Archway Campus - Arboricultural Review – Second Comments

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It has been requested by Greater London Authority to give a review of the documents relating to the arboricultural element of the Planning application – Archway Campus Ref- P2024/2598/FUL

This review was completed and provided to the GLA to which Aspect Arboriculture reviewed and provided further comments. This document is in response to these comments - Arboricultural Consultation Note: 12565.ACN.01.

Overall, the document confirmed the agreement that the majority of the tree officers concern have been meet although the concern over T9 remains. This decision over the impact of the proposed developed on this tree is now down to professional opinion with LUC stance remaining the same that the impact to T9 due to the excavation required is too significant of an impact to retain. This is due to the number of roots required to be pruned in combination with the roots required for removal/pruning for the widening of the entrance which constitutes too great of an impact to suitably retain the tree. Our decision is based on the view that as the position of T9 is adjacent to a small retaining wall, it has likely reduced the rooting extent toward the road and changed the morphology of roots to have developed laterally parallel to the wall increasing the rooting extents within the area of the proposed widening.

Aspect Arboriculture have the opinion that it can be retained with increased monitoring of the tree allowing early intervention if there has been any adverse effects by the proposed development on the trees stability. They state due to the species the number of roots that are required to be pruned is acceptable due the size of root typically being larger for London Plane trees, and that they are lateral rooting extents rather than structural roots. They have acknowledged that there is an unknown element regarding the pruning required for the widening of the path which is down to professional interpretation.

Based on these comments, it is suggested that as the design layout is not to be changed in order for there to be a unified decision on the ability to retain T9, the recommendation from Aspect Arboriculture of increased monitoring is followed. During the supervision of works within the RPA of T9, an assessment of the number of roots required to be severed for the widening of the access should be documented to allow an assessment to be made due to the number being an unknown quantity at this stage. If it is deemed that this number is suitable in combination with the already known quantity for the sheet piling, then increased monitoring will be required as per the recommendations within the AIA report by Aspect Arboriculture - Arboricultural Impact Assessment –Ref 12565.AIA.01 dated April 2026. This option allows for the retention of T9 while providing increased monitoring due to safety concerns due to the position of the tree close to a major road and footpath. The length of monitoring should be for a minimum of 5 year with further monitoring required if the supervising arboriculturist deems that the tree still requires. This is because trees can take many years to start to show decline from the impact from development.

To confirm, both this review and the previous have been completed and reviewed by members of LUC's Arboricultural department.