

5 February 2016

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Dear Mandip

**TfL Landholdings, Green Lane, Northwood – Tree Loss Mitigation Analysis
Supporting Statement to DWG: A1323SK0605_A, in response to GLA/LBH comments**

On behalf of our client, Transport for London (TfL), this supporting statement has been prepared in light of comments received by the Greater London Authority (GLA) and London Borough of Hillingdon (LBH) with regard to our proposed landscape strategy for the eastern boundary of the site. This statement is to be read in conjunction with drawing ref: A_1323SK0506_A, prepared and submitted by Fletcher Priest Architects.

Our planning application proposes the removal of the existing trees located along the eastern boundary of the site as shown on plan ref: A_1323SK0506_A. The purpose of this note is to set out the planning rationale for the removal of these trees.

The Arboricultural Assessment, prepared by Thomson Ecology, assessed the quality of the trees along the eastern boundary of the site. The following assessment was made of the existing trees shown on the attached drawing (ref: A1323SK0605_A):

Tree Number	Species	Category
T3	Acer pseudoplatanus; sycamore	C1
T4	Prunus spinosa; blackthorn	C1
T5	Prunus spinosa; blackthorn	C1
T6	Prunus spinosa; blackthorn	C1
T7	Populus x canadensis; hybrid black poplar	U
T8	Prunus spinosa; blackthorn	C1
T9	Fraxinus excelsior; ash	C1
T10	Populus x canadensis; hybrid black poplar	C1:2
T11	Populus x canadensis; hybrid black poplar	C1:2
T12	Populus x canadensis;	C1:2

	hybrid black poplar	
T13	Populus x canadensis; hybrid black poplar	C1:2
T14	Populus x canadensis; hybrid black poplar	C1:2
G1	Prunus spinosa; blackthorn; Fraxinus excelsior; ash; Sambucus nigra; elder; Acer pseudoplatanus; sycamore	C2
G2	Fraxinus excelsior; ash; Quercus robur; pedunculate oak; Prunus spinosa; blackthorn	C1
G3	Betula pubescens; downy birch; Fraxinus excelsior; ash; Crataegus monogyna; hawthorn	C1
G4	Fraxinus excelsior; ash; Ilex aquifolium; holly	C1
G5	Fraxinus excelsior; ash; Acer platanoides; Norway maple; Acer pseudoplatanus; sycamore; Prunus spinosa; blackthorn; Crataegus monogyna; hawthorn	B2:3
G6	Fraxinus excelsior; ash	B2

As is illustrated above, the arboricultural impact assessment notes that most of the trees to be removed on the site are category C (low quality/immature/little landscape or conservation value) and therefore removal of these trees will not have a detrimental effect on the arboricultural value of the site. The proposed development encroaches into the root protection areas (RPAs) of two Category B groups of trees, G5 and G6. These are predominantly self-set ash and sycamore trees with prolific ivy growing throughout their crowns and structural defects including deadwood and cavities.

The southern part of the site (the outline application element) is physically constrained and is unable to accommodate the proposed development without the loss of the trees due to the extent of the root protection zones, and the degree to which these encroach into the site (in the context of the necessary extent of land required for homes, private amenity space both front and back, car parking and access arrangements). There is simply not enough space to accommodate the proposed development with the existing trees in situ.

We have explained in other documentation that there is a requirement for a sufficient quantum of development in order to generate the value necessary to deliver the objectives of the proposal. Therefore, a reduced quantum of development on this part of the site is not a feasible option. If the existing trees were to be retained, this would require a significant adjustment to the location of the proposed access road (of approximately 15m), which would sterilise the southern part of the site and result in the loss of approximately 30 of the proposed 34 town houses.

On this basis we accept that the loss of the existing trees is regrettable. However, the harm has been considered by the arboricultural assessment, which indicated that the trees are of a limited value. Therefore, the loss of the existing trees is innately limited in harm. Whilst this harm is unfortunate, the proposal does incorporate mitigation measures in the form of an extensive replanting scheme along the eastern boundary which includes incorporating trees such as rowan and Himalayan birch that are relatively fast-growing and will help to minimise any visual impacts from removing the existing trees. Ultimately, we consider any future planting and trees replacing the existing trees will be of a higher-quality to what is there currently.

In summary, despite our best endeavours, the removal of these trees is a necessary requirement in order to allow the development (and TfL's wider objectives) to come forward. Retention of the trees would act as a significant constraint which would render the scheme undeliverable. A full landscaping scheme will be submitted in detail with any future reserved matters application which will ensure any visual, amenity and landscape impact is mitigated, which can also be controlled by an appropriately worded condition. Furthermore, we consider any proposed, new tree planting will ultimately increase the arboricultural value of the site.

Yours sincerely

A handwritten signature in black ink, appearing to read 'T Sturgess', with a long horizontal flourish extending to the right.

Tim Sturgess
Principal Planner
For and on behalf of GVA Ltd

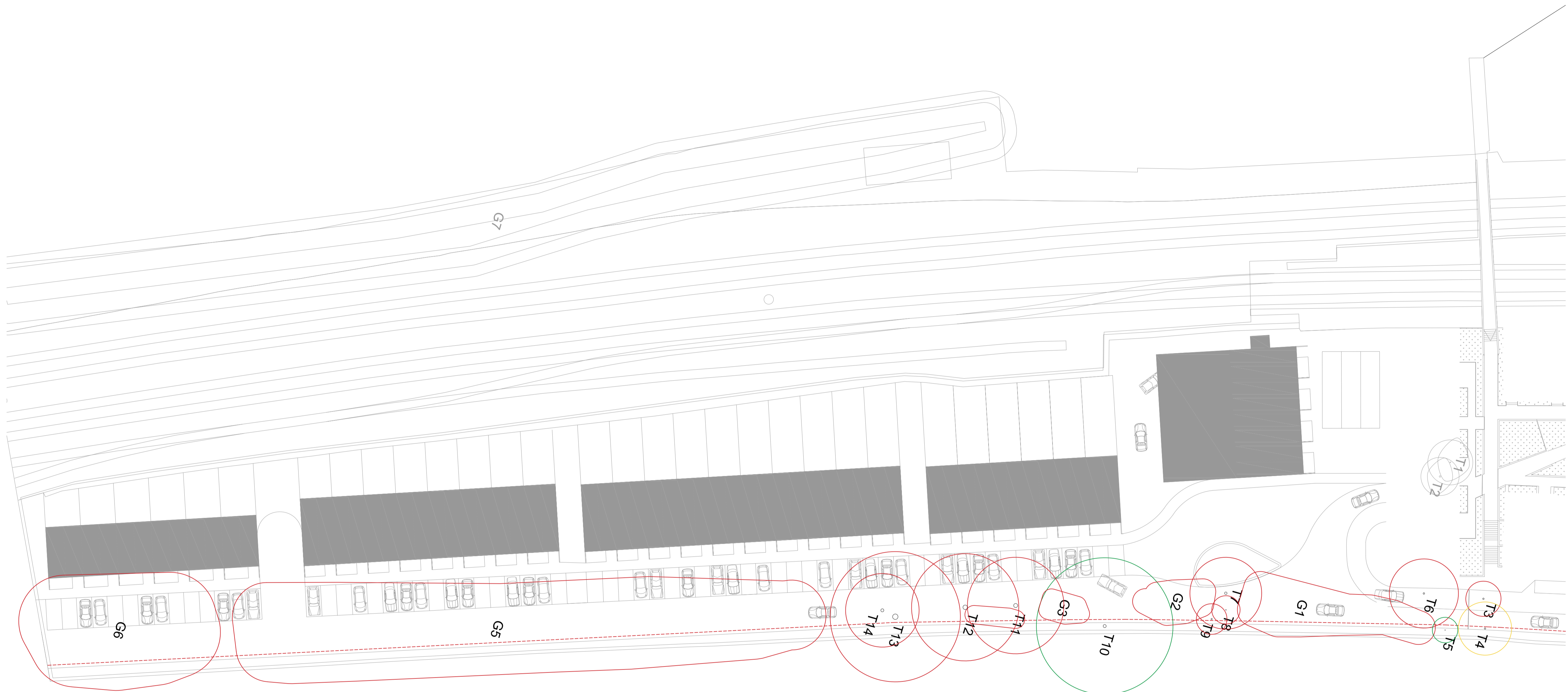
NOTES
 Fletcher Priest Architects is a Limited Liability Partnership registered in England and Wales (OC336568) at the below address. This drawing is to be read in conjunction with the design risk assessment prepared by fpa. This drawing is to be read in conjunction with other drawings and specification produced by fpa and other members of the design team. All dimensions are in millimeters unless otherwise stated. Do not scale this drawing. Any discrepancies in dimensions are to be reported to the architect. All information subject to detail site survey.

KEY:

- 500mm offset line from Road boundary
- Trees within Road boundary line
- Trees within 500mm offset from Road boundary
- Trees beyond 500mm offset from Road boundary

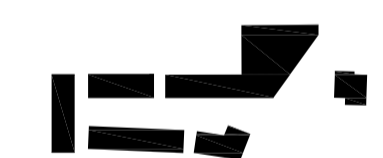
NOTES:

For more detailed information on the landscaping and residential amenity spaces please refer to the landscape report in the 'Design and Access Statement' by Fletcher Priest Architects.



REV	DESCRIPTION	SK	LR	26.01.16
-	FOR INFORMATION			

FOR INFORMATION



TRANSPORT FOR LONDON
 NORTHWOOD

20 GA PLANS
 Tree Survey Plan

DRAWING NUMBER / REVISION
A 1323 SK 0506_A

SCALE
 NTS

DATE / DRAWN BY / CHECKED BY
 26.01.2016 SK / LR

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