

## **Appendix 2: The Burroughs and Middlesex University Draft Supplementary Planning Document (SPD)**

### **Landscape and Arboricultural Assessment**

**January 2021**

## 1.0 Area Introduction

- 1.1 The area of Hendon identified in the Middlesex University and The Burroughs SPD includes substantial and diverse areas of green infrastructure that create a pleasant visual amenity, provide leisure opportunities, and a range of habitats niches for wildlife. This SPD provides an opportunity for green infrastructure to lead the design process to promote and enhance this area.

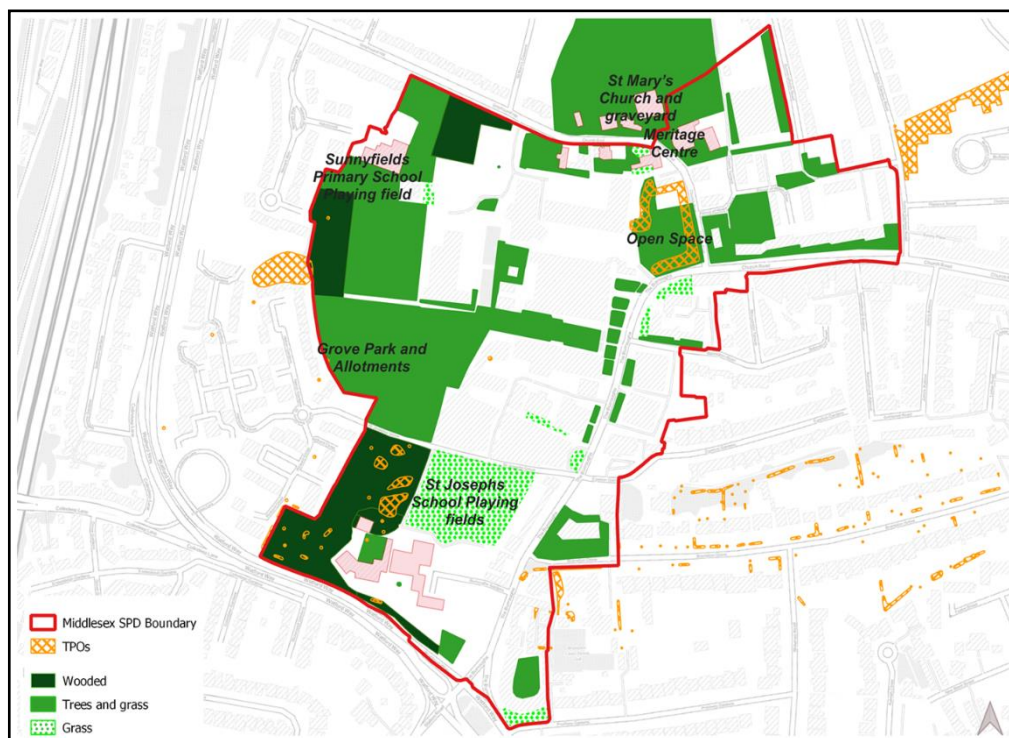
## 2.0 Green Infrastructure in the SPD Area

- 2.1 As can be seen in figure 1 there is a variety of green infrastructure in the area.

- Wooded areas
- School playing fields
- Tennis Courts and artificial football pitches
- Grove Park
- University Open Space
- Allotments
- St Mary's Church Graveyard and
- Sunny Hill Park

Private back gardens are also important as the many of which contain trees and other plants that support a variety of wildlife.

*Figure 1: Green Infrastructure across the SPD Area*



### 3.0 Relevant policies

#### 3.1 The following policies are relevant to the landscape and arboricultural appraisal of the area:

##### Barnet Local Plan

Policy CS5 Protecting and enhancing Barnet's character to create high quality places

Policy CS7 Enhancing and Protecting Barnet's Open Spaces

Policy DM01 Protecting Barnet's character and amenity

DM04 Environmental considerations for development – SUDS

DM15 Green Belt and Open Spaces

DM16 Biodiversity

Barnet Councils' adopted Tree Policy 2017

##### Intend to Publish London Plan Policies

G1 Green Infrastructure

G4 Open Space

G5 Urban Greening

G6 Biodiversity

G7 Trees and woodland

G8 Food growing

#### 3.2 Policy Analysis

Both the Local Plan and London Plan policies are overwhelmingly in support of the protection and enhancement of green infrastructure.

London Plan Policy G1 Green Infrastructure expects green infrastructure to be planned, designed and managed in an integrated way to achieve multiple benefits; and that developments should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network.

Types of green infrastructure that can be incorporated into developments are detailed in Barnet's Green Infrastructure SPD but can include:

- Green roofs and walls
- Sustainable urban drainage (SUDs)
- Urban trees
- Green amenity space

#### 3.3 Green cover and Biodiversity

The London Plan policy G5 Urban Greening seeks to ensure that development of a site will result in the increase of green cover. This includes interventions such as green walls, and roofs, Policy G6 Biodiversity and access to nature of the London Plan encourages the Boroughs to promote the enhancement of Biodiversity, which Policy DM16 of the Development Management Local Plan achieves. The Government is also seeking to promote the improvement to biodiversity for development with a net gain percentage of 10% being proposed in the Environment Bill 2020. Opportunities for the enhancement of green cover have been identified in the analysis of the area in Section 4 of this report. It is expected that the landscape enhancements and additional green cover will also work to enhance local biodiversity, i.e. through appropriate planting to support local fauna.

### 3.4 Access to Open Space.

Policy G3 Open Space of the London Plan and Policies CS7 Enhancing and protecting Barnet's open spaces and DM15 Green Belt and open spaces all require the assessment of the access to public open space for a development. While the SPD boundary does contain open space, this is private open space for either the local schools or the university, as a result there is a deficiency of local parks in the area. However, to the north of the SPD boundary there is Sunny Hill Park which is a district level park which leads into Copthall Park which contains a Leisure Centre and is a Sports Hub for the Borough. The SPD area falls into the catchment area for these district level parks. To ensure the ability of residents in the SPD area have adequate access to open space it is important that there are routes for both pedestrians and cyclists to access both of these assets.

### 3.5 Trees and Woodland

The London Plan Policy G7 Trees and Woodlands specifies that existing woodlands should be protected and maintained and that new areas should be planted in appropriate locations. There are two locations within the SPD area that have been identified as having characteristics of woodland, assessment in section recommends that efforts are made to enhance these areas. Policy G7 also requires that existing trees of value should be retained and any loss as a result of development must be replaced. The planting of additional trees will be required as part of new developments, where ever possible, large-canopied species should be specified as they provide a wider range of benefits. This policy is supported by Core Strategy Policy CS7 and the Barnet Tree Policy.

According to the Barnet Tree Policy all trees that are owned and managed by Barnet Council are managed in accordance with the adopted Tree Policy 2017 details can be found here: <https://www.barnet.gov.uk/parks-sport-and-leisure/barnet-tree-policy> . Any trees being removed around the Meritage Centre and PDSA and street trees are likely fall under this policy.

When a council owned tree is required to be removed to facilitate a development, the Capital Asset Value for Amenity Trees (CAVAT)<sup>1</sup> value of the tree will be required to mitigate the loss, and the money received from the developer used to support the planting targets discussed in the Tree Policy. The monetary contribution will be secured through a Section 106 agreement

The Planning Department and Tree Team will work together to ensure that any funding received through planning obligations or from other sources for landscape and planting improvements would be spent on projects that are beneficial to the local community and environment in the SPD area.

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<sup>1</sup> CAVAT is a valuation method developed in the UK and published by LTOA to express the amenity value of trees in terms of the cost of equivalent replacement. Valuation of trees is advised in the London Plan, specifically recommending CAVAT. Further information on CAVAT can be found online at <https://ltoa.org.uk/resources/cavat>.

#### **4.0 Technical analysis**

- 4.1 Using the Green Infrastructure Focus Map from the Mayor of London analysis of the Hendon Ward demonstrates it has a canopy cover of 18.7% the average in the local area is 23.1%, the Urban Heat Island is 3.59 C above rural areas<sup>2</sup> and the air quality is: NO<sub>2</sub>; 36.02 ug/m<sup>3</sup> threshold 40 ug/m<sup>3</sup>, PM<sub>2.5</sub>; 15.90 threshold 10 ug/m<sup>3</sup>

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<sup>2</sup> Data source: Mayor of London <https://maps.london.gov.uk/green-infrastructure/>

## Appendix 2: Landscape and Arboricultural Assessment



Figure 2 Green Infrastructure Focus Map Mayor of London<sup>3</sup>

<sup>3</sup> <https://maps.london.gov.uk/green-infrastructure/>



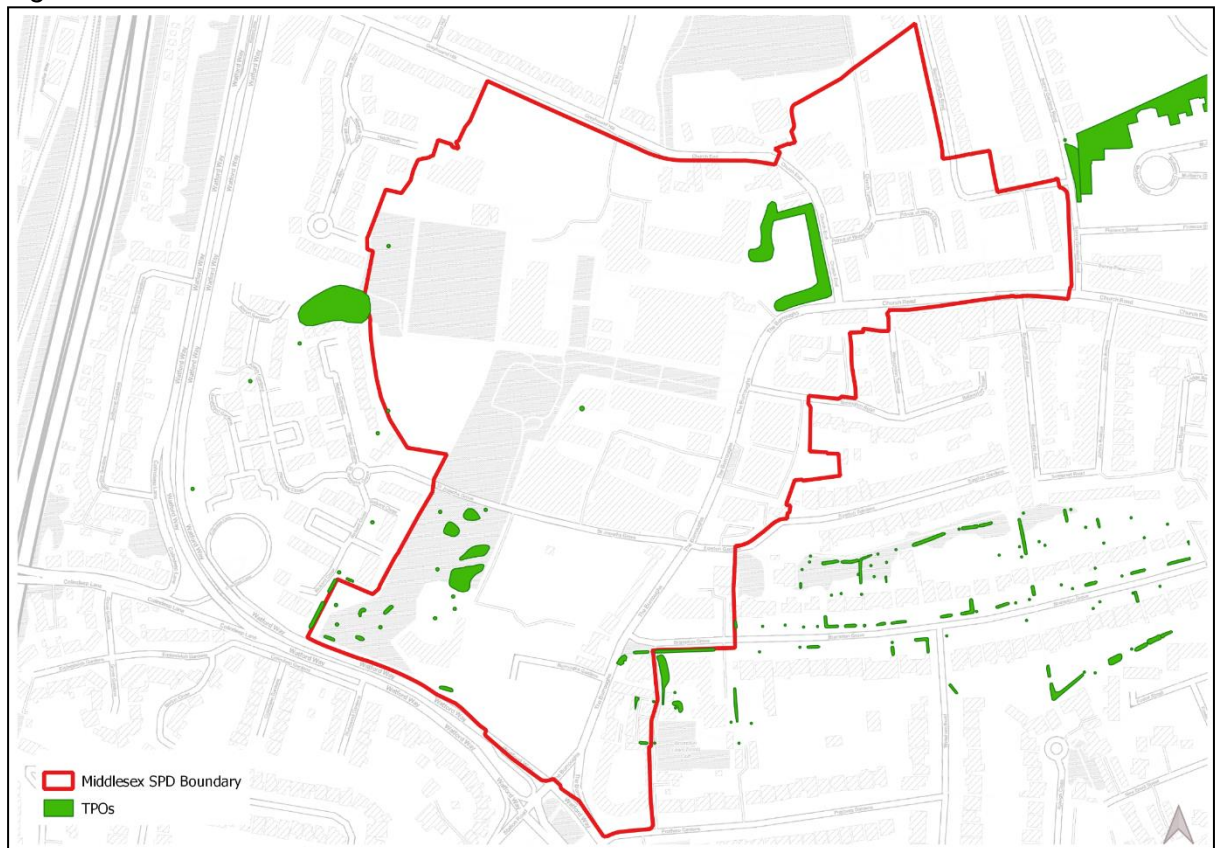
4.2 The following Tree Preservation Orders have been made in the area:

TRE/HE/3/G6 was made in 1957 on the small park on the corner of Church End and The Burroughs now part of the University campus. However, many of these trees have been removed and its quality has declined over time. This area would benefit from additional planting.

TRE/HE/52/A1 1987 small woodland between the University hard surface sports pitches and tennis courts and Newark Way. This area is well established and offers a valuable habitat to wildlife.

Figure 3 illustrates there are several other Tree Protection Orders across the area

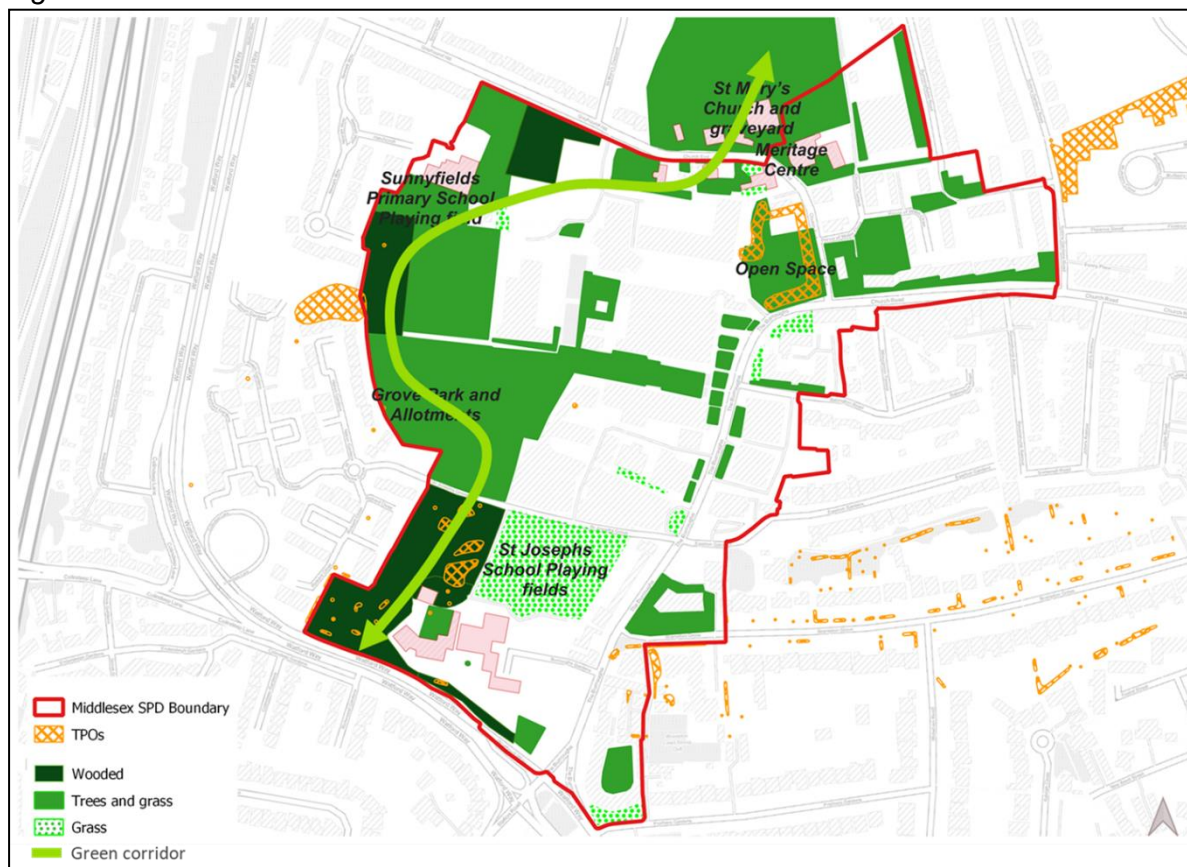
*Figure 3: Tree Protection Orders*



## 5.0 Area evaluation

- 5.1 There is a reasonable level of green infrastructure across the area and a green corridor has developed incrementally (figure 4).

Figure 4: Green Corridor



- 5.2 However, there are areas opportunities for improvement to ensure the continued functioning of the area in regards to the overall green cover and habitat improvement.
- 5.3 The areas in the table below have been identified as having the potential to provide improvements of the urban greening.



**Table 1: Locality Evaluation**

Description	Landscape Objectives
<b>The Burroughs and Burroughs Gardens Car Parks</b>	
The A504, The Burroughs is a main road between the A41 and A502 which is the main access point to Middlesex University campus. Along the road is a scattering of large mature trees growing on private land.	New tree planting and soft landscaping would be required to complement any new development. This must include the provision of new street tree planting on the Burroughs.
<b>Egerton Gardens Car Park</b>	
No trees are present on this site. A street tree provides considerable visual amenity on Egerton Gardens.	New tree planting and soft landscaping would be required to complement any new development. This should include the provision of new street tree planting on the Burroughs and Egerton Gardens.
<b>Ravensfield House and adjacent buildings</b>	
<p>A row of five street trees are of primary importance to the site and these must be retained.</p> <p>Another tree located slightly into the site and has significant amenity, redevelopment of the site should seek to retain this tree.</p> <p>At the rear of the site there are trees however their quality and size are of limited merit. Their retention within any scheme would be beneficial due to their size. However, replacement planting of large tree stock would quickly mitigate the loss.</p>	<p>Retain the five street trees.</p> <p>Provide a high quality landscape at the front of the buildings that will help soften the buildings and make the space ideal social space. This space must reflect that which is on the university side of the street.</p> <p>The aspects at the rear must not overbear on the residential properties or the private gardens.</p> <p>Measures must be in place to help mitigate any increase in height and massing to that which exists.</p>
<b>Fenella</b>	
<p>There is a horse chestnut tree located on the frontage of the building that is part of a row of trees orientated north south into Ravensfield. This tree is also of importance on the site.</p> <p>The street trees on Babington Road will constrain any development proposals on the south side of the site. The existing building line will need to be respected in order to maintain these trees in good health.</p>	<p>Retain the street trees</p> <p>Increase the street tree population where possible in Babington Road</p>

Description	Landscape Objectives
<b>Usher Hall</b>	
<p>The trees within this site are low quality with no meaningful visual amenity.</p> <p>Four street trees on Babington Road will constrain any development proposals on the south side of the site.</p>	<p>Retain the street trees in Babington Road</p> <p>Provide significant improvements to the soft landscape around the building.</p>
<b>Corner of The Burroughs and St Joseph's Grove</b>	
<p>Located on the boundary within the open space is a large ash tree that has significant amenity value that will constrain the design of any development.</p>	<p>Provide significant improvements to St' Josephs Grove which has a very low level of visual tree amenity.</p>
<b>Hendon Town Hall, Hendon Fire Station and land rear of Hendon Library</b>	
<p>The land around the fire station and Library is heavily developed. There are no large pre-existing trees and minimal soft landscaping.</p> <p>Outside Hendon Town Hall, University, Library and Fire Station there is a very wide formal garden area where there are some establishing trees.</p>	<p>Improvements to the soft landscape are required to lift the overall appearance of The Burroughs. A co-ordinated design must be developed between Hendon Town Hall and the University.</p> <p>There is considerable opportunity to make the area between the University, Town Hall, Library and Fire Station a greener and more inviting space. A space where the road becomes subservient to the pedestrian experience.</p>
<b>Land fronting Greyhound Hill: Sunnyfield School, Middlesex University Car Park and other sites around the Hendon -Church End Conservation Area.</b>	
<p>Church Farm House</p> <p>An historic building with mature horse chestnut, yew and birch trees. There is no development potential on this site without having an unacceptably high impact on trees and historic landscape.</p>	<p>Maintain and enhance existing high-quality features</p>
<p>Church House open space</p> <p>No trees of any significance. An ideal location to plant large landscape scale trees.</p>	<p>Provide new tree planting and enhanced soft landscape.</p>
<p>Model Farm House (49 Church End)</p> <p>Historic building with large mature trees in the rear garden. There is no development potential on this site without having an</p>	<p>Maintain and enhance existing high-quality features</p>

Description	Landscape Objectives
unacceptably high impact on trees and historic landscape.	
Church End Farm  Low rise building with extensive grounds to the west of the building containing trees of considerable merit.	Retention of mature trees is vital to any successful development.
<b>Middlesex University Car Park</b>	
Tree planting around the car park is minimal and has not established very successfully.	Maintain and enhance the tree planting around the car parking areas.
<b>Sunnyfields Primary School</b>	
On the north side within Sunnyfields Primary School is a large wooded area at thicket stage of establishment. This is will become a very high value ecological and amenity feature in time.	Retain and enhance the ecological and visual amenity opportunities this woodland can give to the community.
<b>Meritage Centre and adjacent buildings</b>	
Seven early mature trees managed by L. B. Green Spaces. These trees provide a high level of public visible tree amenity.	Provide CAVAT value compensation for trees removed by development proposals will be required.
Tree growing within St Mary's Church grave yard are of very high quality and have good level of public amenity.	This would be used for tree planting in the local area.  Retain views to the trees growing in St' Marys Church grave yard from important viewpoints such as the school entrance.
<b>PDSA site, car park to rear, Fuller Street car park</b>	
There is considerable amount of open space around the housing with established trees that are of a high quality.	Retain the most important landscape scale trees around the scheme.
The St Mary and St John Primary school on Church Terrace ensures these trees have high amenity values.	Provide significant improvements to the public realm experience with new soft and hard landscape.
There are specially protected trees under Tree Preservation Order TRE/HE/3/G6 made in 1957. However, many of these trees have been removed and its quality has declined over time.	Improvement to this area for students and public will also provide significant benefits to the street scene.

## 6.0 Recommendations

- 6.1 Developments across the SPD area should be landscape led that will transform The Burroughs into a greener more pedestrian orientated street scene. To increase canopy cover, improve air quality and reduce the urban heat island affect which will improve health and wellbeing of the community.
- 6.2 To achieve this, the large spaces between the building lines and the actual carriage way must be harmonised in a cohesive public realm design. Which includes new trees, small parks and amenity areas for use by students and residents.
- 6.3 The strengthening of the identified green link/corridor for nature, pedestrians and cyclists between St' Josephs Convent by the A41 on the western boundary north towards Sunny Hill Park is extremely important and must be preserved and enhanced at every opportunity.
- 6.4 CAVAT funds will be used to plant trees in public spaces around The Meritage Centre, PDSA site and Fuller Street car park.
- 6.5 Improvements to the public open spaces at the rear of the university and parks including Sunny Hill Park to encourage access to the Copthall Leisure facilities this could support new tree planting, seating, wayfinding that will provide significant long-term benefits.
- 6.6 All developments must deliver a high quality landscape scheme that will ensure new buildings and surrounding spaces are 'greened' to provide habitats for nature and visual aesthetics. To help achieve this the landscape proposals must exceed the required 0.4 Urban Green Factor under the London Plan and seek an Urban Greening Factor of 0.9. This would also assist in satisfying the requirements of a 10% biodiversity gain of the Environment Bill. Details how to calculate the Urban Greening Factor can be found within the supporting text for Policy G5 Urban Greening of the Intend to Publish London Plan here: <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/intend-publish-london-plan-2019>
- 6.7 In co-ordination with the landscape strategy, ecological enhancements/mitigation must be provided to support the objectives under local planning policy DM16.
- 6.8 Plants selected for soft landscape should in the first instance take inspiration from the Royal Horticultural Society's list: Plants for Pollinators, an open source resource available here: [www.rhs.org.uk](http://www.rhs.org.uk). This is to ensure at every level of planting there are benefits for all species utilising the spaces.
- 6.9 The landscape should also seek to improve the following statistics<sup>4</sup>
  - Hendon Ward has a canopy cover of 18.7% the average in the local area is 23.1%.  
*Target 25% canopy cover increase by new tree planting.*
  - Urban Heat Island is 3.59 C above rural areas.  
*The heat island affect will be reduced by increasing tree canopy cover.*
  - Air quality: NO<sub>3</sub>; 36.02 ug/m<sup>3</sup> threshold 40 ug/m<sup>3</sup>, PM<sub>2.5</sub>; 15.90 threshold 10 ug/m<sup>3</sup>

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<sup>4</sup> Data source: Mayor of London <https://maps.london.gov.uk/green-infrastructure/>

*Improvements to the soft landscape will filter/trap air pollutants and improve air quality, therefore lowering the PM2.5 levels.*