
CANADA WATER MASTERPLAN



Arboricultural Survey and Impact Assessment Addendum

October 2018

Waterman Infrastructure & Environment

Quality Assurance – Approval Status

This document has been prepared and checked in accordance with Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS OHSAS 18001:2007)

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Introduction

- 1.1. In May 2018, BL CW Holdings Ltd, a subsidiary of British Land Company Plc (the "Applicant") hereafter referred to as "British Land", submitted a hybrid planning application to Southwark Council (planning application reference: 18/AP/1604) (the 'Application') for the Canada Water Masterplan. The hybrid planning application is made in respect of land bounded by Surrey Quays Road to the north, Lower Road (A200) to the west, Redriff Road (B205) to the south and Quebec Way to the east (the 'Site'). The hybrid planning application is formed of detailed development proposals in respect of Plots A1, A2 and K1 for which no matters are reserved (the "Detailed Proposals") and outline development proposals for the remainder of the Site, with all matters reserved (the "Outline Proposals"). The Detailed Proposals and the Outline Proposals together are referred to as the "Development".
- 1.2. The Development comprises the redevelopment of the Surrey Quays Shopping Centre, former Harmsworth Quays Printworks and Surrey Quays Leisure Park sites, former Dock Offices Courtyard, former Rotherhithe Police Station and land at Roberts Close. The Development will provide new retail, office, leisure and community floorspace along with residential dwellings. The Development will provide significant high quality public realm, including a new Town Square, a new High Street and a public park.
- 1.3. Following a period of statutory consultation on the Application, the Applicant is submitting amendments to the proposals for the Development and further information. In addition, the Applicant is submitting further information relating to the **Arboricultural Survey Report and Impact Assessment (May 2018)** and It is proposed that the approach to meeting planning targets and delivering ecosystem services within the Development is adapted.
- 1.4. The Arboricultural Survey Report and Impact Assessment includes the following principal components of relevance to this Planning Addendum:
 - Arboricultural Impact Assessment;
 - Arboricultural Survey Report
 - Briefing Note 39: Methodology for Calculation of 'No Development' Tree Canopy Area);
 - Briefing Note 40: Methodology for Calculation of Canopy Area Derived from New Tree Plantings;
 - Briefing Note 42: Review of Tree Management Methodology, Best Practice and Elephant Park Development Precedent; and
 - Briefing Note 47: Tree Diseases and Physiological Impacts
- 1.5. This Planning Addendum Report confirms the proposed adaption of approach to meeting Planning targets and delivery of ecosystem services through informed tree management and new tree planting within the Development.

Post Submission Planning Process

- 2.1. Following submission of the **Arboricultural Survey Report and Impact Assessment** in May 2018, Waterman and the design team have liaised with Southwark Council with respect to tree management and systems of assessment and associated targets and have attended meetings with Southwark to develop and agree tree management and assessment targets on the following dates:
 - 25th July 2018
 - 14th September 2018
- 2.2. Following the meeting on the 25th July with Southwark Council, the use of CAVAT and i-Tree systems of tree assessment were reviewed at the request of the Council. Following this review, the use of tree canopy area was reaffirmed as the most appropriate means of assessment given the nature of the existing tree stock (which included inaccessible tree groups) and given the requirement for the supporting technical data to inform the likely future growth of both existing and new trees.
- 2.3. The Development will be delivered in phases between 2020 and 2033. The submitted (May 2018) **Arboricultural Survey Report and Impact Assessment** has reviewed the impact of the Development upon tree canopy area at completion of the whole development in 2033 at the request of Southwark Council. This has included the impact of tree pests and diseases, retained trees and new tree planting including likely tree canopy growth up to 2033.

Tree Canopy Management

- 3.1. The submitted **Arboricultural Survey Report and Impact Assessment** did not assess tree canopy growth from retained trees T1 to T3 on Surrey Quays Road and T180a to T180q on Redriff Road to take into account lateral tree canopy reduction work to facilitate construction in proximity to these retained trees. No reliance was previously placed on subsequent tree canopy growth from these trees in calculating the tree canopy area derived from retained trees in the submitted **Arboricultural Survey Report and Impact Assessment**
- 3.2. Following further liaison with Southwark Council, at the instruction of the Council Waterman have provided further detail relating to the management of existing trees to be retained, which is set out within this Addendum. Where existing trees and tree groups are retained in proximity to proposed development, it is assumed timely formative pruning will be undertaken to allow construction of the proposed development (with all pruning works assumed to be completed by Development completion at 2033). From 2033 to 2050, timely formative pruning will be provided to maintain a sustainable relationship between tree canopies and the adjacent proposed development.
- 3.3. Following Development completion at 2033, tree canopies will be allowed to develop in the remaining three cardinal points. This canopy growth will provide an increase in tree canopy area at 2050.
- 3.4. Where existing trees and tree groups are retained within the Development, it is assumed that timely formative pruning will be undertaken to ensure the canopies will be managed so as not to encroach beyond the Site boundary where the Site bounds existing buildings or private garden spaces. Where trees and tree groups bound such spaces, it is assumed any canopy growth will be managed up to the Site boundary. The tree canopy area derived from these trees and tree groups up to 2050 will reflect this.
- 3.5. Where existing trees and tree groups are retained within the Development adjacent to highways and vehicular areas, it is assumed that timely formative pruning will be undertaken to crown lift and generally manage the tree canopies to provide adequate vertical clearance. This will be a continuation of the existing management of such trees e.g. trees T180a to T180q on Redriff Road. The maintenance of vertical clearance will not impact lateral tree canopy growth and subsequent increases in canopy area up to 2050.
- 3.6. The tree canopy growth derived from retained trees T1 to T3 on Surrey Quays Road and T180a to T180q on Redriff Road have now been included in the tree canopy area data provided below. This will provide a more accurate reflection of the tree canopy area contribution derived from existing trees given that timely formative pruning will be undertaken to allow construction of the proposed development.

Tree Canopy Area Targets

- 4.1. In terms of tree canopy area targets, the **Draft London Environment Strategy (DLES) (August 2017)** has included the Mayor's vision of transforming the city's environment including an aspiration:

'...for more than half of London's area to be green and for tree canopy cover to increase by ten per cent by 2050'¹

- 4.2. The 2033 canopy (+10%) at 2050 has therefore been calculated as the target tree canopy area against which the Development can be assessed in line with this policy aspiration.
- 4.3. A summary of the tree canopy areas for the Site as it exists currently and with the Development in situ at 2033 (when completion is anticipated) and 2050 is provided in **Table 1** below;

Table 1: Whole Site Tree Canopy Areas Relative to Targets

Tree Canopy Date & Total Target Area	Existing Trees to be Retained	New on-Site Tree Planting	Tree Canopy Total
2017 (Baseline) 36,738m²	318No. Trees & Tree Groups 36,738m²	None*	36,738m²
2033 ('No Development' Scenario) – no net loss of tree canopy area 46,609m²	53No. Trees & Tree Groups 9868m²	684No. New Trees* 12,638m²	22,506 m²
2050 (Draft London Environment Strategy) 51,269m²	53No. Trees & Tree Groups 12,349m²	684No. New Trees* 46,717m²	59,066 m²

* - **Design Guidelines Volume II, Masterplan Public Realm – Tree Planting Strategy** document (**Tree Planting Strategy**).

Note: Tree T278 has been removed from the 2033 and 2050 tree canopy areas since this tree will be removed to facilitate the construction of Development Zone M. This tree had a canopy area of 18.8m² at the 2017 baseline. The removal of this tree is not significant in terms of the total retained tree canopy at 2033 or 2050.

¹ <https://www.london.gov.uk/press-releases/mayoral/help-make-london-worlds-first-national-park-city>

Green Infrastructure and Off-Site Tree Planting

- 5.1. No new off-Site tree planting will be required to achieve the 2050 Draft London Environment Strategy target at 2050. New off-Site tree planting may separately be provided as part of wider Green Infrastructure initiatives and Section 106 Agreements. Southwark Council have confirmed that a number of such initiatives could be supported as part of the Development.

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