

STONEY WOOD QUARTER

Green Infrastructure – UGF, BNG and Trees

Project	Stoney Wood Quarter
Site	Land at Stoney Wood Quarter, The Fairway, London NW7 3HJ
Purpose	Note responding to BNG, UGF, arboriculture (including CAVAT) and tree matters
Prepared by	London Placemaking in consultation with Quaife Woodlands and Tree Frontiers
Date	June 2026

1. Introduction

This note has been prepared in response to the ecology and arboriculture feedback from the GLA on the Stoney Wood Quarter proposals (Ref. 25/2743/FUL). It reviews how the scheme has evolved to improve its Biodiversity Net Gain (BNG), Urban Greening Factor (UGF) and tree retention performance, and sets out the arboricultural position, including retained and removed trees, CAVAT, construction-stage tree protection and long-term management. Ecology and protected species matters (bats, badgers and reptiles) are addressed in the separate Ecology Note, to which this note should be read alongside.

2. Design Development, BNG and UGF Enhancement

The scheme has undergone considerable design development, with biodiversity, urban greening, arboriculture, landscape quality and long-term management treated as core design considerations throughout. The layout was amended during the planning process to reduce ecological impact, retain more existing woodland and tree structure, and improve the quality and extent of the proposed green infrastructure.

The improvement is demonstrated by comparing the June 2025 and November 2025 BNG assessments. The June 2025 assessment, undertaken prior to the amendments to the layout, recorded a post-development area habitat position of 8.02 units, resulting in a net loss of -5.70 units, equivalent to -41.53%. It also recorded a loss of linear habitat units, with the post-development position falling from 0.44 units to 0.00 units.

Following design review, the scheme was amended to reduce the development footprint, retain more existing woodland and tree structure, and better integrate the northern watercourse and riparian edge into the ecological strategy. The November 2025 assessment recorded a materially improved BNG position. Area habitat loss was reduced from -41.53% to -16.12%, with the post-development area habitat score increasing from 8.02 units to 11.91 units. In unit terms, the residual area habitat deficit was reduced from -5.70 units to -2.29 units, an improvement of approximately 3.41 units, or around 60%. The linear habitat position was also improved, with post-development linear habitat increasing from 0.00 units to 0.78 units.

Watercourse habitats are now assessed separately. The November 2025 assessment records 9.83 watercourse units at baseline and no net change post-development, as the watercourses are retained. This is an important change from the earlier assessment because the northern watercourse and riparian corridor are now more clearly recognised within the ecological baseline and long-term management strategy.

The current BNG position does not remove the need for any residual off-site biodiversity provision. The November 2025 assessment continues to identify a residual deficit in area and linear habitat units. However, the comparison between the two assessments shows that the scheme no longer simply relies on off-site compensation. The design has first sought to avoid and reduce ecological loss through significant footprint reduction, increased tree and woodland retention, new native planting, green and brown roofs, watercourse assessment and long-term management commitments.

The current position is materially improved when compared with the earlier BNG assessment. The remaining biodiversity deficit is acknowledged and will be addressed through off-site biodiversity units / credits and secured long-term management. However, the scheme now demonstrates a stronger on-site ecological response and alignment with the mitigation hierarchy.

3. Options Explored to Enhance BNG and UGF

3.1 Reduced footprint and greater habitat retention

The most important ecological improvement during design development has been the increased retention of existing woodland and tree structure. This has allowed a greater proportion of existing ecological value to remain in situ, particularly at the northern and western edges of the site. This reduced the amount of compensatory provision required elsewhere and helped preserve immediate habitat value.

3.2 Retention of higher-value trees

The tree retention strategy focuses on retaining the principal tree groups and the higher-quality trees, particularly within the northern and western parts of the site. Retaining existing mature and semi-mature trees improves both Biodiversity Net Gain (BNG) and Urban Greening Factor (UGF). It also preserves canopy structure, supports habitat connectivity and maintains an established landscape setting from the outset of occupation.

The retention strategy is therefore more robust, with trees retained in meaningful groups and landscape areas rather than as isolated specimens. This reduces the risk that retained trees become vulnerable to construction impacts or future resident pressure after occupation.

3.3 New tree planting and canopy development

New tree planting is an important component of both the UGF strategy and the BNG strategy. It will reinforce the transition from the more urban southern edge of the site to the woodland character to the north and west. The detailed planting strategy will prioritise species that are climate-resilient, appropriate for the site conditions, beneficial to wildlife and suitable for long-term estate management.

Species selection will include a strong native and wildlife-beneficial component.

3.4 Green and brown roofs

Green and brown roofs will be developed as ecological infrastructure rather than simply as visual or drainage features. Their detailed specification will be agreed with the project ecologist and will include varied native wildflower and sedum mixes.

They will assist with UGF, SuDS performance, urban cooling, invertebrate habitat and foraging opportunities for birds and bats.

3.5 Native habitat replacement

The detailed landscape strategy will maximise the value of the significant landscaping that is proposed by using native, mixed-species planting rather than single-species ornamental landscaping. Suitable species will include hawthorn, blackthorn, hazel, field maple, dogwood, guelder rose, holly and native rose species, with a large number of trees introduced where spatially appropriate.

Planting will also be used to strengthen ecological connectivity across the site, particularly between retained woodland, the riparian corridor, new pocket landscapes and green roof habitats.

3.6 Woodland edge enhancement

The retained woodland edge will be enhanced through selective shrub planting, deadwood retention, log piles, hibernacula, invasive species control, woodland-edge ground flora, controlled access to prevent trampling, and sensitive lighting design to protect commuting and foraging habitats.

The objective will be to create a managed woodland edge that is ecologically functional, resilient and protected from gradual degradation after occupation. The woodland edge will not be treated as a narrow ornamental buffer; it will be managed as one of the principal ecological assets of the development.

3.7 Riparian buffer enhancement

The northern watercourse corridor will be protected and enhanced through sensitive planting, controlled access, avoidance of unnecessary lighting, and long-term management. Further enhancement will focus on strengthening native riparian planting, maintaining a naturalistic buffer, controlling erosion and trampling, retaining deadwood where safe, and ensuring no deterioration in watercourse condition.

Where public access is provided near the riparian zone, it will be carefully designed so that the watercourse edge is protected from littering, dog access, trampling and encroachment.

3.8 Species-specific enhancements

Species-specific measures will be secured through the detailed ecological enhancement strategy and LEMP / HMMP. These will include, where appropriate, bat boxes, bird boxes, bee bricks, invertebrate habitat, log piles, deadwood habitat, habitat piles, dark corridor protection and native berry and nectar planting.

3.9 Long-term management and monitoring

BNG and UGF performance will depend on long-term management, not only initial planting. The long-term management plan will therefore include clear habitat creation specifications, target condition criteria, establishment maintenance, replacement planting obligations, annual monitoring, adaptive management triggers, responsibility for funding and implementation, and reporting to the local planning authority where required.

4. Arboricultural Position

The scheme has been developed with a clear tree retention strategy in mind. The tree retention strategy focuses on retaining substantial groups rather than isolated remnants. This is important because tree retention is more meaningful if the retained trees can be protected during construction and managed successfully after occupation.

The current strategy retains all Category A trees and all but two of the Category B trees on site, in particular in the woodland group at the north-west of the site. This approach reduces both direct arboricultural impact and post-development pressure. The precise retained / removed position should be read with the Arboricultural Report and tree retention schedule.

Retained trees are being incorporated as part of the landscape structure of the development. They are not being treated as residual constraints or left-over features. The design intention is that retained trees contribute to shade, amenity, biodiversity, landscape maturity, wayfinding and the transition between the urban edge and woodland context.

The map below (and enclosed at Appendix 1) shows the trees that are being retained and removed with retained trees in black and removed in red:



Source: Quaife Woodlands Arboricultural Report

The following table lists all the trees on site and records which are retained and removed, showing that the most significant A and B trees are retained. With regard to the GLA's specific query in relation to trees T8 and T145, we can confirm that those trees are proposed to be removed as illustrated on the tree removal / retention plan and detailed below.

TREE	TRUNKØ (metres)	RPA	HEIGHT (metres)	SPREAD Ø (metre)	SPECIES	Category	Veteran/ Ancient	To be retained
1	0.16	1.92	6	3	Ash	C	N	N
2	0.14	1.68	6	4	Juneberry	C	N	N
3	0.54	6.48	8	8	Cherry	C	N	N
4	0.25	3.00	6	6	Apple	C	N	N
5	0.1	1.20	6	3	Oak	C	N	N
6	0.2	2.40	8	8	Ash	C	N	N
7	0.1	1.20	6	3	Willow	C	N	N
8	0.64	7.68	18	14	Oak	B	N	N
9	0.25	3.00	12	6	Ash	B	N	Y
10	1.02	12.24	18	16	Oak	A	N	Y
11	n/a	n/a	n/a	n/a	Birch- no longer present on site	n/a	n/a	n/a
12	n/a	n/a	n/a	n/a	Birch- no longer present on site	n/a	n/a	n/a
13	0.38	4.56	16	12	Birch	C	N	N
14	0.2	2.40	8	8	Ash	C	N	N
15	0.15	1.80	8	3	Wild Plum	C	N	N
16	0.3	3.60	18	12	Ash	B	N	Y
17	0.7	8.40	18	16	Oak	A	N	Y
18	0.43	5.16	18	16	Oak	B	N	Y
19	0.1	1.20	10	3	Oak	C	N	Y
20	0.2	2.40	12	4	Hawthorn	U	N	Y
21	0.1	1.20	12	3	Ash	C	N	Y
22	0.15	1.80	10	8	Cherry	C	N	Y
23	0.2	2.40	16	8	Ash	C	N	Y
24	0.2	2.40	16	6	Ash	C	N	Y
25	0.1	1.20	12	3	Ash	C	N	Y
26	0.4	4.80	16	12	Oak	B	N	Y
27	0.1	1.20	6	4	Holly	C	N	N
28	0.15	1.80	10	6	Sycamore	C	N	N
29	0.1	1.20	6	6	Ash	C	N	N
30	0.17	2.04	8	6	Ash	C	N	N
31	0.1	1.20	8	3	Ash	C	N	N
32	0.1	1.20	6	2	Holly	C	N	N
33	0.1	1.20	12	3	Ash	C	N	N
34	0.15	1.80	12	6	Ash	C	N	N
35	0.2	2.40	14	6	Ash	C	N	N
36	0.16	1.92	14	6	Ash	C	N	N
37	0.21	2.52	14	6	Ash	C	N	N
38	0.28	3.36	10	8	Hawthorn	C	N	Y
39	0.3	3.60	14	8	Bay Laurel	C	N	N
40	0.1	1.20	8	3	Hawthorn	C	N	N
41	0.2	2.40	10	8	Hawthorn	C	N	N
42	0.1	1.20	6	3	Hawthorn	C	N	N
43	0.44	5.28	12	8	Wild Apple	C	N	N
44	0.1	1.20	8	4	Ash	C	N	N
45	0.2	2.40	6	4	Oak	C	N	N
46	0.3	3.60	10	8	Wild Apple	C	N	N
47	0.19	2.28	12	8	Ash	C	N	N
48	0.22	2.64	6	3	Ash	C	N	N
49	0.3	3.60	16	12	Ash	C	N	N
50	0.14	1.68	12	6	Ash	C	N	N
51	0.3	3.60	18	10	Sycamore	C	N	Y
52	0.1	1.20	8	4	Beech	C	N	Y
53	0.1	1.20	8	6	Hawthorn	C	N	Y
54	0.19	2.28	16	8	Ash	C	N	Y
55	0.19	2.28	16	6	Ash	C	N	Y

56	0.13	1.56	14	4	Ash	C	N	Y
57	0.1	1.20	6	3	Yew	C	N	Y
58	0.1	1.20	16	6	Ash	C	N	Y
59	0.17	n/a	4	2	unknown	dead/dying	n/a	n/a
60	0.15	n/a	6	2	Cherry	dead/dying	n/a	n/a
61	0.15	n/a	4	1	Cherry	dead/dying	n/a	n/a
62	0.44	5.28	18	16	Oak	A	N	Y
63	0.05	0.60	6	4	Holly	C	N	Y
64	0.05	0.60	6	3	Holly	C	N	Y
65	0.1	1.20	8	2	Sycamore	C	N	Y
66	0.2	2.40	12	8	Hawthorn	C	N	Y
67	0.17	2.04	12	8	Hawthorn	C	N	Y
68	0.1	1.20	6	6	Hawthorn	C	N	Y
69	0.35	4.20	12	8	Hawthorn	C	N	Y
70	0.24	2.88	10	6	Hawthorn	C	N	Y
71	0.5	6.00	10	6	Birch	C	N	Y
72	0.1	1.20	12	3	Ash	C	N	Y
73	0.22	2.64	12	6	Ash	C	N	Y
74	0.42	5.04	18	14	Ash	A	N	Y
75	0.13	1.56	6	3	Hawthorn	C	N	Y
76	0.09	1.08	10	3	Ash	C	N	Y
77	0.11	1.32	12	3	Ash	C	N	Y
78	0.1	1.20	8	1	Ash	C	N	Y
79	0.18	2.16	10	3	Ash	C	N	Y
80	0.12	1.44	8	3	Ash	C	N	Y
81	0.1	1.20	12	2	Ash	C	N	Y
82	0.14	1.68	10	4	Ash	C	N	Y
83	0.12	1.44	10	4	Ash	C	N	Y
84	2x 0.2	4.80	6	4	Hawthorn	C	N	N
85	0.1	1.20	8	2	Ash	C	N	N
86	0.13	1.56	10	3	Ash	C	N	N
87	0.1	1.20	8	3	Ash	C	N	N
88	0.3	3.60	14	6	Field Maple	B	N	Y
89	0.2	2.40	14	6	Aspen	C	N	N
90	0.2	2.40	14	6	Ash	C	N	N
91	0.1	1.20	8	4	Aspen	C	N	N
92	0.1	1.20	10	2	Aspen	C	N	N
93	1	12.00	18	12	Poplar	C	N	N
94	0.15	n/a	10	10	Ash	dead/dying	n/a	n/a
95	0.2	n/a	12	4	Birch	dead/dying	n/a	n/a
96	0.15	n/a	10	3	Unknown	dead/dying	n/a	n/a
97	0.1	1.20	14	6	Willow	C	N	Y
98	0.2	2.40	16	6	Ash	C	N	Y
99	0.25	n/a	14	6	Unknown	dead/dying	n/a	n/a
100	0.5	6.00	18	10	Poplar	A	N	Y
101	0.3	3.60	16	8	Aspen	U	N	Y
102	0.4	n/a	14	8	Unknown	dead/dying	n/a	n/a
103	0.3	n/a	14	8	Unknown	dead/dying	n/a	n/a
104	0.3	n/a	16	6	Unknown	dead/dying	n/a	n/a
105	0.4	4.8	16	8	Aspen	U	N	Y
106	0.1	1.20	8	3	Aspen	U	N	Y
107	0.4	4.80	18	12	Aspen	U	N	Y
108	0.3	3.60	18	6	Aspen	U	N	Y
109	0.15	n/a	10	2	Unknown	dead/dying	n/a	n/a
110	0.2	2.40	8	6	Oak	C	N	Y

111	0.3	3.60	18	8	Aspen	U	N	Y
112	0.2	2.40	16	4	Aspen	U	N	Y
113	0.35	4.20	18	12	Aspen	C	N	Y
114	0.2	2.40	8	6	Oak	C	N	Y
115	0.3	3.60	18	10	Aspen	C	N	Y
116	0.4	4.80	18	16	Aspen	C	N	Y
117	0.3	n/a	16	10	Unknown	dead/dying	n/a	n/a
118	0.2	2.40	14	6	Aspen	C	N	Y
119	0.2	2.40	14	6	Aspen	C	N	Y
120	0.25	3.00	18	8	Aspen	C	N	Y
121	0.1	n/a	8	6	Unknown	dead/dying	n/a	n/a
122	0.3	3.60	16	10	Oak	C	N	Y
123	0.4	4.80	18	12	Aspen	B	N	Y
124	0.1	1.20	12	2	Oak	C	N	Y
125	0.4	4.80	20	12	Aspen	B	N	Y
126	0.18	2.16	12	6	Poplar	C	N	Y
127	0.13	1.56	6	4	Maple	C	N	Y
128	0.2	2.40	10	3	Sycamore	C	N	Y
129	0.2	2.40	12	6	Maple	C	N	N
130	0.3	3.60	18	6	Aspen	C	N	N
131	0.2	2.40	8	3	Aspen	C	N	N
132	0.15	1.80	14	4	Maple	C	N	N
133	0.1	1.20	8	3	Aspen	C	N	N
134	0.2	2.40	12	4	Maple	C	N	N
135	0.3	3.60	18	4	Aspen	C	N	N
136	0.2	2.40	14	6	Aspen	C	N	N
137	0.1	1.20	8	3	Aspen	C	N	N
138	0.1	1.20	6	3	Aspen	C	N	N
139	0.3	3.60	18	3	Aspen	C	N	N
140	0.4	4.80	18	8	Aspen	C	N	N
141	0.3	3.60	16	6	Aspen	C	N	N
142	0.25	3.00	14	6	Aspen	C	N	N
143	0.15	1.80	6	3	Hawthorn	U	N	N
144	0.15	1.80	10	3	Maple	C	N	N
145	0.3	3.60	16	10	Maple	B	N	N
146	0.2	2.40	14	8	Maple	C	N	N
147	0.3	3.60	14	8	Maple	C	N	N
148	0.29	3.48	10	6	Maple	U	N	N
149	0.3	n/a	18	10	Unknown	dead/dying	n/a	n/a
150	0.3	3.60	16	10	Maple	U	N	N
151	0.15	1.80	16	3	Aspen	C	N	N
152	0.15	1.80	12	4	Aspen	C	N	N
153	0.2	2.40	16	6	Aspen	C	N	N
154	0.15	1.80	16	6	Aspen	C	N	N
155	0.15	1.80	14	6	Aspen	C	N	N
156	0.15	1.80	12	6	Aspen	C	N	N
157	0.2	2.40	8	4	Aspen	C	N	N
158	0.15	1.80	8	6	Oak	C	N	N
159	n/a	n/a	n/a	n/a	no longer present on site	n/a	n/a	n/a
160					Ash	C	N	N
161					Ash	C	N	N
162					Ash	C	N	N
163	0.80	9.60	25	14	Oak	A	N	Y
164	Line x 3				Cypress	C	N	N
165	0.15	1.80			Cypress	C/B	N	N
166	Line x 3				Cypress	C/B	N	N
167	Line x 5				Birch	C	N	N
169	Line				not identified	C	N	N
					Existing trees		Retained trees	
					Total no Category A	6		6
					Total no Category B	9		7
					Total no Category C	125		50
					Total no Category U	11		8

5. CAVAT Assessment and Replacement Value

A Capital Asset Value for Amenity Trees (CAVAT) assessment of the trees affected by the proposed development has been undertaken by Tree Frontiers, chartered arboricultural consultants, and is enclosed in Appendix A. It has been prepared using the CAVAT Quick Method, which the CAVAT system expressly provides for the strategic valuation of larger tree populations rather than the detailed appraisal of a limited number of individual specimens. Given that the affected trees form part of a woodland block, woodland edge and grouped tree structure rather than being experienced as individual public-realm specimens, the Quick Method is the proportionate and technically appropriate methodology for this resource.

5.1 Trees removed and CAVAT value of loss

The scheme removes 79 trees or groups of trees and retains 71, including all Category A trees and all but two Category B trees, principally within the woodland group at the north-west of the site. The trees proposed for removal are predominantly internal Category C and Category U specimens with limited public accessibility or visibility. Applying a Community Tree Index (CTI) factor of 150% and a Unit Value Factor (UVF) of £23.56, the assessment concludes that the total CAVAT value of the trees proposed for removal is £263,262.

5.2 Replacement planting

The scheme provides 126 new trees, increasing the total tree stock on site from 150 to approximately 197 — a net increase of around 31%. The planting comprises a native, climate-resilient palette of twelve species distributed across the character areas of the scheme, from the welcome square and pocket parks through to the woodland-edge, meadow and riparian margins, reinforcing the transition from the more urban southern edge to the woodland character to the north and west.

5.3 CAVAT value of the replacement planting

The 126 replacement trees have been valued on the same basis as the trees removed, applying the CAVAT Quick Method with the same Unit Value Factor (£23.56) and Community Tree Index (150%). Consistent with the CAVAT methodology, newly planted trees carry a lower initial value than the established trees they replace, because they have not yet developed the trunk size, canopy, visibility and public benefit of mature stock. Applying a functional factor of 60% and a life-expectancy factor of 100% — the latter reflecting that the replacements are newly planted, healthy stock with the longest life expectancy — the replacement planting provides an on-site CAVAT value of £50,097.

For each tree the value is derived from its stem diameter (girth divided by π), converted to trunk basal area ($\pi/4 \times \text{diameter}^2$), multiplied by the UVF to give a base value, then by the CTI, and finally by the functional and life-expectancy factors. By way of worked example, a semi-mature small-leaved lime at 20/25 cm girth: $22.5 \div \pi = 7.16$ cm diameter $\rightarrow 40.3$ cm² basal area $\rightarrow \times £23.56 = £949$ base value $\rightarrow \times 1.5 = £1,424 \rightarrow \times 0.60 \times 1.0 = £854$.

Basis of the replacement valuation. The replacement valuation applies the same CAVAT Quick Method, and the same Unit Value Factor (£23.56) and Community Tree Index (150%), as the assessment of the trees removed, so that both the loss and the replacement provision are considered on a consistent, like-for-like basis. Because the replacement stock is of small stem diameter (approximately 4–9 cm, corresponding to the 12/14 to 25/30 cm girth nursery stock listed in the schedule), which falls at or below the smallest size band in the Quick Method look-up, the base value has been derived from a continuous Unit Value Factor $\times$ basal-area calculation; this reconciles with the Quick Method band values at each band's representative diameter.

5.4 Residual value and Section 106

The difference between the CAVAT value of the trees removed (£263,262) and the CAVAT value of the on-site replacement planting (£50,097) is a residual of £213,165. In accordance with Local Plan Policy CDH07 and London Plan Policy G7, where replacement trees of equal value cannot be provided on site, a contribution for the residual value may be made to provide trees within nearby streets and open spaces, secured through a Section 106 obligation.

5.5 Proportionate mitigation package

CAVAT is not intended to require direct financial equivalence between removed and replacement trees; it informs the planning balance by indicating the scale of public amenity value affected and the adequacy of the mitigation proposed. Taken as a whole, the arboricultural response is proportionate: the retention of all Category A and all but two Category B trees; a net increase in tree numbers from 150 to approximately 197; a fully-costed replacement planting programme (in the order of £167,000 to supply, plant and establish the 126 trees); a lifetime Tree Management Plan; and a residual CAVAT contribution secured by Section 106. Together these provide both immediate re-provision and a secured pathway to restoring public amenity value over the longer term.

5.6 Schedule of replacement trees

The schedule below lists each of the 126 replacement trees, with its species, nursery size, location within the scheme, CAVAT value and supply cost.

Ref	Species	Nursery size	Location in scheme	CAVAT value
N001	Small-leaved lime	Semi-mature 20/25 cm	Welcome square / primary frontage	£854
N002	Small-leaved lime	Semi-mature 20/25 cm	Welcome square / primary frontage	£854
N003	Small-leaved lime	Semi-mature 20/25 cm	Welcome square / primary frontage	£854
N004	Small-leaved lime	Semi-mature 20/25 cm	Welcome square / primary frontage	£854
N005	Silver birch	Semi-mature 20/25 cm	Welcome square / primary frontage	£854
N006	Silver birch	Semi-mature 20/25 cm	Welcome square / primary frontage	£854
N007	Silver birch	Semi-mature 20/25 cm	Welcome square / primary frontage	£854
N008	Silver birch	Semi-mature 20/25 cm	Welcome square / primary frontage	£854
N009	Hornbeam	Semi-mature 20/25 cm	Welcome square / primary frontage	£854
N010	Hornbeam	Semi-mature 20/25 cm	Welcome square / primary frontage	£854
N011	Beech	Semi-mature 25/30 cm	Welcome square / primary frontage	£1,055
N012	Beech	Semi-mature 25/30 cm	Welcome square / primary frontage	£1,055
N013	Crab apple	Heavy standard 12/14 cm	Play street	£285
N014	Crab apple	Heavy standard 12/14 cm	Play street	£285
N015	Crab apple	Heavy standard 12/14 cm	Play street	£285
N016	Crab apple	Heavy standard 12/14 cm	Play street	£285
N017	Crab apple	Heavy standard 12/14 cm	Play street	£285
N018	Crab apple	Heavy standard 12/14 cm	Play street	£285
N019	Crab apple	Heavy standard 12/14 cm	Play street	£285
N020	Crab apple	Heavy standard 12/14 cm	Play street	£285
N021	Crab apple	Heavy standard 12/14 cm	Play street	£285
N022	Crab apple	Heavy standard 12/14 cm	Play street	£285
N023	Crab apple	Heavy standard 12/14 cm	Play street	£285
N024	Crab apple	Heavy standard 12/14 cm	Play street	£285
N025	Crab apple	Heavy standard 12/14 cm	Play street	£285
N026	Crab apple	Heavy standard 12/14 cm	Play street	£285
N027	Wild pear	Heavy standard 12/14 cm	Play street	£285
N028	Wild pear	Heavy standard 12/14 cm	Play street	£285
N029	Wild pear	Heavy standard 12/14 cm	Play street	£285
N030	Wild pear	Heavy standard 12/14 cm	Play street	£285
N031	Wild pear	Heavy standard 12/14 cm	Play street	£285
N032	Wild pear	Heavy standard 12/14 cm	Play street	£285
N033	Wild pear	Heavy standard 12/14 cm	Play street	£285
N034	Wild pear	Heavy standard 12/14 cm	Play street	£285
N035	Wild pear	Heavy standard 12/14 cm	Play street	£285
N036	Wild pear	Heavy standard 12/14 cm	Play street	£285
N037	Wild pear	Heavy standard 12/14 cm	Play street	£285
N038	Wild pear	Heavy standard 12/14 cm	Play street	£285
N039	Wild pear	Heavy standard 12/14 cm	Play street	£285
N040	Wild cherry	Extra heavy 14/16 cm	Meadow / understorey	£380
N041	Wild cherry	Extra heavy 14/16 cm	Meadow / understorey	£380
N042	Wild cherry	Extra heavy 14/16 cm	Meadow / understorey	£380
N043	Wild cherry	Extra heavy 14/16 cm	Meadow / understorey	£380
N044	Wild cherry	Extra heavy 14/16 cm	Meadow / understorey	£380
N045	Wild cherry	Extra heavy 14/16 cm	Meadow / understorey	£380
N046	Wild cherry	Extra heavy 14/16 cm	Meadow / understorey	£380

Ref	Species	Nursery size	Location in scheme	CAVAT value
N047	Wild cherry	Extra heavy 14/16 cm	Meadow / understorey	£380
N048	Wild cherry	Extra heavy 14/16 cm	Meadow / understorey	£380
N049	Hornbeam	Extra heavy 14/16 cm	Woodland street & edge	£380
N050	Hornbeam	Extra heavy 14/16 cm	Woodland street & edge	£380
N051	Hornbeam	Extra heavy 14/16 cm	Woodland street & edge	£380
N052	Hornbeam	Extra heavy 14/16 cm	Woodland street & edge	£380
N053	Hornbeam	Extra heavy 14/16 cm	Woodland street & edge	£380
N054	Hornbeam	Extra heavy 14/16 cm	Woodland street & edge	£380
N055	Hornbeam	Extra heavy 14/16 cm	Woodland street & edge	£380
N056	Hornbeam	Extra heavy 14/16 cm	Woodland street & edge	£380
N057	Hornbeam	Extra heavy 14/16 cm	Woodland street & edge	£380
N058	Hornbeam	Extra heavy 14/16 cm	Woodland street & edge	£380
N059	Hornbeam	Extra heavy 14/16 cm	Woodland street & edge	£380
N060	Beech	Extra heavy 16/18 cm	Woodland street & edge	£488
N061	Beech	Extra heavy 16/18 cm	Woodland street & edge	£488
N062	Beech	Extra heavy 16/18 cm	Woodland street & edge	£488
N063	Holly	Rootball 1.5 m	Woodland street & edge	£285
N064	Holly	Rootball 1.5 m	Woodland street & edge	£285
N065	Holly	Rootball 1.5 m	Woodland street & edge	£285
N066	Holly	Rootball 1.5 m	Woodland street & edge	£285
N067	Yew	Rootball 1.5 m	Woodland street & edge	£285
N068	Yew	Rootball 1.5 m	Woodland street & edge	£285
N069	Black poplar	Extra heavy 14/16 cm	Wetland / riparian margin	£380
N070	Black poplar	Extra heavy 14/16 cm	Wetland / riparian margin	£380
N071	Black poplar	Extra heavy 14/16 cm	Wetland / riparian margin	£380
N072	Black poplar	Extra heavy 14/16 cm	Wetland / riparian margin	£380
N073	Black poplar	Extra heavy 14/16 cm	Wetland / riparian margin	£380
N074	Common alder	Extra heavy 14/16 cm	Wetland / riparian margin	£380
N075	Common alder	Extra heavy 14/16 cm	Wetland / riparian margin	£380
N076	Common alder	Extra heavy 14/16 cm	Wetland / riparian margin	£380
N077	Common alder	Extra heavy 14/16 cm	Wetland / riparian margin	£380
N078	Common alder	Extra heavy 14/16 cm	Wetland / riparian margin	£380
N079	Common alder	Extra heavy 14/16 cm	Wetland / riparian margin	£380
N080	Common alder	Extra heavy 14/16 cm	Wetland / riparian margin	£380
N081	Silver birch	Extra heavy 14/16 cm	Pocket park / open green	£380
N082	Silver birch	Extra heavy 14/16 cm	Pocket park / open green	£380
N083	Silver birch	Extra heavy 14/16 cm	Pocket park / open green	£380
N084	Silver birch	Extra heavy 14/16 cm	Pocket park / open green	£380
N085	Silver birch	Extra heavy 14/16 cm	Pocket park / open green	£380
N086	Silver birch	Extra heavy 14/16 cm	Pocket park / open green	£380
N087	Silver birch	Extra heavy 14/16 cm	Pocket park / open green	£380
N088	Silver birch	Extra heavy 14/16 cm	Pocket park / open green	£380
N089	Silver birch	Extra heavy 14/16 cm	Pocket park / open green	£380
N090	Silver birch	Extra heavy 14/16 cm	Pocket park / open green	£380
N091	Silver birch	Extra heavy 14/16 cm	Pocket park / open green	£380
N092	Silver birch	Extra heavy 14/16 cm	Pocket park / open green	£380
N093	Silver birch	Extra heavy 14/16 cm	Pocket park / open green	£380
N094	Silver birch	Extra heavy 14/16 cm	Pocket park / open green	£380
N095	Silver birch	Extra heavy 14/16 cm	Pocket park / open green	£380
N096	Silver birch	Heavy standard 12/14 cm	Pocket park / open green	£285
N097	Silver birch	Heavy standard 12/14 cm	Pocket park / open green	£285
N098	Silver birch	Heavy standard 12/14 cm	Pocket park / open green	£285
N099	Silver birch	Heavy standard 12/14 cm	Pocket park / open green	£285
N100	Silver birch	Heavy standard 12/14 cm	Pocket park / open green	£285
N101	Silver birch	Heavy standard 12/14 cm	Pocket park / open green	£285
N102	Silver birch	Heavy standard 12/14 cm	Pocket park / open green	£285
N103	Silver birch	Heavy standard 12/14 cm	Pocket park / open green	£285
N104	Silver birch	Heavy standard 12/14 cm	Pocket park / open green	£285
N105	Silver birch	Heavy standard 12/14 cm	Pocket park / open green	£285
N106	Silver birch	Heavy standard 12/14 cm	Pocket park / open green	£285
N107	Silver birch	Heavy standard 12/14 cm	Pocket park / open green	£285
N108	Small-leaved lime	Extra heavy 16/18 cm	Pocket park / open green	£488
N109	Small-leaved lime	Extra heavy 16/18 cm	Pocket park / open green	£488

Ref	Species	Nursery size	Location in scheme	CAVAT value
N110	Small-leaved lime	Extra heavy 16/18 cm	Pocket park / open green	£488
N111	Small-leaved lime	Extra heavy 16/18 cm	Pocket park / open green	£488
N112	Small-leaved lime	Extra heavy 16/18 cm	Pocket park / open green	£488
N113	Small-leaved lime	Extra heavy 16/18 cm	Pocket park / open green	£488
N114	Field maple	Heavy standard 12/14 cm	Boundary / defensible edge	£285
N115	Field maple	Heavy standard 12/14 cm	Boundary / defensible edge	£285
N116	Field maple	Heavy standard 12/14 cm	Boundary / defensible edge	£285
N117	Field maple	Heavy standard 12/14 cm	Boundary / defensible edge	£285
N118	Field maple	Heavy standard 12/14 cm	Boundary / defensible edge	£285
N119	Field maple	Heavy standard 12/14 cm	Boundary / defensible edge	£285
N120	Field maple	Extra heavy 14/16 cm	Boundary / defensible edge	£380
N121	Field maple	Extra heavy 14/16 cm	Boundary / defensible edge	£380
N122	Field maple	Extra heavy 14/16 cm	Boundary / defensible edge	£380
N123	Field maple	Extra heavy 14/16 cm	Boundary / defensible edge	£380
N124	Field maple	Extra heavy 14/16 cm	Boundary / defensible edge	£380
N125	Field maple	Extra heavy 14/16 cm	Boundary / defensible edge	£380
N126	Field maple	Extra heavy 14/16 cm	Boundary / defensible edge	£380
TOTAL — 126 trees				£50,097

CAVAT values are calculated on the CAVAT Quick Method (UVF £23.56, CTI 150%, functional factor 60%, life-expectancy factor 100%), consistent with the enclosed Tree Frontiers assessment of the trees removed. Nursery sizes are quoted as girth; CAVAT values are calculated on stem diameter ($\text{girth} \div \pi$).

6. Construction-Stage Tree Protection

Retained trees will be protected through a BS5837-compliant tree protection strategy secured through the Arboricultural Method Statement, Tree Protection Plan and Construction Environmental Management Plan. Tree protection measures will be installed before enabling works, demolition, vegetation clearance, site set-up or construction activity begins as illustrated below:



6.1 Pre-commencement controls

Before works begin, the project arboriculturist will brief the site manager and contractor with retained trees clearly identified and tree protection fencing installed in accordance with the approved Tree Protection Plan. Construction exclusion zones will be clearly signed, ground protection installed before access is required, and photographic evidence of installed protection recorded.

6.2 Tree protection fencing

In accordance with the Arboricultural Report, prepared by Quaife Woodlands, the tree protection fencing needs to be robust, immovable and suitable for the duration of the works. It prevents access into Root Protection Areas and retained woodland areas. The fencing will remain in place until all construction works, including external works, fitting out, landscaping and demobilisation, have been completed in the relevant area.

The fencing should not be moved, realigned or temporarily opened without arboricultural approval. Any unauthorised fencing movement should be treated as a compliance issue and recorded immediately.

6.3 Ground protection

Where access, working space or temporary routes are unavoidable near retained trees, ground protection will be installed before use. Ground protection will be installed in accordance with the tree protection strategy to prevent soil compaction, rutting and root damage.

No storage of materials, spoil, welfare units, fuels, chemicals, cement, washout water or waste will be permitted within Root Protection Areas.

6.4 Excavation near trees

Any excavation within or close to Root Protection Areas will be agreed with the project arboriculturist. Roots encountered during works should not be cut without arboricultural approval. If roots are unexpectedly encountered, works should pause and the project arboriculturist should inspect before works continue.

6.5 Services and drainage

Services will be routed outside Root Protection Areas wherever practicable. Drainage runs, lighting ducts, utilities, irrigation, CCTV, foundations for furniture and signage will all be coordinated with the tree protection strategy.

The layout of compounds, haul routes, storage areas, temporary works, drainage and services will be coordinated around the approved Tree Protection Plan and will not be allowed to compromise retained trees or woodland edge areas.

6.6 Site monitoring

A formal arboricultural monitoring regime will be secured by condition. This should include inspection after tree protection fencing is installed, regular inspections during enabling and construction works, inspections before and after any approved works within Root Protection Areas, photographic records, a clear process for reporting breaches, and corrective action if fencing is moved, roots are exposed or soil compaction occurs.

Monitoring should continue until the risk to retained trees has passed.

7. Post-Development Pressure on Retained Trees

The design has sought to reduce post-development pressure by retaining trees in meaningful landscape groups, woodland edge areas and open spaces rather than leaving them as isolated trees in constrained private areas. This means retained trees are more likely to be experienced as part of the character and amenity of the development.

7.1 Relationship between retained trees and new homes

The retained tree groups should be managed as positive landscape assets. The western retained trees will form part of the woodland-edge and open-space experience, providing shade, ecological value, seasonal interest and a mature landscape setting. The northern trees will help maintain the wooded character of the site edge and support ecological connectivity.

The estate management strategy will make clear that retained trees are part of the approved landscape and ecological infrastructure. They should not be treated as optional amenity features that can be removed or heavily reduced in response to resident preference.

The site has been designed to ensure there is sufficient buffer space between the retained trees and the homes so that the trees create a positive feature rather than an object residents resent.

7.2 Managing shading and nuisance pressure

Notwithstanding this, future resident expectations will need to be managed from the outset. The estate management plan will state that removal of retained trees will only be undertaken where justified by arboricultural safety, tree health, statutory requirements, approved ecological management, clearance required for access or buildings, or works approved by the local planning authority where required.

Routine seasonal issues such as leaf fall, shade, pollen, fruit fall, bird activity or general preference for more light will not justify removal.

The following wording should be incorporated into the estate management plan:

Retained trees and woodland edge habitats form an integral part of the approved landscape, arboricultural and ecological strategy for Stoney Wood Quarter. They will be managed by the estate management company in accordance with the approved Arboricultural Method Statement, LEMP / HMMP and long-term maintenance plan. Removal will only be considered where justified by arboricultural need, safety, statutory requirements, approved access clearances or ecological management objectives.

7.3 Protecting Root Protection Areas after occupation

Tree protection must not stop at practical completion. Post-occupation management needs to protect retained tree rooting environments by preventing vehicle access over Root Protection Areas, avoiding storage or maintenance compounds within Root Protection Areas, using permeable surfaces near trees, maintaining mulch or planted woodland-floor areas, preventing soil compaction, avoiding repeated event use or heavy footfall under tree canopies and ensuring replacement of failed understorey planting.

Where retained trees are adjacent to communal open space, the landscape design will use planting, edging, seating placement and path alignment to guide people away from sensitive root areas.

7.4 Woodland edge management

The retained woodland edge will be managed as a distinct landscape and ecological zone. This will include native shrub and understorey planting, thorny or dense planting where needed to discourage informal access, controlled access points, retention of deadwood where safe, log piles and habitat piles, invasive species monitoring, periodic arboricultural inspections, sensitive pruning only where justified, litter management, dark corridor protection and avoidance of garden-style over-management.

7.5 Lighting and tree pressure

Lighting can create post-development ecological pressure by affecting bats, birds and woodland-edge habitats. The lighting strategy will therefore be coordinated with the arboricultural and ecological strategy. Lighting needs to avoid direct illumination of retained tree canopies, woodland edge and bat corridors. It will use low-level directional fittings, minimise spill into the northern and western ecological edges, and be reviewed by the ecologist where it affects sensitive habitats.

7.6 Resident information and management culture

Residents need to be informed that the retained trees and woodland edge are part of the identity of the development. Welcome packs, estate rules or resident information boards can be used to explain why the trees are retained, why deadwood and log piles may be present, why some areas are not intended for access, why lighting is controlled, why pruning is limited, and how residents can report genuine safety concerns.

This will help reduce future pressure by establishing the retained woodland as a protected and valued asset.

8. Summary of Commitments

1. The scheme has been developed to improve BNG and UGF performance through reduced footprint, greater tree and woodland retention, new planting, riparian enhancement and species-specific ecological measures.
2. Further improvements will continue to be secured through detailed landscape design, ecological specification and long-term management.
3. The project team will continue to engage with the GLA on CAVAT and tree valuation
4. Retained trees will be protected during construction through tree protection fencing, construction exclusion zones, ground protection, arboricultural supervision and monitoring.
5. Post-development pressure will be managed through estate management controls, woodland edge management, Root Protection Area protection, resident information, lighting control and a clear policy that retained trees will not be removed in response to ordinary seasonal nuisance.

Overall, the approach is to continue reducing ecological and arboricultural impact where practicable, protect retained trees and woodland, provide robust protected species mitigation, and secure long-term management so that the ecological and landscape value of the scheme is maintained after occupation.

APPENDIX A – CAVAT ASSESSMENT

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Ref: 1417946-960-INF-LTR-FR-02

Alex Walker-Robson

London Placemaking

32 Tavistock Street

Covent Garden

WC2E 7PB

By Email: alex.walker-robson@londonplacemaking.com

8th July 2026

Dear Alex

Arboricultural Statement / Stoney Wood Quarter, Barnet

1. INTRODUCTION & SCOPE

- 1.1 You have instructed me to undertake a Capital Asset Value for Amenity Trees ([CAVAT](#)) valuation of trees associated with the proposed development scheme at the above site and to provide a supporting arboricultural statement.
- 1.2 You have advised that this is a live planning application (Barnet Council Ref: [25/2743/FUL](#)) that has been called in by the Greater London Authority (GLA) following refusal by Barnet Council in March 2026. Therefore, the scheme will be determined by the Mayor of London rather than the Local Planning Authority (LPA).
- 1.3 The scheme is for:

“Redevelopment of the site to provide new buildings up to six stories in height, comprising up to 463 residential units (Use Class C3), with ancillary flexible amenity and commercial facilities (Use Class E), along with hard and soft landscaping, new public squares and

playspace and associated residential amenity, car and cycle parking, waste and recycling storage, plant and other infrastructure. (This is an EIA application and is accompanied by an Environmental Statement)."

2. CAVEATS & LIMITATIONS

- 2.1 The CAVAT assessment has been undertaken using the 'Quick Method' defined in the CAVAT methodology. The rationale and scope of this is detailed in the following section.
- 2.2 The CAVAT assessment has been undertaken using the existing arboricultural information (Quaife Woodlands Ref: AR/4501c/jq). I have not undertaken a site visit to validate the existing data, however freely available online tools (Google Earth etc.) have been utilised as part of this assessment.
- 2.3 The CAVAT assessment has been based on the extent of trees identified for removal on the submitted Tree Retentions and Removals Plan (Ref: SWQ-LPM-A-00-DR-A-1020) (see Plate 1 below). Trees proposed for removal can be identified by red dashed outline.

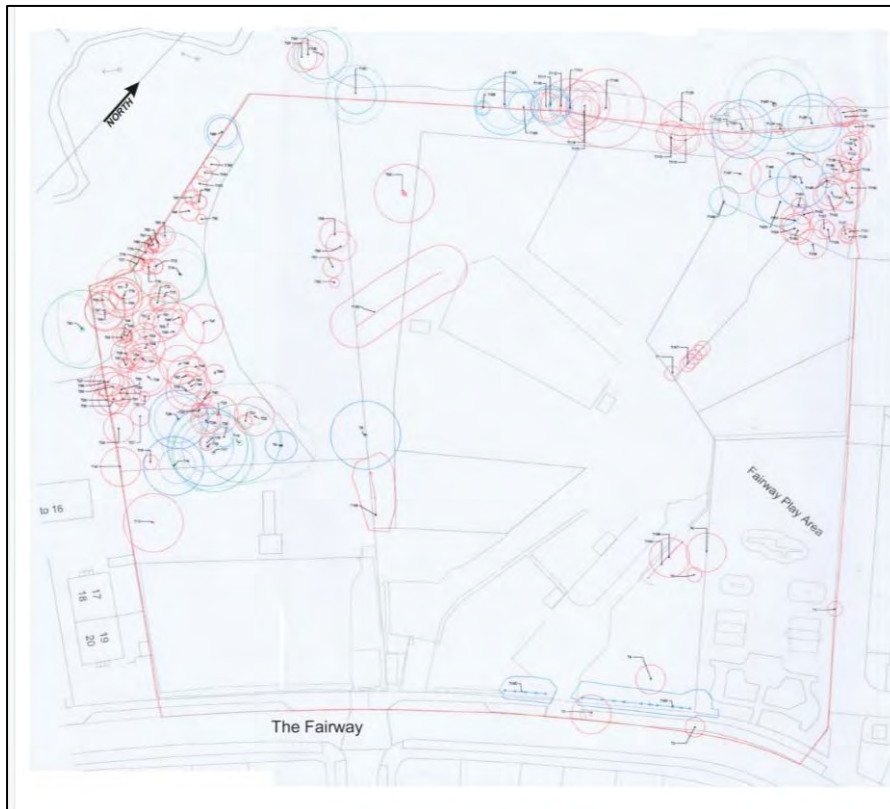


Plate 1 - Proposed Tree Retentions and Removals Plan (Source: Extract from Arboricultural Report (Ref: AR/4501c/jq))

- 2.4 This statement has been prepared with the assistance of AI tools to enhance the efficiency and accuracy of the data analysis and presentation. However, the content, conclusions, and recommendations contained herein are the original work of the author, Steve Westmore. The author has exercised professional judgment and expertise in the preparation of this statement, ensuring that all findings and opinions are independently derived and reflect the author's own analysis and interpretation.

3. PLANNING POLICY

- 3.1 In order to provide context to the planning submission and necessity for a CAVAT assessment it is important to understand the associated planning policy.

National Planning Policy

- 3.2 National Planning Policy is currently defined by the National Planning Policy Framework (NPPF). This provides the most current and up to date planning guidance.
- 3.3 At the heart of the NPPF is a presumption in favour of sustainable development, and specifically states that for decision making, the LPA should be approving development proposals that accord with the development plan without delay.
- 3.4 Section 12 of the NPPF recognises the importance of integrating trees into urban environments as part of achieving well-designed places. While the primary focus is on new tree planting, the importance of retaining existing trees and incorporation into proposals is a driving factor, stating that:

“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined⁵³, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.” (Paragraph 136)

Local Planning Policy

- 3.5 The LPA has a duty to ensure that local matters are considered through the planning process, and this includes protection of trees.
- 3.6 Barnet Council has prepared a specific development plan which includes trees and the natural environment. This plan is the Barnet Local Plan (2021-2036).
- 3.7 The policies within the Local Plan that are relevant to trees are summarised in Table 1.

Table 1: Summary of Local Planning Policy (Barnet Council)

Policy No	Title	Description (this is not a full copy of the policy. Only extracts relevant to trees are included below)
CDH07	Amenity Space and Landscaping	[text omitted] <i>e) Existing trees of value should be retained wherever possible. Retained trees must have their stems, canopy and root systems safeguarded. Where trees are removed they should be replaced with trees of equal value and of suitable sizes and species. In circumstances where it is demonstrated that it would not be possible to provide replacement trees on site to the value removed, a contribution to the Council for any residual value may be made to provide trees within nearby streets and open spaces. This may be secured using a planning obligation.</i>

- 3.8 In addition to the above, the LPA has developed a Supplementary Planning Document (SPD), this is the Planning Obligations Supplementary Planning Document (SPD) (2025). Section 7 of this document is 'Trees and Biodiversity'. The pertinent part of this is detailed in Table 2 below.

Table 2 - Barnet SPD (Replication of Table 7 contained within SPD)

Use	Scale/Impact	Location	Section 106 Requirements	Relevant Local Plan Policies
All	1. Developments which will result in the loss of one or more trees. 2. Developments that cannot achieve the relevant Urban Greening Factor score. 3. Where sufficient mitigation planting cannot be provided on site.	Boroughwide	Trees and Urban Greening Factor (UGF) 1. Where trees are removed, replacement trees of equal value and of suitable sizes and species. In circumstances where it is demonstrated that it would not be possible to provide replacement trees on site to the value removed, a contribution to the Council for any residual value may be made to provide trees within nearby streets and open spaces. This may be secured using a planning obligation. 2. When trees are removed the asset is degraded and the compensation required in terms of substitute planting to replace services lost should be based on a recognised tree valuation method such as Capital Asset Value for Amenity Trees (CAVAT). CAVAT contributions for loss of trees should be in accordance with London Plan Policy G7. This will be calculated by the Council's Arboriculturist. This may be secured using a planning obligation within a Section 106 Agreement. 3. Ensuring developers shall take a holistic approach to delivering BNG and Urban Greening Factor within the scheme to maximise opportunities to enhance the multiple benefits these requirements deliver for communities and nature. All developments shall comply with the Urban Greening Factor target scores set out in London Plan Policy G5. Developers should refer to the Greater London Authority's most up to date London Nature Recovery Strategy (LNRS), and London Green Infrastructure Framework (LGIF). 4. Where the Urban Greening Factor (UGF), as specified within Policy G5 of the London Plan, has not been met, additional trees will be required on site to enable development to achieve the UGF. All trees delivered within the curtilage of the development must be managed by the applicant for the lifetime of the development, with applications being accompanied by a Tree Management Plan. Where the above is not possible, a financial contribution covering the equivalent off-site provision will be expected. The biodiversity value of the trees lost shall be determined by the statutory DEFRA metric, which quantifies the ecological loss of each tree. This will be used to compare the re-provision of trees to an equal or greater ecological value. This will also determine the number of trees required to make up for the deficit in the Urban Greening Factor score. Biodiversity will be worked out and delivered through the Ecological Management Plan (EMP), or Biodiversity Net Gain Plan.	CDH07 Amenity Space and Landscaping Policy ECC05 (Barnet's Parks and Open Spaces)

- 3.9 As the scheme has been called in by the Greater London Authority, the relevant planning policy for this has also been included in Table 3. The London Plan sets out the overall vision for London as a whole and should be the basis for all local plans made by Local Planning Authorities. The London Plan was adopted in 2021.

Table 3: Summary of Local Planning Policy (GLA)

Policy No	Title	Description (this is not a full copy of the policy. Only extracts relevant to trees are included below)
G7	Trees and Woodlands	A. <i>London's urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London's urban forest 0 the area of London under the canopy of trees.</i> B. <i>In their Development Plans, boroughs should:</i> 1) <i>Protect 'veteran' trees and ancient woodland where these are not already part of a protected site</i> 2) <i>Identify opportunities for tree planting in strategic locations</i> C. <i>Development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.</i>

4. CAVAT ASSESSMENT & RATIONALE

- 4.1 The site contains 145 individual trees together with several tree groups, of which 79 individual trees and a number of tree groups are proposed for removal whilst all Category A trees and all but two Category B trees are retained.
- 4.2 Many trees proposed for removal are located internally to the site, with a small number of trees adjacent the boundary. Most of these consist of Category C trees.
- 4.3 A CAVAT assessment using the 'Quick Method' has been undertaken and is enclosed with this statement.
- 4.4 The CTI Factor has been automatically calculated at 150% and the Unit Value Factor (UVF) is £23.56.
- 4.5 The assessment concludes that the estimated total value of trees proposed for removal is £263,262.

Quick Method Rationale

- 4.6 In respect of which is the appropriate CAVAT method for the assessment, the following aspects need to be considered:
1. Purpose of the CAVAT Assessment
 2. Suitability of the 'Quick Method'

3. Scale and Complexity of the Tree Stock
4. Retention Quality
5. Proportionality within the Planning Process

Purpose of the CAVAT Assessment

- 4.7 The purpose of the CAVAT assessment is to provide an objective indication of the public amenity value of trees affected by the proposed development. The valuation is intended to inform the planning balance by assisting decision-makers in understanding the scale of tree-related impact arising from the proposal.
- 4.8 Its purpose is not to establish compensation or determine a financial transaction value, but rather to quantify the contribution that trees make to the public realm so that the significance of any losses can be properly understood and weighed in the planning balance.
- 4.9 In essence, CAVAT is a decision-support tool that helps planning authorities understand whether the public amenity value affected by a proposal is relatively limited, moderate or substantial, thereby informing judgements on the acceptability of development and the adequacy of mitigation and replacement planting proposals.
- 4.10 Importantly, CAVAT is not intended to require direct financial equivalence between removed and replacement trees. Newly planted trees will invariably have a much lower initial CAVAT value than established mature trees because they have not yet developed the size, visibility, ecosystem services and public benefit of the trees they replace.
- 4.11 Instead, CAVAT provides evidence to demonstrate:
 - Whether the proposed replacement planting is proportionate to the amenity value being lost.
 - Whether the development secures a reasonable pathway towards restoring public amenity value over the longer term.
 - Whether additional planting, landscape improvements or off-site contributions may be justified where the loss of public amenity is particularly significant.

Suitability of the 'Quick Method'

- 4.12 The CAVAT system expressly provides for both a Full Method and a Quick Method, recognising that different levels of assessment are appropriate in different circumstances. The Quick Method was developed specifically to facilitate the valuation of large tree populations where the purpose is strategic assessment rather than the detailed appraisal of a limited number of individual trees.
- 4.13 In the present case, the site contains 145 individual trees together with several tree groups, requiring a broad assessment of the overall amenity resource rather than a detailed forensic valuation of individual specimens. The Quick Method is therefore the methodology most closely aligned with the purpose and scale of the exercise.
- 4.14 The use of the Full Method would be misguided, misleading and disproportionate to the overall nature of the site.

Scale and Complexity of the Tree Stock

- 4.15 The proposal concerns a substantial tree population, of which 79 trees or groups of trees are proposed for removal, whilst 71 trees are retained. The assessment therefore concerns the valuation of a large and varied tree stock across the site rather than a small number of notable individual specimens.
- 4.16 In such circumstances, the Full Method would introduce a level of detail that is disproportionate to the purpose of the assessment. Whilst it may generate more precise values for individual trees, it would be unlikely to alter the overall conclusions regarding the scale of arboricultural effects arising from the development. The Quick Method provides a robust assessment of the collective amenity value affected by the proposals whilst remaining proportionate to the scale of the site.

Retention Quality

- 4.17 A key consideration is that the development has been designed to retain the most significant arboricultural features within the site. The submitted arboricultural report confirms that all Category A trees and all but two Category B trees are retained within the design scheme.
- 4.18 Accordingly, the trees proposed for removal are predominantly Category C and Category U specimens. Furthermore, nearly all of these trees are located internally to the site, with limited public accessibility or visibility, and therefore do not provide meaningful contribution to the immediate site or wider community.
- 4.19 Whilst the trees proposed for removal still contribute to the overall tree stock associated with the site, they do not represent the highest-value arboricultural assets. The principal public amenity resource is therefore retained, reducing the likelihood that the additional accuracy afforded by the Full Method would materially influence the assessment outcome or associated planning conclusions.

Proportionality within the Planning Process

- 4.20 Planning decisions should be informed by evidence that is proportionate to the nature, scale and complexity of the proposal. The objective is not to achieve absolute valuation precision but to provide sufficient information to understand the likely significance of the impacts and to reach a reasoned planning judgement.
- 4.21 Given the scale of the site and extent of the tree stock, the retention of the highest-category specimens and the strategic purpose of the exercise, the CAVAT Quick Method provides a level of accuracy that is entirely proportionate with the requirements of the planning process.

5. ADDITIONAL INFORMATION

- 5.1 In addition to the above, it is important to understand the extent and cost of replacement planting associated with the development scheme.
- 5.2 A total of 79 trees or groups of trees are proposed for removal. The scheme will result in replacement planting of 126 trees (see Plate 2 below). These include (but are not limited to) the following:

- Wild cherry
- Crab apple
- Pear
- Small-leaved lime
- Yew
- Alder
- Beech
- Silver birch
- Black poplar
- Field maple
- Hornbeam
- Holly

5.3 The estimated cost of replacement planting is £50,097.

5.4 This should be balanced against the CAVAT value of £263,262 for the associated tree removals.



Plate 2 - Proposed Replacement Planting (Source: SWQ-LPM-A-00-DR-A-1042)

6. CONCLUSION

- 6.1 In accordance with my instruction, I have provided a CAVAT assessment for the development scheme at Stoney Wood Quarter. I have also included a supporting statement.
- 6.2 The design scheme will result in the removal of 79 trees or groups of trees. The estimated value of tree loss is £263,262.
- 6.3 The estimated value of replacement trees is £50,097.
- 6.4 The CAVAT Quick Method represents the most appropriate and proportionate methodology for this development. It aligns with the purpose of the assessment, reflects the scale of the tree population under consideration and provides a sufficiently reliable indication of public amenity value to inform the planning balance. The use of the Full Method would be misguided given the context of the site and would be disproportionate to the nature of the exercise.

I trust that the above is as anticipated but any specific queries please give me a call.

Yours sincerely



Stephen Westmore MSc BSc Hons MArborA MICFor

Director and Chartered Arboriculturist

Enc: 1417946-960-INF-CAVAT-FR-01 CAVAT

7. ABOUT THE AUTHOR

- 7.1 I am a director of Tree Frontiers Ltd and a chartered arboricultural consultant, with a Master's degree in urban forestry and arboriculture from Myerscough College, accredited by the University of Lancaster.
- 7.2 I have 13 years' experience working in the sector and am a chartered member of the Institute of Chartered Foresters. I am also a professional member of the Arboricultural Association and abide by the code of ethics and professional standards of these institutions.
- 7.3 I am the sole author of this report, and all findings and recommendations presented are the result of my own independent observations and professional judgement, providing an impartial assessment of the trees and recommendations.

8. REFERENCES

- 8.1 This statement has relied upon the following external reference sources:
- British Standards Institution (2012) BS5837: *Trees in relation to design, demolition and construction – recommendations*. London: BSI
 - Gov.uk (2024) [National Planning Policy Framework](#). (Accessed 06.07.26)
 - Greater London Authority (2021) [The London Plan](#) (Accessed 06.07.26)
 - Barnet Council (2021) [Local Plan](#) (Accessed 06.07.26)
 - Barnet Council (2025) [25/2743/FUL](#) (Accessed 06.07.26)
 - CAVAT Group (2024) [CAVAT Full Method](#) (Accessed 06.07.26)

CAVAT Quick Method Project Sheet

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

NOTES

Enter data and comments in grey boxes.

Data in white boxes are calculated automatically.

Project: Stoney Wood Quarter, Barnet

CTI Factor (Please select): 150%

Name of Surveyor: Steve Westmore

Unit Value Factor: £23.56

Date: 06/07/2026

Cumulative Total: £ 263,262

Tree Information			Step 1: Base Value		Step 2: CTI		Step 3: Functional factor		Step 4: Life expectancy	CAVAT VALUE
Tree No.	Species	Note on Location	Stem Diameter (1) (cm)	BASE VALUE	Autofills from CTI cell above	CTI Value	Please select	FUNCTIONAL VALUE	Please select	
T1	Ash	Boundary tree	12 - <15	£3,411.25	150%	£5,117	50	£ 2,558	10 - <20 years	£1,407
T2	Juneberry	Boundary tree	12 - <15	£3,411.25	150%	£5,117	50	£ 2,558	10 - <20 years	£1,407
T3	Cherry	Boundary tree	40 - <50	£37,923.83	150%	£56,886	50	£ 28,443	10 - <20 years	£15,644
T4	Apple	Internal tree	20 - <25	£9,478.66	150%	£14,218	50	£ 7,109	10 - <20 years	£3,910
T5	Oak	Internal tree	9 - <12	£2,079.41	150%	£3,119	50	£ 1,560	10 - <20 years	£858
T6	Ash	Internal tree	9 - <12	£2,079.41	150%	£3,119	50	£ 1,560	10 - <20 years	£858
T7	Willow	Internal tree	9 - <12	£2,079.41	150%	£3,119	50	£ 1,560	10 - <20 years	£858
T8	Oak	Internal tree	60 - <70	£78,628.91	150%	£117,943	50	£ 58,972	10 - <20 years	£32,434
T13	Birch	Boundary tree	30 - <40	£23,122.49	150%	£34,684	50	£ 17,342	10 - <20 years	£9,538
T14	Ash	Boundary tree	15 - <20	£5,778.80	150%	£8,668	50	£ 4,334	10 - <20 years	£2,384
T15	Wild Plum	Internal tree	12 - <15	£3,411.25	150%	£5,117	50	£ 2,558	10 - <20 years	£1,407
T27	Holly	Internal tree	9 - <12	£2,079.41	150%	£3,119	50	£ 1,560	10 - <20 years	£858
T28	Sycamore	Boundary tree	12 - <15	£3,411.25	150%	£5,117	50	£ 2,558	10 - <20 years	£1,407
T29	Ash	Boundary tree	9 - <12	£2,079.41	150%	£3,119	50	£ 1,560	10 - <20 years	£858
T30	Ash	Boundary tree	15 - <20	£5,778.80	150%	£8,668	50	£ 4,334	10 - <20 years	£2,384
T31	Ash	Internal tree	9 - <12	£2,079.41	150%	£3,119	50	£ 1,560	10 - <20 years	£858
T32	Holly	Internal tree	9 - <12	£2,079.41	150%	£3,119	50	£ 1,560	10 - <20 years	£858
T33	Ash	Internal tree	9 - <12	£2,079.41	150%	£3,119	50	£ 1,560	10 - <20 years	£858
T34	Ash	Internal tree	12 - <15	£3,411.25	150%	£5,117	50	£ 2,558	10 - <20 years	£1,407
T35	Ash	Boundary tree	15 - <20	£5,778.80	150%	£8,668	50	£ 4,334	10 - <20 years	£2,384
T36	Ash	Boundary tree	15 - <20	£5,778.80	150%	£8,668	50	£ 4,334	10 - <20 years	£2,384
T37	Ash	Boundary tree	20 - <25	£9,478.66	150%	£14,218	50	£ 7,109	10 - <20 years	£3,910
T39	Bay Laurel	Internal tree	25 - <30	£14,103.72	150%	£21,156	50	£ 10,578	10 - <20 years	£5,818
T40	Hawthorn	Internal tree	9 - <12	£2,079.41	150%	£3,119	50	£ 1,560	10 - <20 years	£858
T41	Hawthorn	Internal tree	15 - <20	£5,778.80	150%	£8,668	50	£ 4,334	10 - <20 years	£2,384
T42	Hawthorn	Internal tree	9 - <12	£2,079.41	150%	£3,119	50	£ 1,560	10 - <20 years	£858
T43	Wild Apple	Internal tree	40 - <50	£37,923.83	150%	£56,886	50	£ 28,443	10 - <20 years	£15,644
T44	Ash	Internal tree	9 - <12	£2,079.41	150%	£3,119	50	£ 1,560	10 - <20 years	£858
T45	Oak	Internal tree	15 - <20	£5,778.80	150%	£8,668	50	£ 4,334	10 - <20 years	£2,384
T46	Wild Apple	Internal tree	25 - <30	£14,103.72	150%	£21,156	50	£ 10,578	10 - <20 years	£5,818
T47	Ash	Internal tree	15 - <20	£5,778.80	150%	£8,668	50	£ 4,334	10 - <20 years	£2,384
T48	Ash	Internal tree	20 - <25	£9,478.66	150%	£14,218	50	£ 7,109	10 - <20 years	£3,910
T49	Ash	Internal tree	25 - <30	£14,103.72	150%	£21,156	50	£ 10,578	10 - <20 years	£5,818
T50	Ash	Internal tree	12 - <15	£3,411.25	150%	£5,117	50	£ 2,558	10 - <20 years	£1,407
T84	Hawthorn	Internal tree	15 - <20	£5,778.80	150%	£8,668	50	£ 4,334	10 - <20 years	£2,384
T85	Ash	Internal tree	9 - <12	£2,079.41	150%	£3,119	50	£ 1,560	10 - <20 years	£858
T86	Ash	Internal tree	12 - <15	£3,411.25	150%	£5,117	50	£ 2,558	10 - <20 years	£1,407

T87	Ash	Internal tree	9 - <12	£2,079.41	150%	£3,119	50	£ 1,560	10 - <20 years	£858
T89	Aspen	Internal tree	15 - <20	£5,778.80	150%	£8,668	50	£ 4,334	10 - <20 years	£2,384
T90	Ash	Internal tree	15 - <20	£5,778.80	150%	£8,668	50	£ 4,334	10 - <20 years	£2,384
T91	Aspen	Internal tree	9 - <12	£2,079.41	150%	£3,119	50	£ 1,560	10 - <20 years	£858
T92	Aspen	Internal tree	9 - <12	£2,079.41	150%	£3,119	50	£ 1,560	10 - <20 years	£858
T93	Poplar	Internal tree	9 - <12	£2,079.41	150%	£3,119	50	£ 1,560	10 - <20 years	£858
T129	Maple	Internal tree	15 - <20	£5,778.80	150%	£8,668	50	£ 4,334	10 - <20 years	£2,384
T130	Aspen	Internal tree	25 - <30	£14,103.72	150%	£21,156	50	£ 10,578	10 - <20 years	£5,818
T131	Aspen	Internal tree	15 - <20	£5,778.80	150%	£8,668	50	£ 4,334	10 - <20 years	£2,384
T132	Maple	Internal tree	12 - <15	£3,411.25	150%	£5,117	50	£ 2,558	10 - <20 years	£1,407
T133	Aspen	Internal tree	9 - <12	£2,079.41	150%	£3,119	50	£ 1,560	10 - <20 years	£858
T134	Maple	Internal tree	15 - <20	£5,778.80	150%	£8,668	50	£ 4,334	10 - <20 years	£2,384
T135	Aspen	Internal tree	25 - <30	£14,103.72	150%	£21,156	50	£ 10,578	10 - <20 years	£5,818
T136	Aspen	Internal tree	15 - <20	£5,778.80	150%	£8,668	50	£ 4,334	10 - <20 years	£2,384
T137	Aspen	Internal tree	9 - <12	£2,079.41	150%	£3,119	50	£ 1,560	10 - <20 years	£858
T138	Aspen	Internal tree	9 - <12	£2,079.41	150%	£3,119	50	£ 1,560	10 - <20 years	£858
T139	Aspen	Internal tree	25 - <30	£14,103.72	150%	£21,156	50	£ 10,578	10 - <20 years	£5,818
T140	Aspen	Internal tree	30 - <40	£23,122.49	150%	£34,684	50	£ 17,342	10 - <20 years	£9,538
T141	Aspen	Internal tree	25 - <30	£14,103.72	150%	£21,156	50	£ 10,578	10 - <20 years	£5,818
T142	Aspen	Internal tree	20 - <25	£9,478.66	150%	£14,218	50	£ 7,109	10 - <20 years	£3,910
T143	Hawthorn	Internal tree	12 - <15	£3,411.25	150%	£5,117	25	£ 1,279	5 - <10 years	£384
T144	Maple	Internal tree	12 - <15	£3,411.25	150%	£5,117	50	£ 2,558	10 - <20 years	£1,407
T145	Maple	Internal tree	25 - <30	£14,103.72	150%	£21,156	75	£ 15,867	20 - <40 years	£12,693
T146	Maple	Internal tree	15 - <20	£5,778.80	150%	£8,668	50	£ 4,334	10 - <20 years	£2,384
T147	Maple	Internal tree	25 - <30	£14,103.72	150%	£21,156	50	£ 10,578	10 - <20 years	£5,818
T148	Maple	Internal tree	25 - <30	£14,103.72	150%	£21,156	25	£ 5,289	5 - <10 years	£1,587
T150	Maple	Internal tree	25 - <30	£14,103.72	150%	£21,156	25	£ 5,289	5 - <10 years	£1,587
T151	Aspen	Internal tree	12 - <15	£3,411.25	150%	£5,117	50	£ 2,558	10 - <20 years	£1,407
T152	Aspen	Internal tree	12 - <15	£3,411.25	150%	£5,117	50	£ 2,558	10 - <20 years	£1,407
T153	Aspen	Internal tree	15 - <20	£5,778.80	150%	£8,668	50	£ 4,334	10 - <20 years	£2,384
T154	Aspen	Internal tree	12 - <15	£3,411.25	150%	£5,117	50	£ 2,558	10 - <20 years	£1,407
T155	Aspen	Internal tree	12 - <15	£3,411.25	150%	£5,117	50	£ 2,558	10 - <20 years	£1,407
T156	Aspen	Internal tree	12 - <15	£3,411.25	150%	£5,117	50	£ 2,558	10 - <20 years	£1,407
T157	Aspen	Internal tree	15 - <20	£5,778.80	150%	£8,668	50	£ 4,334	10 - <20 years	£2,384
T158	Oak	Internal tree	12 - <15	£3,411.25	150%	£5,117	50	£ 2,558	10 - <20 years	£1,407
T160	Ash	Internal tree	9 - <12	£2,079.41	150%	£3,119	50	£ 1,560	10 - <20 years	£858
T161	Ash	Internal tree	9 - <12	£2,079.41	150%	£3,119	50	£ 1,560	10 - <20 years	£858
T162	Ash	Internal tree	9 - <12	£2,079.41	150%	£3,119	50	£ 1,560	10 - <20 years	£858
G164	Cypress Group	Internal group	15 - <20	£5,778.80	150%	£8,668	50	£ 4,334	10 - <20 years	£2,384
G165	Cypress Group	Boundary group	15 - <20	£5,778.80	150%	£8,668	50	£ 4,334	10 - <20 years	£2,384
G166	Cypress Group	Internal group	25 - <30	£14,103.72	150%	£21,156	50	£ 10,578	10 - <20 years	£5,818
G167	Birch Group	Internal group	12 - <15	£3,411.25	150%	£5,117	50	£ 2,558	10 - <20 years	£1,407
G169	Unidentified line	Internal group	30 - <40	£23,122.49	150%	£34,684	50	£ 17,342	10 - <20 years	£9,538