Introduction

3.1 The environmental role of Local Planning Authorities

LPAs play an important part in the almost continual balancing act that is part and parcel of contemporary local government. They regulate development in the interests of the community. Increasingly, the environment plays a role in our lives, and strongly affects our health, both mental and physical. This is typically recognised in planning policy determined by LPAs, and the formal planning guidance published by them. LPAs process planning applications in line with this policy and guidance, and typically apply appropriate conditions to grants of consent.

3.2 Use of appended plan

Plan reference no. S1515-J1-P1, shows the proposed planting location.

4 Observations

4.1 Soil assessment

The British Geological Survey (BGS) information for the area indicates that the underlying sub-soil is the Kempton Park gravel member - sand and gravel

Topsoil within the site appears to derive from the underlying subsoil. I saw no evidence of soil-stripping, trenching, or level-alteration in the recent past, nor did I observe any apparent compaction or drainage problems.

4.2 The site

The rear garden is laid out conventionally with a central lawn and side shrub beds. There are no significant overlooking matters to address.

4.3 Tree data table

Some tree data is provided in the ArbTech report supplied. It indicates that the tree removed was a small Highclere holly (*Ilex altaclarensis*).

4.4 Photo
(Supplied by owner)



View of rear garden from the rear patio; from the south-west

5 Management of the impact

5.1 Replacement planting – mitigation for proposed tree loss

A replacement tree as outlined below shall be planted in the period of the months of December 2024 to March 2025. Please see plan S1515-J1-P1 for the location of proposed planting:

A= holly (*Ilex aquifolium* 'Handsworth New Silver') 0.75m-1m - 85L pot

The soil type indicated by BGS data and soil condition as appraised is suitable for the species selected.

6 Conclusion

6.1 Summary

I conclude that the impact of the removal of the tree in question on the character of the Conservation Area can be satisfactorily addressed by the planting outlined.

7 Sources and relevant documents used

- Client-supplied photos
- Arbtech report dated 15 January 2020

8 Copyright

Copyright of the report above is retained by the writer. It is a report for the sole use of the client(s) named above. It and associated plans may be copied and used by the client and the LPA in connection with the above instruction only. Its reproduction or use in whole or in part by anyone else without the written consent of the writer is expressly forbidden.

9 Arboricultural method statement (AMS)

Method 1: TREE PLANTING AREA (Aim of method: to ensure thrift of new planting)

This method shall apply after completion of main build only. Ground preparation for tree planting areas shall entail removal of any residual hard surfacing using hand tools or hand-held power tools only, the removal of degraded or compacted or contaminated soil to a depth of at least 0.45m below finished surrounding ground level. The base and sides of the pit shall be forked over to at least one hand fork's spit in depth. Screened topsoil (to BS3882: 2015 topsoil) with biochar (such as <https://www.soilfixer.co.uk/biochar-article>) - 5% of the topsoil volume shall be used as planting medium. This equates to about 20 kgs of product per cubic metre of topsoil (to BS3882: 2015 topsoil) to a maximum depth of 0.45m within 1.3m of the trunk location of each tree to be planted. Soil handling of any kind shall take place only after a minimum of 3 days after heavy rain, and shall where possible be carried out 7 days or more after such rainfall. Tree planting shall be in accordance with British Standard 8545:2014 'Trees: from nursery to independence in the landscape - Recommendations'. - Recommendations' ('the Standard' below). This enshrines good arboricultural practice: the tree shall be planted so that the root collar lies at finished ground level, shall be short-staked and tied with proprietary tree tie or otherwise stabilised in accordance with the Standard, section 10.5. The ground surface shall be mulched within 0.75m of the trunk location in accordance with the Standard, section 11.5.7, with composted organic material.

Method 2: MAINTENANCE (Aim of method: to prevent expensive losses soon after planting)

Maintenance shall consist of the regular moderate watering of any plant the subject of the planting proposal during the first season (April 15 to October 15) after planting and thereafter in the following four years if drought conditions occur. Mulch shall be kept topped up to a maximum depth of 100mm.

Method 3: REPLACEMENT (Aim of method: to maintain treescape as planned and consented)

If within five years of issue of certificate of completion any plant the subject of the planting proposal dies or in the opinion of the LPA becomes seriously damaged or diseased, the same shall be replaced according to the above methods.

End of main body of report – plan appended.

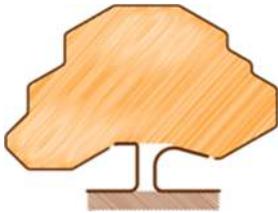
Dated: 16th December 2024

Signature (for John Cromar's Arboricultural Co. Ltd.)

A handwritten signature in black ink that reads "John Cromar". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

John Cromar

Dip. Arb. (RFS), FArborA



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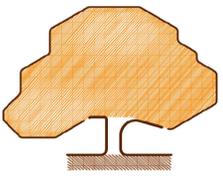
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10 Plan

N.b. The scale of the plan is dependent on the paper size on which any hard copy is produced.

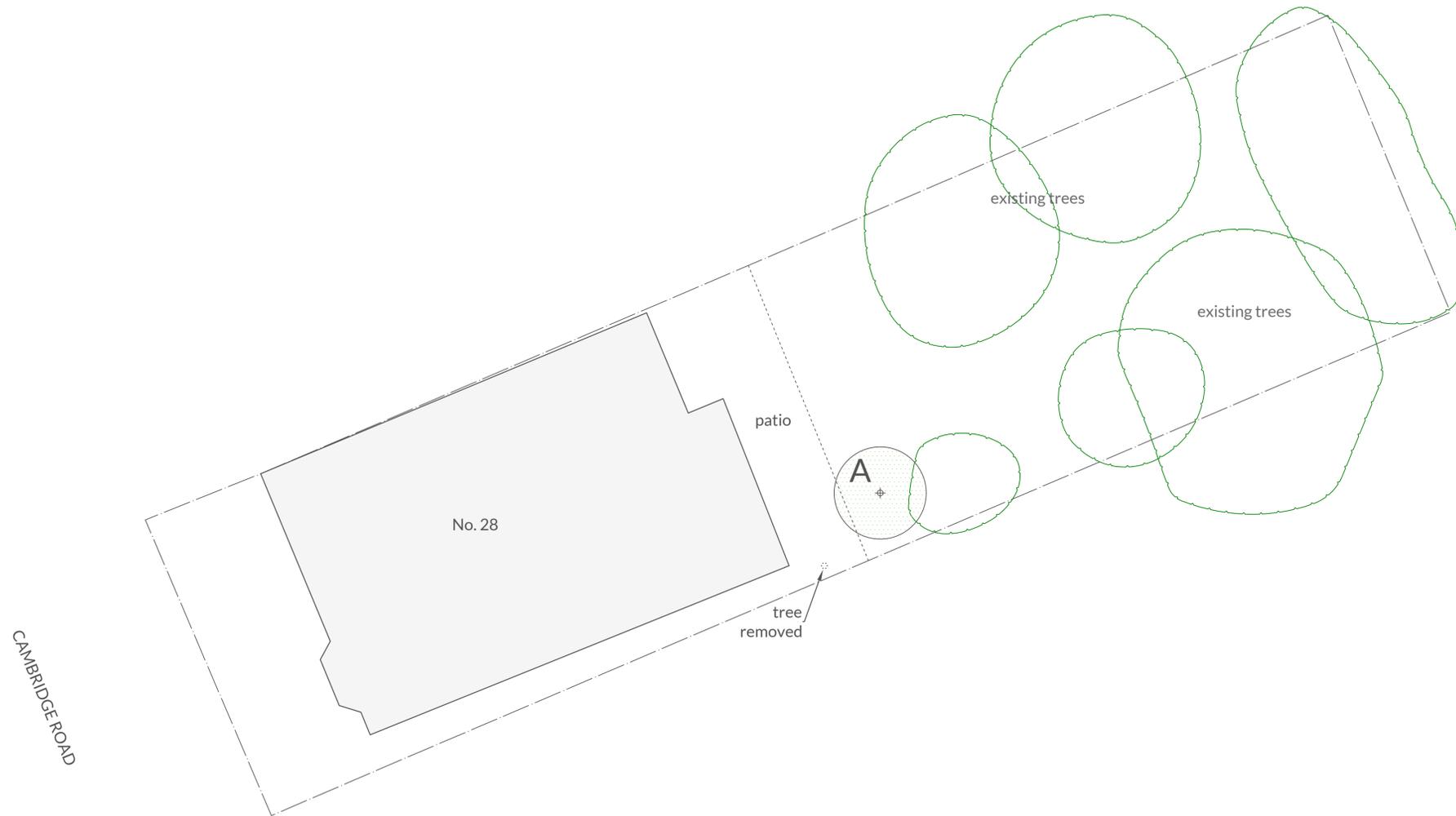
S1515-J1-P1 v1



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 TOOTHED LINE: Tree spread line
(indicative only)

DRG. NAME
**PLANTING
LOCATION PLAN**

NOTES

Do not use for setting out purposes.
All dimensions to be checked on site.

Any scale referenced below applies ONLY when plan
printed at ISO A1 size.

The original of this drawing was produced in colour - a
monochrome copy should not be relied upon.

TEXT
FOR FULL DETAILS PLEASE SEE
REPORT

BASED ON
DRG. SUPPLIED

SITE ADDRESS
28 Cambridge Road, London,
TW11 8DR

DRG. REF.	REV. NO.
S1515-J1-P1	v1
SCALE & SIZE	DATE
1:100 @ A1	16-Dec-24
0	5