

7.0 Tree Planting Strategy

7.4 TREE REPLACEMENT AND PHASING

7.4.1 It is inevitable that a number of trees will have to be removed to enable the proposed Development to be accommodated. The rationale for selecting trees to be retained or removed is based on three main criteria:

- A technical and professional appraisal of the tree (Arboricultural Report). This will identify those trees recommended for felling (retention category R). Additional trees might have to be removed (i.e. those identified as having decay which are later found to require removal).
- An aesthetic appraisal of the tree which also considers the long term planting proposals and objectives for the Site and the influence the trees may have on these proposals.
- A site appraisal undertaken by the arboriculturalist and design team to assess any potential impact that the new development may have on the existing trees, in particular the tree root zone and any implications or constraints this may have on finished ground levels, building plots, infrastructure, etc.

It is recommended that the trees proposed for removal are reviewed with the Urban Forrester from the Southwark Council before any final plans are submitted for planning purposes.

The removal of some mature trees is required given the desire to improve the existing living environment and provide a new usable and well structured landscape framework. Many of the category 'C' trees may need to be removed where appropriate in due course for safety reasons and/or as part of good arboricultural/landscape practice.

The new planting strategy will consider the removal of existing trees and compensate for this by the proposed planting of new and more suitable trees. New trees on Southwark Council highways will conform to all standards and design requirements - such as the tree pit for street trees, (see figure 35). The appropriate removal of trees, when they are near existing buildings or among groups of trees which are to be retained, will be carefully considered.

Where access is required and space restricted, larger trees will be felled in stages and to best arboricultural practice. After felling, stumps and large root systems will be dealt with to prevent re-growth or fungal infection. Wherever possible, complete removal will be achieved by mechanical stump chippers or hydraulic grabs.

The timing of any tree removal is an important consideration, in particular the need to manage this with the long-term phasing of the scheme. There might be an opportunity to retain certain trees that are identified for removal in later phases but which can still provide visual amenity for the development, sense of continuity during a development phase, habitat provision, etc.

There is a clear desire, highlighted through community consultation that any removal should be considered in light of the phased nature of the proposals. A tree removal strategy should form an integral part of the overall Tree Strategy.

7.4.2 Tree Removal

Where it is determined that a tree should be removed new trees will be planted in accordance to the tree replacement strategy. Where it is determined that the tree should be retained and the design of the building and public realm around it can be accommodated, appropriate protection measures should be put in place to ensure the tree's long-term success throughout design, construction and management phases.

No trees will be removed until specific plot demolition and related access works are approved in line with demolition method statements inclusive of surveys and inspections. Removal and replacement of trees will be undertaken in an appropriate phased manner in line with the overall master plan delivery phasing.

Where feasible, the removed trees will be assessed for their suitability and adaptability to be appropriately re-used on or off site through other means. For example removed trees may be transformed through manufacture into furniture, used in art works, integrated in educational, historical and cultural ways in partnership with the community and engaging local business and enterprise. They may be used for deadwood in habitat creation on bio-diverse

roofs and within the public realm where appropriate.

7.4.3 Trees that Die

Where existing trees that have been retained die, or are removed in order to manage tree risks for the public's safety, subsequent replacement planting will be selected in accordance with the following process:

- Is it appropriate to replant in the same location? If it is not appropriate to plant in the same location choose an alternative location, a) within the Site, or b) outside of the Site (in consultation with Southwark Council).
- Will adjacent trees suppress the new tree.
- Will the proposed design create future conflict with new tree.
- Are all other conditions suitable for the growth of a new tree.
- Where replacement planting is located within the site, consideration may be given alternative appropriate species.
- Is it appropriate to plant the same species as the tree that has been lost?
- Where replacement tree planting is located in the streets that bound the Site such as Walworth Road, New Kent Road, Rodney Place and Heygate Street, London Plane will be considered in the first instance where appropriate to maintain the existing species/character.

