

December 2024

The Aylesham Centre, Peckham

Arboricultural Impact Assessment

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Arboricultural Impact Assessment (AIA)

Site: Aylesham Centre, Hanover Park, London SE15 5EW

Client: Berkeley Homes (Capital) Plc.

Date: 6 December 2024

Revision: 3.0



Document Control Sheet

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Client	Berkeley Homes (Capital) Plc			
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	2	06/12/2024	Planning	2.0
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	<i>The tree survey and this report has been undertaken in accordance with BS 5837:2012 Trees in relation to design, demolition, and construction - Recommendations, which are intended to assist decision making with regard to the existing and proposed trees in the context of design, demolition, and construction. This report will also assess the potential impact that the scheme may have on the surveyed trees.</i> <i>This survey is not, nor should be taken to be, a full or thorough assessment of the health and safety of trees on or adjacent to the site, and therefore it is recommended that detailed tree inspections are undertaken on a regular basis with the express purpose of complying with the landowner's duty of care and satisfying health and safety requirements.</i>			

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1 TECHNICAL SUMMARY

- 1.1 Ground Control Ltd were instructed by Berkeley Homes (Capital) Plc to undertake a survey of trees and significant vegetation, within and directly adjoining land at Aylesham Centre, Hanover Park, London SE15 5EW; hereafter referred to as 'the site'.
- 1.2 The survey and subsequent assessment have been carried out in accordance with BS 5837: 2012 Trees in Relation to Design, Demolition and Construction.
- 1.3 The purpose of this report is to assess the likely direct and indirect impact of development proposals and to provide details of suitable mitigation, and the protection measures to be implemented to ensure trees are successfully retained wherever feasible.
- 1.4 Our assessment found that the proposal is acceptable subject to the tree protection measures and pruning works described in this document.

2 INSTRUCTIONS

- 2.1 Ground Control Limited were instructed to carry out a survey of trees and significant vegetation within and directly adjoining the site in relation to the demolition of existing buildings and phased redevelopment to provide a replacement supermarket and associated service yard and car parking (Use Class E (a)); flexible retail, leisure (including drinking establishment), and commercial accommodation (Use Class E/Sui Generis); dwellings (Use Class C3); landscaping; and associated works.
- 2.2 The assessment was carried out in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'; details of all surveyed vegetation can be found within the Tree Survey Schedule at Appendix 1. All trees were visually inspected from ground level only and no diagnostic equipment or detailed decay investigation was carried out.

Supporting information

- 2.3 The report has been prepared with reference to the following documentation;
- Proposed site layout reference P21673-00-001-GIL-0100 Ground Floor General Arrangement Plan by Gillespies
- Existing site layout reference 10042-01 by Michael Gallie
- Proposed site landscaping reference P21673-00-001-GIL-XR Linework by Gillespies

3 SITE ASSESSMENT

Site visit

- 3.1 The site was visited by Simon Smith *TechArborA* on 26 February 2024 to identify, measure and locate trees and significant vegetation within and directly adjoining the site in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction.
- 3.2 Trees have been plotted as per the client provided site plan reference 10042-01. Where trees were not plotted on the topographical survey plan these have been plotted by a combination of on-site measurements from known fixed points and aerial photography using a digital measuring device.
- 3.3 Where trees could not be accessed, estimated dimensions are marked with # on the tree survey schedule.

Existing Site and surroundings

- 3.4 The site is located in Peckham and comprises a covered shopping centre, Morrisons supermarket, car park and petrol station. It is bounded by Peckham High Street and Bus Station to the north, McKerrell Road and Purdon House to the east, Hanover Park to the south and Rye Lane to the west.
- 3.5 Onsite trees include two gappy linear belts, one along part of the frontage with Hanover Park and the other across part of the car park to its north. There is a small group of trees in the north eastern corner, as well as other scattered individuals and small groups within the site, and along its eastern and southern sides.
- 3.6 The trees contribute to the local landscape; however, the overall quality varies, with size and vigour influenced by ground conditions and available soil volume; and historical management.

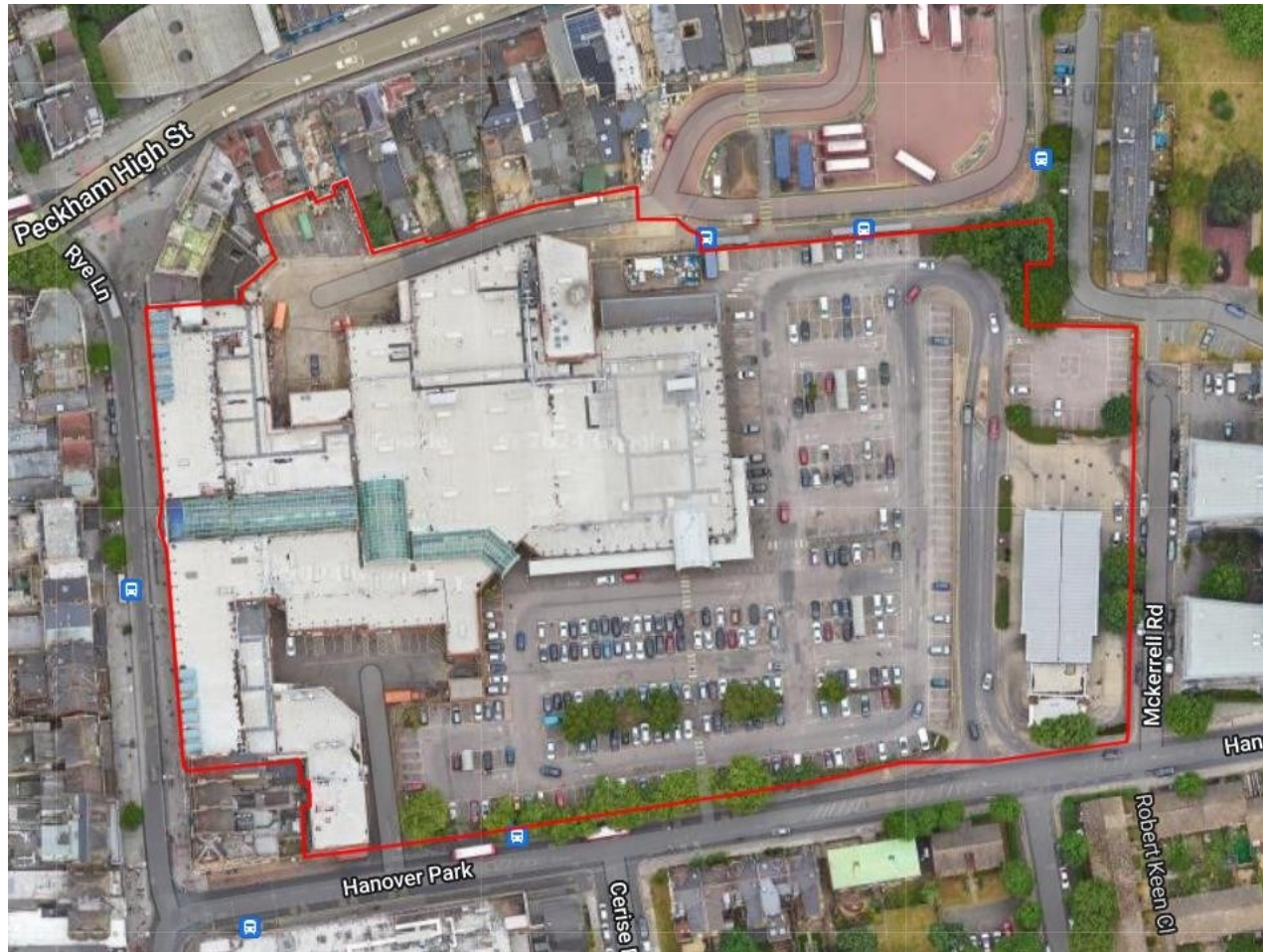


Figure 1: Showing approximate site boundary and site in relation to its surroundings.

Tree survey data summary

- 3.7 The location, root protection area, crown spread and BS5837 categorisations are shown on the appended tree survey drawing at Appendix 2. Dimensions, comments, and information gathered for each survey entry is provided in the tree schedule at Appendix 1.
- 3.8 Most of the surveyed trees are contemporary with the landscaping associated with the centre's construction in the late-1980's, along with a few trees planted subsequently. There are three main species within the site; claret ash, Norway maple and silver maple; along with an individual cherry. Five roble beech situated in the south western corner of the grounds of Purdon House, a neighbouring residential development, were also surveyed.
- 3.9 Figure 2 below shows the age distribution of trees across the site.

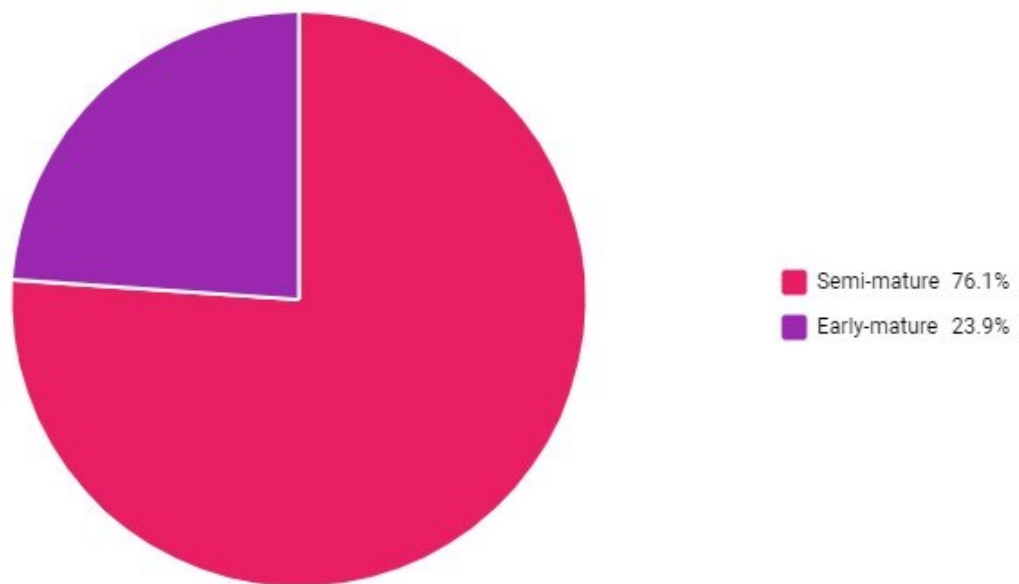


Figure 2: Age distribution across the site

- 3.10 Table 1 below, provides a quick reference overview of the quality of the tree and vegetation population across the site. In general trees were of predominantly low quality and value due to their physiological condition and historical management. They have been planted in narrow or small areas of soil that constrict their rooting environment, contributing to low vigour and branch dieback. This has been exacerbated by soil compaction from pedestrian traffic, notably to the gappy line of trees across the car park.
- 3.11 Most of the onsite trees have been pruned to provide sufficient clearance over the car park and highway, by removing lower branches and/or by crown reductions. Both claret ash and silver maple are species known for weak attachments between old and new wood when branches are reduced, and such branch fractures are evident in some of the trees.
- 3.12 Seven silver maples and two claret ash trees have been felled in recent years with their stumps left in situ. The lack of new shoots emerging from the outer sapwood and foreseeable decay of the exposed wood indicates these trees have very low life expectancy, hence their assessment of Category U.

Trees	Groups or woodlands	Hedgerows	BS5837:2012 Cat	Quality & Value
0	0	0	A	High. min 40+ years life expectancy
8	0	0	B	Moderate. Min 20 years life expectancy
29	0	0	C	Low. Min 10 years life expectancy or trees below 150mm stem diameter
9	0	0	U	Those in such a condition that any existing value would be lost within 10years, and which should, in the current context be removed for reasons of sound Arboricultural management.
46	0	0	Totals	

Table 1: BS5837:2012 Tree categorisation assessment.

4 TECHNICAL DATA

Soils and Geology

- 4.1 The British Geological Survey (online) 'Geology of Britain Viewer' provides an indication as to the likely soil type and geology in the area but is provided only as a guideline to assist with assessment of site conditions in relation to rooting habits of trees.
- 4.2 Soil conditions have the potential to impact rooting habits of trees, their likely growth potential, suitable species to be planted and the depth and type of foundation to be specified in close proximity to trees, and therefore a detailed soil assessment should be carried out prior to completion of detailed design.
- 4.3 Bedrock geology is described as being Lambeth Group – Clay, silt and sand. Superficial deposits are recorded as Interglacial Lacustrine Deposits – Clay and silt.

National Planning Policy & Guidance

- 4.4 The National Planning Policy Framework sets out the government's planning policies for England and how these should be applied. The document replaces all previous documents and took effect in July 2018 with additional updates in 2019, July 2021, September and December 2023.
- 4.5 The NPPF supports and promotes sustainable development, which it defines as having three dimensions; social, economic, and environmental. It goes on to state that these three dimensions are mutually dependent and to achieve sustainable development they must be sought simultaneously.
- 4.6 Specifically, the NPPF states that "development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland or ancient or veteran trees) should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists".

Statutory protection

- 4.7 According to Southwark Council's website the western side of the site is located within Rye Lane Peckham Conservation Area, and the cherry tree (T43) is just situated within the Conservation Area.

- 4.8 The same website indicates several trees within the site are the subject of the Tree Preservation Order ref. no.509 2017 G1. The trees in question are noted in the tree survey schedule found at Appendix 1. The plan below is taken from the council's website and shows the TPO'd area in question.

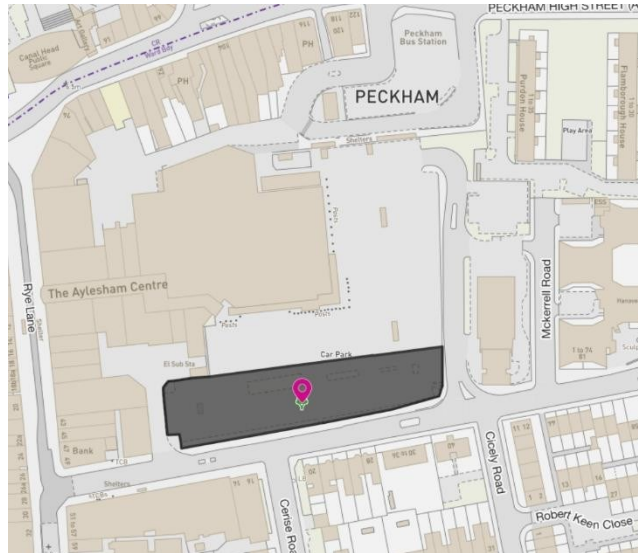


Figure 3: Location of TPO no.509 2017 ref. G1

5 ARBORICULTURAL APPRAISAL

Identified impacts

- 5.1 The impacts of the proposed development have been assessed, and where required, alterations to layout or construction methods made. Following these alterations, the potential impacts upon trees have been reassessed and are deemed to be acceptable. In respect of the proposal the following have been identified as being of most significance;

Tree removals and surgery works

Landscaping within root protection areas (RPAs)

Tree protection requirements

Replacement planting

Tree removals

- 5.2 As set out in Appendix 2, it will be necessary to remove 26 trees (T2, T18-T23, T25-T43) and nine stumps (T1, T5-T9, T12, T15, T24). Most of these trees are within the footprints of the proposed buildings and hard landscaping, or are within close proximity to the building footprints or petrol station decontamination works to make their long-term retention impracticable.
- 5.3 The vegetation to be removed is numerous and will have an impact on the local streetscape, notably when viewed from Hanover Park. However, most of the trees are of low quality due to site constraints and historical pruning; and the proposal offers the opportunity to replace them with high quality planting of appropriate climate-resilient species and provide the long-term benefits of large mature trees in an urban environment.
- 5.4 Where high or moderate (Cat A & B) trees are proposed for removal, this has been accounted for through replacement planting which will establish and present similar replacement CAVAT values within a timescale of approximately 15-20 years. As such, trees being removed are generally not of considerable size and newly planted trees with appropriate aftercare will attain similar size and stature within this timescale.

Tree works

- 5.4 In order to implement the proposal, it will be necessary to prune six retained trees to facilitate access prior to the construction phase, including erection of scaffolding and site hoardings.
- 5.5 The crowns of four silver maples (T10, T13, T14 & T16) have previously been reduced and pruning branches back to previous pruning points will provide sufficient clearance for access. Given the trees' historical management, these works will not have an adverse impact on their landscape value or structural condition. Future pruning of regrowth will be required to

maintain clearance from the building and manage loading stresses on potential weak attachments between old and new wood.

- 5.6 The crowns of two offsite roble beech (T44 & T45) overhang the site and selective branch reductions will be required to facilitate construction access. It is proposed that outermost branches on the southern and western sides of T44 are reduced by a maximum length of 2.5m, and branches on the western side of T45 are reduced by a maximum length of 1m, to provide sufficient clearance for access.
- 5.7 These trees have crowns with an ascending branch structure and the recommended pruning will affect relatively few branches and leave small wounds. Such works will not have an adverse impact on the trees' condition.

Landscaping within RPAs

- 5.8 Part of the landscaping along the southern edge of the site encroaches into the precautionary root protection areas of T10, T11, T13, T14, T16 & T17; five semi mature silver maples and one semi mature Norway maple.
- 5.9 These trees currently stand within a narrow linear area of soil with tarmac surfaced parking spaces to the north. The tarmac will need to be removed to implement the landscaping proposals. The tarmac and car park subbase within RPAs will be removed using hand tools to minimise the risk of root damage.
- 5.10 The tarmac within the protection fencing, as shown on the tree removal and protection plan reference J220226-GGC-ZZ-ZZ-D-ARB-0101-P01 at Appendix 2, can be retained initially to act as ground protection.
- 5.11 The existing soil around the trees will be retained to avoid root disturbance, and will be decompacted by loosening the upper soil levels with hand tools such as fork and spade. It can then be incorporated with the additional topsoil. Applying mulch to the extended soil area will help ameliorate the soil condition and encourage healthy root growth.
- 5.12 The proposed path north of the trees will be installed using hand tools to minimise the risk of root damage. The depth of the path is likely to be shallower than that of the existing car park subbase, which would have created inhospitable growing conditions for roots, and so the path construction is unlikely to cause direct damage to roots during. Installing a permeable surface will assist water percolation into the surrounding landscaped area, contributing to root growing conditions.

Tree Protection

- 5.13 Drawing J220226-GGC-ZZ-ZZ-D-ARB-0101-P02 at Appendix 2 illustrates the development proposals in relation to retained trees and the position and extent of tree protection measures to be implemented as part of the scheme.
- 5.14 With the exception of the aforementioned landscaping measures described above, no other specialised methods are required.
- 5.15 Encroachment into the RPAs of one silver maple (T16) and two roble beech (T47 & T48) is minor. Construction scaffolding with a raised walkway between the building and protection fencing will avoid ground compaction north of T16, and the aforementioned subsequent landscaping measures will improve ground conditions for root growth.
- 5.16 While the nominal RPAs of T47 and T48 extend into the site, the existing difference in levels with the site higher than the grounds of Purdon House, means root growth into the site from these trees is unlikely due to the lack of available soil water and nutrients.
- 5.17 Tree protection around T10-T17 and T44-T48 will consist of robust fencing as recommended within BS5837 2012.

Replacement planting

- 5.18 As set out in the landscape details prepared by Gillespies and contained within the Design and Access Statement, 168 trees will be planted throughout the grounds. These offer the opportunity to replace the predominantly low quality tree population with site-appropriate climate-resilient species and provide the recognised benefits of large mature trees in an urban environment for future generations.

6 CONCLUSIONS AND RECOMMENDATIONS

- 6.1 The proposals will require the removal of 26 trees and nine stumps. While this will have an impact on the local streetscape, the proposed landscaping offers an opportunity to replace predominantly low quality trees with high quality suitable climate-resilient species to provide the recognised benefits of large mature trees in an urban environment for future generations.
- 6.2 Proposed pruning of retained trees to facilitate access during the construction phase will not have an adverse impact on their condition.
- 6.3 Minor encroachment into root protection zones has been designed to ensure the health and stability of affected trees is not compromised and these details can be adequately secured through the use of appropriately worded planning conditions.
- 6.4 It is recommended that the proposal is approved subject to a planning condition requiring a detailed arboricultural method statement and tree protection plans.

APPENDIX 1: TREE SURVEY SCHEDULE INCLUDING CAVAT ASSESSMENT

Tree ID	Tag No	Common Name	Scientific Name	Tree Height [m]	Life Stage	Number of Stems	Stem Diameter [mm]	Stem 1 [mm]	Stem 2 [mm]	Height of Canopy Above Ground Level [m]	Height of First Significant Branch [m]	Direction of First Significant Branch	(N) Branch Spread [m]	(E) Branch Spread [m]	(S) Branch Spread [m]	(W) Branch Spread [m]	Physiological Condition	Structural Condition	Comments	Recommendations	Estimated Remaining Contribution	Quality Category	Quality Sub-Category	RPA Radius [m]
1		Claret ash	Fraxinus oxycarpa 'Raywood'	0	Early-mature	1	420										Poor	Poor	Stump from felled tree. Located within area of tree group subject to TPO ref. 509.		<10 years	U		
2		Silver maple	Acer saccharinum	14	Early-mature	1	500			2.5	4	W	8	4	6	8	Good	Fair	Historical crown reduction. Located within area of tree group subject to TPO ref. 509.		10+ years	C	2	6
5		Silver maple	Acer saccharinum	0	Early-mature	1	500						0	0	0	0	Poor	Poor	Stump from felled tree. Located within area of tree group subject to TPO ref. 509.		<10 years	U		
6		Silver maple	Acer saccharinum	0	Early-mature	1	300						0	0	0	0	Poor	Poor	Stump from felled tree. Located within area of tree group subject to TPO ref. 509.		<10 years	U		
7		Silver maple	Acer saccharinum	0	Early-mature	1	340						0	0	0	0	Poor	Poor	Stump from felled tree. Located within area of tree group subject to TPO ref. 509.		<10 years	U		
8		Silver maple	Acer saccharinum	0	Early-mature	1	370						0	0	0	0	Poor	Poor	Stump from felled tree. Located within area of tree group subject to TPO ref. 509.		<10 years	U		
9		Silver maple	Acer saccharinum	0	Early-mature	1	440						0	0	0	0	Poor	Poor	Stump from felled tree. Located within area of tree group subject to TPO ref. 509.		<10 years	U		
10		Silver maple	Acer saccharinum	12	Semi-mature	1	410			3	2	N	7	5	6	2	Fair	Fair	Historical crown reduction. Crown obstructing lamp. Located within area of tree group subject to TPO ref. 509.		10+ years	C	1	4.92
11		Silver maple	Acer saccharinum	10	Semi-mature	2	283	240	150	2.5	2	N	4	3	6	4	Fair	Fair	Multi-stem. Scattered branch dieback. Located within area of tree group subject to TPO ref. 509.		10+ years	C	1	3.4
12		Silver maple	Acer saccharinum	0	Early-mature	1	380						0	0	0	0	Poor	Poor	Stump from felled tree. Located within area of tree group subject to TPO ref. 509.		<10 years	U		
13		Silver maple	Acer saccharinum	12	Semi-mature	1	270			2.5	2	N	5	3	7	2	Fair	Fair	Historical crown reduction. Scattered branch dieback. Located within area of tree group subject to TPO ref. 509.		10+ years	C	1	3.4
14		Silver maple	Acer saccharinum	11	Semi-mature	1	280			3	4	N	6	5	5	2	Fair	Fair	Historical crown reduction. Scattered branch dieback. Located within area of tree group subject to TPO ref. 509.		10+ years	C	1	4.56
15		Silver maple	Acer saccharinum	0	Early-mature	1	450						0	0	0	0	Poor	Poor	Stump from felled tree. Located within area of tree group subject to TPO ref. 509.		<10 years	U		
16		Silver maple	Acer saccharinum	12	Semi-mature	1	410			3	2	N	7	7	7	3	Poor	Fair	Historical crown reduction. Minor branch dieback. Located within area of tree group subject to TPO ref. 509.		10+ years	C	1	3.36
17		Norway maple	Acer platanoides	6	Semi-mature	1	130			2.5	2	W	3	3	2	2	Good	Good	Partially suppressed. Located within area of tree group subject to TPO ref. 509.		10+ years	C	1	5.4
18		Norway maple	Acer platanoides	6	Semi-mature	1	140			2.5	2	NE	3	3	2.5	2	Good	Good	Located within area of tree group subject to TPO ref. 509.		10+ years	C	1	4.92
19		Norway maple	Acer platanoides	6	Semi-mature	1	160			2.5	2	N	3	3	2.5	2.5	Good	Good	Historical fracture of leader at 4m. Located within area of tree group subject to TPO ref. 509.		10+ years	C	1	1.92

20		Claret ash	Fraxinus oxycarpa 'Raywood'	8	Semi-mature	1	190			2	2.5	E	4	3	3.5	3.5	Good	Good	Historical crown lift. Located within area of tree group subject to TPO ref. 509.		10+ years	C	1	2.28
21		Claret ash	Fraxinus oxycarpa 'Raywood'	9	Semi-mature	1	200			3	4	S	4	4	4	3	Good	Fair	Historical crown lift and reduction. Located within area of tree group subject to TPO ref. 509.		10+ years	C	1	2.4
22		Claret ash	Fraxinus oxycarpa 'Raywood'	10	Semi-mature	1	230			3.5	5	S	4	3.5	4	4	Good	Fair	Historical crown lift and reduction. Located within area of tree group subject to TPO ref. 509.		10+ years	C	1	2.76
23		Claret ash	Fraxinus oxycarpa 'Raywood'	10	Semi-mature	1	260			3	5	NE	5	6	5	5	Good	Good	Historical branch fracture. Ground compaction from pedestrian traffic. Located within area of tree group subject to TPO ref. 509.		10+ years	C	1	3.12
24		Claret ash	Fraxinus oxycarpa 'Raywood'	0	Semi-mature	1	220						0	0	0	0	Poor	Poor	Stump from felled tree. Located within area of tree group subject to TPO ref. 509.		<10 years	U		
25		Claret ash	Fraxinus oxycarpa 'Raywood'	10	Semi-mature	1	210			3	5	N	6	3.5	4	4	Good	Good	Historical crown lift. Ground compaction from pedestrian traffic. Located within area of tree group subject to TPO ref. 509.		10+ years	C	1	2.52
26		Claret ash	Fraxinus oxycarpa 'Raywood'	10	Semi-mature	1	260			3	4	SW	6	4	6	4.5	Good	Good	Selective branch reductions to clear lamp. Ground compaction from pedestrian traffic. Located within area of tree group subject to TPO ref. 509.		10+ years	C	1	3.12
27		Claret ash	Fraxinus oxycarpa 'Raywood'	3	Semi-mature	1	110			2	2	SW	2	1	2	2	Fair	Fair	Dieback of leader.		10+ years	C	1	1.32
28		Claret ash	Fraxinus oxycarpa 'Raywood'	6	Semi-mature	1	200			2	2	E	2	3	4	4.5	Good	Fair	Loss of lateral branch and stem wound north. Recent removal of limb above stem wound.		10+ years	C	1	2.4
29		Claret ash	Fraxinus oxycarpa 'Raywood'	6	Semi-mature	1	200			2	2	W	4	2	3	3	Good	Fair	Loss of lateral branch and stem wound south. Minor branch dieback. Partially suppressed.		10+ years	C	1	2.4
30		Claret ash	Fraxinus oxycarpa 'Raywood'	7	Semi-mature	1	290			2	2.5	NW	4	3	5	4	Good	Good	Recent crown reduction.		10+ years	C	1, 2	3.48
31		Norway maple	Acer platanoides	13	Semi-mature	1	290			4	2	NE	5	3	5	4.5	Good	Good	Minor dead wood typical of species and age.		20+ years	B	2	3.48
32		Norway maple	Acer platanoides	13	Semi-mature	1	290			5	2.5	N	5	5	3	2.5	Good	Good	Minor dead wood typical of species and age.		20+ years	B	2	3.48
33		Norway maple	Acer platanoides	13	Semi-mature	1	300			4	2	SW	4	6	4	4	Good	Good	Minor dead wood typical of species and age.		20+ years	B	2	3.6
34		Claret ash	Fraxinus oxycarpa 'Raywood'	4	Semi-mature	1	170			2.5	2	S	1	1	3	1	Fair	Fair	Recent crown reduction.		10+ years	C	1	2.04
35		Claret ash	Fraxinus oxycarpa 'Raywood'	6	Semi-mature	1	200			2	2	SW	2.5	2	3	2.5	Fair	Fair	Recent crown reduction.		10+ years	C	1	2.4
36		Norway maple	Acer platanoides	10	Semi-mature	1	320			2	2	N	5	4	4	5	Good	Good	Unable to fully inspect: vegetation.		20+ years	B	1	3.84
37		Norway maple	Acer platanoides	5	Semi-mature	1	130			2	2	N	2	2	2	2	Good	Good	Unable to fully inspect: vegetation. Stem diameter estimated.		10+ years	C	1	1.56

38		Norway maple	Acer platanoides	12	Early-mature	1	330			3	0.5	E	6	6	5	5	Good	Good	Historical crown lift over petrol station forecourt.		20+ years	B	2	3.96
39		Norway maple	Acer platanoides	12	Early-mature	1	330			3	0.5	S	5.5	6	6	5	Good	Good	Historical crown lift over petrol station forecourt.		20+ years	B	2	3.96
40		Norway maple	Acer platanoides	8	Semi-mature	1	260			2.5	2	SE	5	5	4	4	Good	Good	Historical crown lift.		10+ years	C	2	3.12
41		Norway maple	Acer platanoides	7	Semi-mature	1	170			2.5	2	S	4	2	4	3	Good	Good	Historical crown lift.		10+ years	C	2	2.04
42		Norway maple	Acer platanoides	6	Semi-mature	1	200			2.5	2	S	4	1.5	4	4	Good	Good	Historical crown lift.		10+ years	C	2	2.4
43		Cherry species	Prunus sp.	7	Semi-mature	1	230			2.5	2	NE	3	0	2	3	Good	Fair	Suppressed. Historical crown lift. Located within Rye Lane Peckham Conservation Area.		10+ years	C	2	2.76
44		Roble beech	Nothofagus obliqua	6	Semi-mature	1	290			2	2	N	3	5	5	5	Good	Good	Recent crown lift on southern side.		20+ years	B	2	3.48
45		Roble beech	Nothofagus obliqua	6	Semi-mature	1	280			2	2	N	7	5	3	3.5	Good	Good			20+ years	B	2	3.36
46		Roble beech	Nothofagus obliqua	6	Semi-mature	1	180			2.5	2	N	3	5	3	2	Good	Good	Partially suppressed.		10+ years	C	2	2.16
47		Roble beech	Nothofagus obliqua	6	Semi-mature	1	140			2.5	2	SE	2	4	3	0	Good	Good	Partially suppressed. Historical crown lift.		10+ years	C	2	1.68
48		Roble beech	Nothofagus obliqua	6	Semi-mature	1	220			2.5	2	SE	4	5	2	2	Good	Good	Partially suppressed. Historical crown lift.		10+ years	C	2	2.64

CAVAT Full Method Project Sheet

Spreadsheet to calculate the asset value of tree stock using the Full method

Notes

Enter data and comments in grey boxes.

Data in white boxes are calculated automatically.

Project:

Aylesham Centre

Name of Surveyor:

Simon Smith

Date:

07-Jun-24

CTI Factor (Please select):

225%

Unit Value Factor:

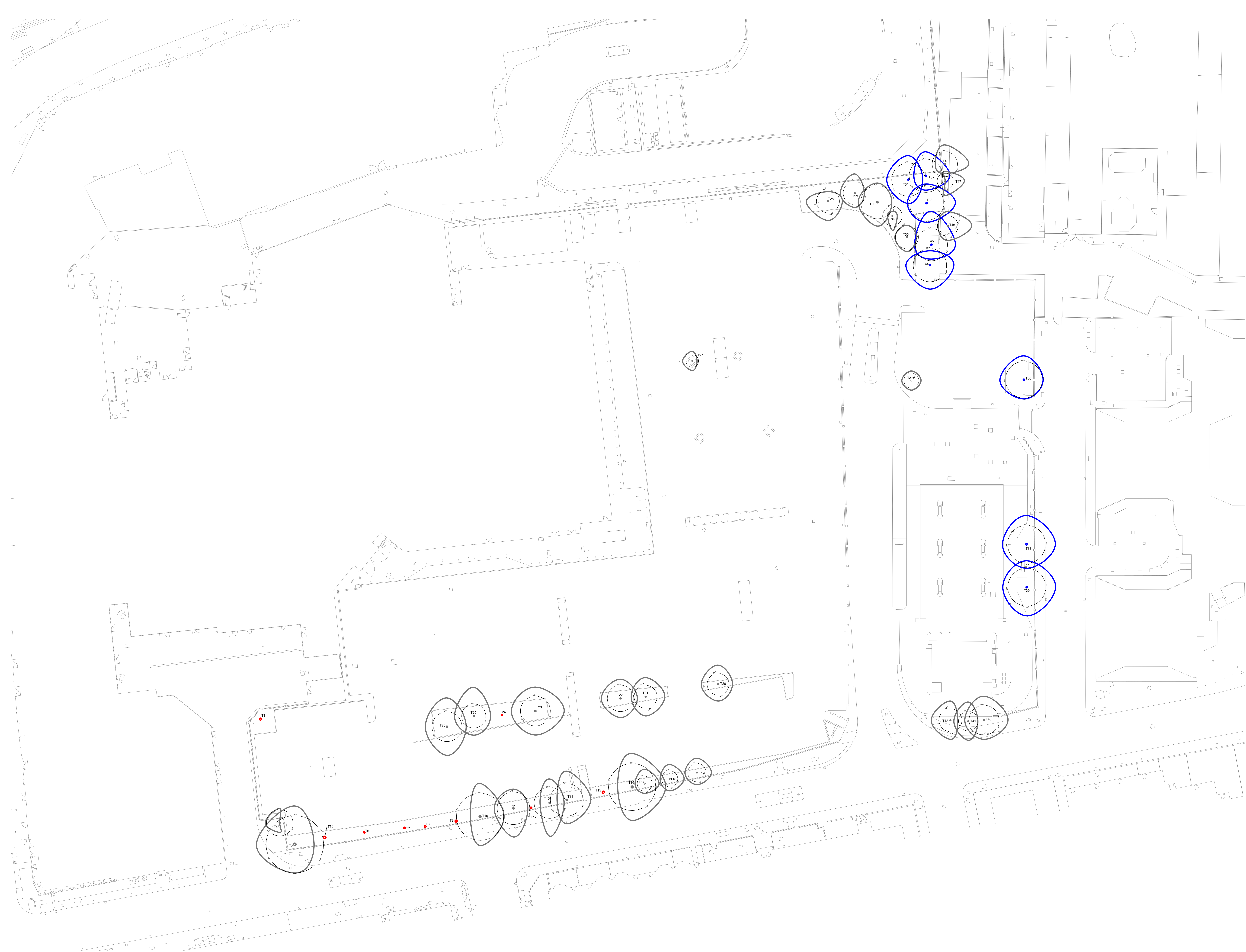
£18.44

Cumulative Total:

£ 357,744

Tree Information			Step 1: Base Value												Base Value	Step 2: CTI	Step 3: Visibility	Step 4: Attributes	Location Value	Step 5: Primary structure completeness	Step 6: Primary structure quality	Step 7: Crown completeness	Step 8: Canopy completeness	Step 9: Crown quality	Functional Value	Step 10: Life expectancy	CAVAT VALUE
Tree No.	Species	Note on Location	Stem Diameter (1) (cm)	Stem Diameter (2) (cm)	Stem Diameter (3) (cm)	Stem Diameter (4) (cm)	Stem Diameter (5) (cm)	Stem Diameter (6) (cm)	Stem Diameter (7) (cm)	Stem Diameter (8) (cm)	Stem Diameter (9) (cm)	Stem Diameter (10) (cm)	Effective Stem Diameter (cm)	Autofills from CTI cell above		Please select visibility factor	Please select overall attributes factor	Please select		Please select	Please select	Please select	Please select	Please select			
1	Silver maple	T2 site frontage	50										50.00	£36,206.86	225%	100%	0%	£81,465	>75%	Fair	40%	81-100%	Good	£ 30,957	40 - <80 years	£29,409	
2	Norway maple	T18 site frontage	14										14.00	£2,838.62	225%	100%	0%	£6,387	>75%	Excellent	90%	81-100%	Excellent	£ 6,004	40 - <80 years	£5,703	
3	Norway maple	T19 site frontage	16										16.00	£3,707.58	225%	100%	0%	£8,342	>75%	Excellent	90%	81-100%	Excellent	£ 7,842	40 - <80 years	£7,449	
4	Claret ash	T20 car park	19										19.00	£5,228.27	225%	100%	-10%	£10,587	>75%	Good	90%	81-100%	Excellent	£ 8,893	40 - <80 years	£8,449	
5	Claret ash	T21 car park	20										20.00	£5,793.10	225%	100%	-10%	£11,731	>75%	Fair	70%	81-100%	Excellent	£ 7,273	20 - <40 years	£5,819	
6	Claret ash	T22 car park	23										23.00	£7,661.37	225%	100%	-10%	£15,514	>75%	Fair	80%	81-100%	Excellent	£ 10,550	20 - <40 years	£8,440	
7	Claret ash	T23 car park	26										26.00	£9,790.33	225%	100%	-10%	£19,825	>75%	Fair	80%	81-100%	Excellent	£ 13,481	20 - <40 years	£10,785	
8	Claret ash	T25 car park	21										21.00	£6,386.89	225%	100%	0%	£14,371	>75%	Good	80%	81-100%	Excellent	£ 11,209	40 - <80 years	£10,649	
9	Claret ash	T26 car park. Lamp	26										26.00	£9,790.33	225%	100%	0%	£22,028	>75%	Good	90%	81-100%	Excellent	£ 18,504	40 - <80 years	£17,579	
10	Claret ash	T27 car park	11										11.00	£1,752.41	225%	100%	0%	£3,943	51-75%	Fair	30%	81-100%	Excellent	£ 1,301	10 - <20 years	£716	
11	Claret ash	T28 car park	20										20.00	£5,793.10	225%	100%	0%	£13,034	>75%	Good	70%	81-100%	Excellent	£ 9,385	40 - <80 years	£8,916	
12	Claret ash	T29 car park	20										20.00	£5,793.10	225%	100%	0%	£13,034	>75%	Good	60%	81-100%	Excellent	£ 8,603	40 - <80 years	£8,173	
13	Claret ash	T30 car park	29										29.00	£12,179.99	225%	100%	0%	£27,405	>75%	Fair	50%	81-100%	Excellent	£ 13,702	20 - <40 years	£10,962	
14	Norway maple	T31 car park	29										29.00	£12,179.99	225%	100%	0%	£27,405	>75%	Excellent	90%	81-100%	Excellent	£ 25,761	40 - <80 years	£24,473	
15	Norway maple	T32 car park	29										29.00	£12,179.99	225%	100%	0%	£27,405	>75%	Excellent	80%	81-100%	Excellent	£ 24,116	40 - <80 years	£22,911	
16	Norway maple	T33 car park	30										30.00	£13,034.47	225%	100%	0%	£29,328	>75%	Excellent	90%	81-100%	Excellent	£ 27,568	40 - <80 years	£26,190	
17	Claret ash	T34 car park	17										17.00	£4,185.51	225%	100%	-10%	£8,476	>75%	Fair	80%	81-100%	Excellent	£ 5,763	20 - <40 years	£4,611	
18	Claret ash	T35 car park	20										20.00	£5,793.10	225%	100%	-10%	£11,731	>75%	Fair	70%	81-100%	Excellent	£ 7,273	20 - <40 years	£5,819	
19	Norway maple	T36 site frontage	32										32.00	£14,830.33	225%	100%	0%	£33,368	>75%	Excellent	90%	81-100%	Excellent	£ 31,366	40 - <80 years	£29,798	
20	Norway maple	T37 car park	13										13.00	£2,447.58	225%	100%	0%	£5,507	>75%	Excellent	80%	81-100%	Excellent	£ 4,846	40 - <80 years	£4,604	
21	Norway maple	T38 site frontage	33										33.00	£15,771.71	225%	100%	0%	£35,486	>75%	Excellent	90%	81-100%	Excellent	£ 33,357	40 - <80 years	£31,689	
22	Norway maple	T39 site frontage	33										33.00	£15,771.71	225%	100%	0%	£35,486	>75%	Excellent	90%	81-100%	Excellent	£ 33,357	40 - <80 years	£31,689	
23	Norway maple	T40 site frontage	26										26.00	£9,790.33	225%	100%	0%	£22,028	>75%	Excellent	80%	81-100%	Excellent	£ 19,385	40 - <80 years	£18,416	
24	Norway maple	T41 site frontage	17										17.00	£4,185.51	225%	100%	0%	£9,417	>75%	Excellent	50%	81-100%	Excellent	£ 6,592	40 - <80 years	£6,263	
25	Norway maple	T42 site frontage	20										20.00	£5,793.10	225%	100%	0%	£13,034	>75%	Excellent	60%	81-100%	Excellent	£ 9,906	40 - <80 years	£9,411	
26	Cherry	T43 site frontage	23										23.00	£7,661.37	225%	100%	0%	£17,238	>75%	Excellent		40%	81-100%	Excellent	£ 11,032	20 - <40 years	£8,826

APPENDIX 2: DRAWINGS



LEGEND:

-  **CATEGORY 'B' TREES:** Those of moderate quality and value; in such a condition as to make significant contribution (a minimum of 20 years is suggested)
-  **CATEGORY 'C' TREES:** Those of low quality and value; currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm
-  Category 'Y' Stump from felled trees
-  Root Protection Area (RPA) of Tree

- NOTES:**
- Tree survey carried out on behalf of BERKELEY HOMES Plc for the proposed development.
 - Tree survey was carried out on 23rd February, 1st of March 2022 and 28th February 2024 by Mr Simon Smith Ground Control's Arboricultural Consultant
 - Tree survey based on Michael Geller's Site Plan 1004201
 - Tree survey has been carried out in accordance with BS-5837 2012 'Trees in relation to design, demolition and construction - Recommendations' part 4.4. Please refer to these sections for further details.
 - Tree canopies outlines as shown on the plan are in accordance with the branch spread details within the tree schedule.
 - The location of T5, T37 and T43 are based on visual inspection & estimation of location only due to the trees not being plotted on the supplied topographical drawing.
 - If marked stem diameters for T5 and T37 are estimated only due to access restrictions

P04	Client name changed	02/10/2024	HT	BS
P02	Drawing format updated	04/05/2024	HT	BS
P02	Changes to and around tree survey	10/03/2024	HT	BS
P01	1st issue	10/03/2022	HT	BS
Rev	Changes	Date	By	App'd by



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Client

Berkeley Homes (Capital) Plc.

Project (Address)

Aylesham Shopping Centre
Hanover Park, Peckham, SE15 5EW

Drawing title

Tree Survey Plan

Drawing No.	W&A Stage	Revised	Rev
J220226-GGC-ZZ-ZZ-D-ARB-0100	-	-	P04
GC Project ID	Issue date	Drawn by	Checked by
J220226	10/03/2022	IH	SS

Notes:
1. © This drawing is the copyright of Ground Control Ltd and cannot be reproduced in any form without express consent of the company.
2. Do not scale off this drawing. All written dimensions are to be checked on site prior to commencing works.
3. All dimensions, errors or omissions are to be reported for clarification before proceeding.



LEGEND:

- Existing category 'B' Trees, to be retained
- Existing category 'C' Trees, Tree Groups, to be retained
- Root Protection Area (RPA) of Hedge, Tree or Tree Group with Construction exclusion zone (CEZ) de-marked with yellow hatch
- Existing category 'B' Trees, to be removed
- Existing category 'C' Trees, Tree Groups, to be removed
- Category 'U' Stump from felled trees, to be removed
- Proposed tree protection in accordance with BS 5837:2012 (see notes and AIA report for detailed information)
- Area with proposed works within existing RPA, refer to AIA report for further details
- Site Boundary (indicative)

NOTES:

- 1.0 DRAWING INFORMATION
- 1.1 Drawing based on the following drawings:
- GILLESPIE P21673-00-01-GIL-XR Linework
- GILLESPIE P21673-00-01-GIL-XR Hatches - GF
- Michael Galle's Site Plan 1004201
- 1.2 Drawing to be read in conjunction with the following Ground Control's Documents:
- Tree Survey Plan J20226-GGC-ZZ-ZZ-D-ARB-0100-P03
- AIA Report J20226-GGC-ZZ-ZZ-D-ARB-0500-P02
- 2.0 TREE PROTECTION FENCING
- 2.1 All trees requiring protection (as highlighted) to be protected for the duration of the contract in accordance with British Standard BS5837:2012, entitled 'Trees in relation to design, demolition and construction - Recommendations'. Refer to Arboricultural Report for details.
- 3.0 MANUAL EXCAVATION
- 3.1 Within root protection areas the depths of any excavations, whether for proposed foundations, hard surfacing, planting or underground services shall be undertaken by hand under arboricultural supervision. The soil will be loosened with a pick or fork, and then will be cleared from roots with a compressed air soil pick. All roots will be cut cleanly with a saw or secateurs. The edge of the excavation closest to the trees will be covered with Hessian banking to prevent drying out, if necessary be shrouded with an appropriate material to prevent soil collapse. Where appropriate, the soil beneath this depth may be sheet piled and deeper excavation may be undertaken by a machine provided it works from outside the root protection areas.
- 4.0 ARBORICULTURAL SUPERVISION
- 4.1 The arboricultural consultant will be directly supervising all construction works that have to be undertaken within root protection areas. These include:
4.1.1 Location of protective fencing
4.1.2 Erection/monitoring of existing hard surfaces
4.1.3 Construction of proposed hard surfaces
4.1.4 All other excavations, whether for proposed foundations, or underground services
- 5.0 GENERAL SITE OPERATIONS
- 5.1 The following should be avoided: (BS5837:2012 sec 7 and 8)
5.1.1 Material which will contaminate the soil, e.g. concrete mixings, diesel oil and vehicle washings, should not be discharged within 50m of the tree stem.
5.2.2 Fines should not be lit in a position where their flames can extend to within 5 m of foliage, branches or trunk. This will depend on the size of the fire and the wind direction.
5.3.3 Notice boards, telephone cables or other services should not be attached to any part of the tree.
- 6.0 GROUND PROTECTION
- 6.1 The default position should remain as any existing hard surfacing within the RPA should remain in place and act as ground protection throughout duration of works.
- 6.2 Where the retention of existing surfacing is not possible and ground is left exposed temporary ground protection should be installed in accordance with BS5837:2012 and the specification below and illustrative details on drawing:
6.2.1 For Pedestrian Movements
Single thickness of scaffold boards placed on top of a driven scaffold frame to form a suspended walkway or on top of a compression resistant layer such as 100mm depth wood chip laid onto a geo-textile membrane.
6.2.2 Pedestrian Operated Plant up to 2 ton
Proprietary identified ground protection board placed on top of compression resistant layer such as 100mm depth of wood chip laid onto a geo-textile membrane.
6.2.3 Wheeled or Tracked Construction Traffic exceeding 2 ton gross weight:
An alternative system such as a proprietary system or pre cast reinforced concrete slabs to an engineering specification designed in conjunction with arboricultural advice.
- 7.0 CANOPY PROTECTION
- 7.1 At all times, canopies should be protected from accidental damage by vehicle or machinery movement.
7.2 The use of any machinery directly underneath any tree canopy should be avoided, unless authorized by the on site supervising project arboricultural consultant, taking into account the dimensions of the machinery equipment and the height of lower canopy branches.
7.3 Any tree specific canopy protection measures to be determined and put in place by on site supervising arborist at commencement of works.

P02	Amended to add revised proposed Ground Protection Arrangement Plans and clear tree base changes	02/10/2024	HH	BS
P01	1st issue	06/09/2024	HH	BS
Rev	Changes	Date	By	App'd by



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Berkeley Homes (Capital) Plc.

Project Address:
Aylesham Shopping Centre
Hanover Park, Peckham, SE15 5EW

Drawing title

Tree Retention and Protection Plan

Drawing No.	Issue No.	Issue Date	Issue	Rev
J20226-GGC-ZZ-ZZ-D-ARB-0101	1	06/06/2024	Planning	P02
GC Project ID	J20226	Issue Date	06/06/2024	Planning
Scale	1:250 @ A0	Issue Date	06/06/2024	Planning
Author	HH	Checked By	BS	

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