

Arboricultural Report

Re Ltd

by Jonathan Mills

Arboricultural Assessment

Desktop study/Site visit (2017)

Ref: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane

Date: 10/10/2020

Case officer: Carl Griffiths

1.0 Related policies:

British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations clearly sets out the requirements for tree retention in proximity to development and will be used as the benchmark for considering development proposals.

Policy DM01 of the Adopted Barnet Development Management Policies advises that trees should be safeguarded. When protected trees are to be felled the council will require replanting with suitable size and species of tree where appropriate. High quality landscape design can help to create spaces that provide attractive settings for both new and existing buildings, contributing to the integration of a development into the established character of an area. The council will seek to retain existing wildlife habitats such as trees, shrubs, ponds and hedges wherever possible. Where trees are located on or adjacent to a site the council will require the submission of a tree survey with planning applications indicating the location, species, size and condition of trees. Trees should be retained wherever possible and any removal will need to be justified in the survey. Where removal of trees and other habitat can be justified appropriate replacement should consider both habitat creation and amenity value.

Trees make an important contribution to the character and appearance of the borough. Trees which are healthy and are of high amenity value can be protected by the making of a Tree Preservation Order (TPO) under the Town and Country Planning Act 1990. Tree Preservation Orders can help to protect trees from inappropriate treatment and prevent their removal, as permission must first be sought from the council to carry out most types of tree surgery.

Appropriate protection of TPO trees and those identified for retention will be expected in line with good practice during construction of a development.

2.0 Designations

No designations

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3.0 Description of proposal

Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

4.0 Documents reviewed

B&Q Cricklewood Arboricultural Impact Assessment Montreaux Cricklewood Developments Ltd July 2020.

Illustrative master plan dwg no EPR-xx-GF-DR-A-TP-0200

GENERAL ARRANGEMENT PLAN ROOF LEVEL ExA_1939_102

GENERAL ARRANGEMENT PLAN PODIUM LEVEL ExA_1939_101 C

5.0 History

The B & Q site appears to be a development that occurred in around 1980 and comprises of a large warehouse style shopping place with extensive car park and few trees.

6.0 Discussion

The quality of the site is very low in terms of tree cover and bio-diversity as the vast majority of the land is hard surfacing or buildings.

There are trees on the site that merit retention G9, G10, T19 & T21 on the tree plan which is a row of London Plane trees along site the railway line. They provide vital screening to the railway lines. The trees will also provide screening from Cricklewood Station towards any development on the site. The proposal retains these trees.

Similarly, the mixed group of trees at the Cricklewood Lane entrance provide significant tree amenity (T48 to T74). Only 7 trees of this group will be retained in the outline proposal, the extent of tree loss is unacceptable. The extent of building A must be re-adjusted to ensure all the established trees are retained.

The remaining trees on the site are of little merit and new landscape will provide an acceptable level of replacement planting.

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7.0 Landscaping Urban Greening Factor

No detailed landscaping plans have been submitted. However, the indicative landscape plans for the ground floor, podium and roof areas appear to be providing a reasonable level of green infrastructure for the development. The development must meet the Urban Greening factor target of 0.4 as required in the forthcoming London Plan.

With buildings up to 25 stories the visual impact of the proposal on the street scene will be considerable. The proposed new.

The applicants must look to Trees and Design Action Group's publication Trees in the Hardscape (www.tdag.org.uk) for suitable systems to establish of trees within the scheme.

8.0 Cricklewood Green

This is the only public open space in the vicinity of the development with Gladstone Park and Clairmont Parks some distance away. Due to the slope and the design, currently it appears to be under used by local residents.

There must be considerable enhancement to this space to create a pocket park that will service the residents and visitors to Cricklewood.

The retention of the mature trees in this space is essential.

9.0 Ecology

The Welsh Harp SSSI is located 2.5km to the north west of the site and Hampstead Heath SINC is 2km to the north east.

The site has little ecological habitat to support bio-diversity. Buildings must be checked for roosting bats and nesting birds.

The ecologist must review any proposed bio-diversity improvement plans which should include habitat creation to support a rich and diverse range of plants and animals within the development.

10.0 Recommendations

No objection, subject to the alteration of block A to include all the established trees at the main entrance to the development.

Reason: To protect important landscape features accordance with planning policy DM01, DM16 and the National Planning Policy Framework clauses 170 & 175.

11.0 Conditions

If it is likely to be recommend for approval, or in the event of an appeal, the following conditions are suggested to obtain a more suitable development:

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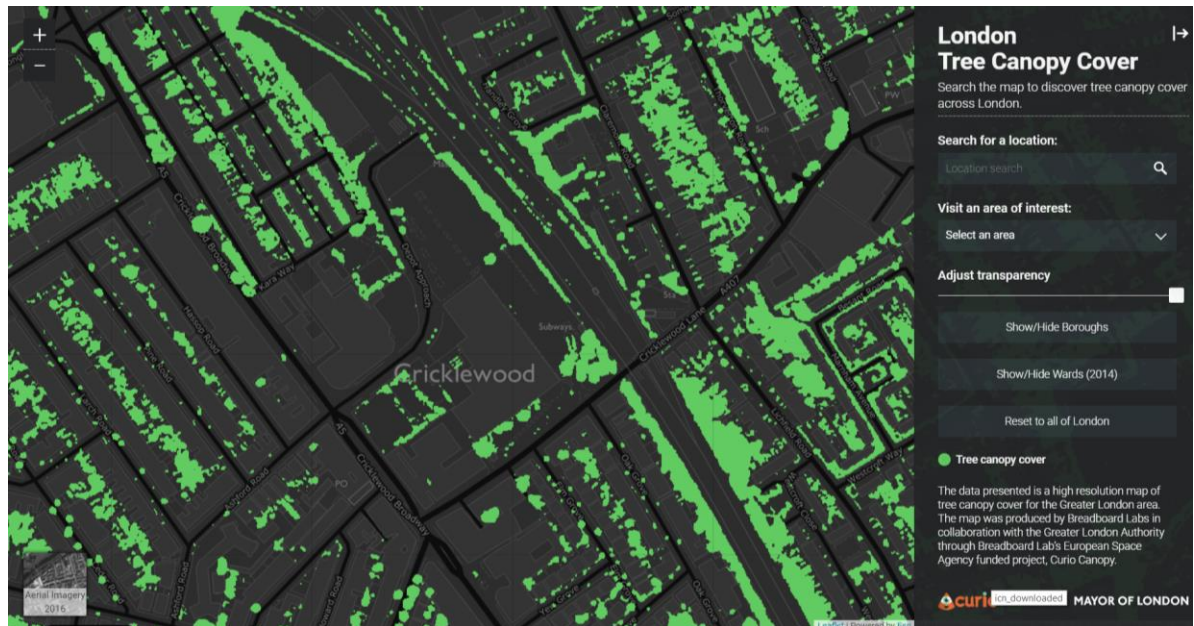
Condition ref	Description	Pre-commencement	Required
C201	Levels		yes
C206	Ecological survey		No
C207	Protection of protected Species		No
C260	Hard & Soft landscaping		Yes- A detailed scheme of landscaping is needed to provide mitigation planting for trees removed and enhancement planting to soften the development into the local landscape.
C261	Excavation for services		No
C262	Tree protection		No
C263	Tree protection and method statement	yes	Yes-
C264	Tree felling and pruning specification		No
C265	No dig		No
C266	Green roof		yes
C267	Landscaping to frontage		No
C268	Landscape management		Yes
<p>The above conditions would be required, pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with local planning policy DM01. Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy 7.21 of the London Plan 2015.</p>			

12.0 Section 106

Vital improvements to Cricklewood Green open space, Green Spaces to comment.

Additional tree planting on the streets to mitigate the extra traffic pollution, assist in reducing the urban heat island and increasing canopy cover. An additional 100 trees planted in the local streets and parks will provide a significant contribution to offsetting the environmental impact of this proposal. 100 trees £650.00/tree total £65,000.

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13.0 Informative

Tree and shrub species selected for landscaping/replacement planting provide long term resilience to pest, diseases and climate change. The diverse range of species and variety will help prevent rapid spread of any disease. In addition to this, all trees, shrubs and herbaceous plants must adhere to basic bio-security measures to prevent accidental release of pest and diseases and must follow the guidelines below.

“An overarching recommendation is to follow *BS 8545: Trees: From Nursery to independence in the Landscape. Recommendations* and that in the interest of Bio-security, trees should not be imported directly from European suppliers and planted straight into the field, but spend a full growing season in a British nursery to ensure plant health and non-infection by foreign pests or disease. This is the appropriate measure to address the introduction of diseases such as Oak Processionary Moth and Chalara of Ash. All trees to be planted must have been held in quarantine.”