

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

<p>Reference No: HGY/2013/0847</p>	<p>Ward: Alexandra</p>
<p>Address: Pinkham Way N11 3PW</p> <p>Proposal: Works to dangerous trees on site boundary (Amended Description)</p> <p>Existing Use: Decommissioned Water Treatment Plant Proposed Use: Decommissioned Water Treatment Plant</p> <p>Applicant: MrJonathan Clark North London Waste Authority</p> <p>Ownership: North London Waste Authority and London Borough of Barnet</p>	
<p>Date received: 01/05/2013 Last amended date: 28/08/2013</p> <p>Drawing number of plans: drawing No.(s) 7664.01C and schedule of works received 28 August 2013.</p>	
<p>Case Officer Contact: Philip Ridley</p>	
<p>PLANNING DESIGNATIONS: Tree Preservation Orders, Site of Interest for Nature Conservation (Grade I), Adjacent to Metropolitan Open Land, Adjacent to an Ecological Corridor</p>	
<p>RECOMMENDATION: GRANT PERMISSION subject to conditions</p>	
<p>SUMMARY OF REPORT:</p> <p>Recommendations in the full survey by CBH were submitted as background information only. This was not made clear in the initial submission. An amended schedule of works was requested which confirms that the applicant does not intend to clear the site of trees. Works are limited to trees and branches on site boundaries that pose public safety issues.</p> <p>The amended schedule takes on board all of the recommendations of the Council Arboriculture Officer. Works proposed are to two trees on the boundary with Muswell Hill Golf Course and the remaining works are solely to trees on the boundary with the railway line and A406. As a land owner, the North London Waste Authority is obliged to ensure that trees on its property do not cause hazard to the highway and railway network and to adjoining private property.</p> <p>The works proposed are needed for public safety reasons and are not connected with any future development of the site.</p>	

1.0 PROPOSED SITE PLAN




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Site plan

Pinkham Way N11

**Directorate of
Place &
Sustainability**

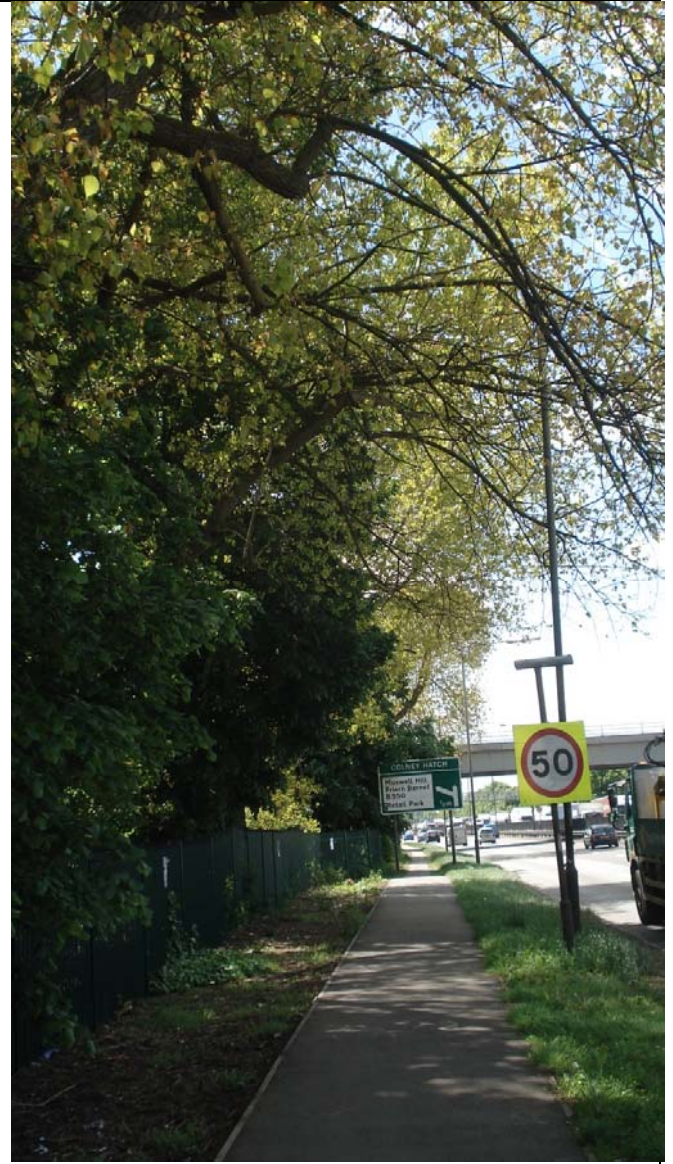
Ransford Stewart
Assistant Director
Planning Service

 NORTH	Drawn by	AA
	Scale	1:2500
	Date	29/08/2013

2.0 IMAGES



Trees overhanging A406, looking east



Trees overhanging A406, looking west



Example of trees on boundary with railway line

3.0 SITE AND SURROUNDINGS

- 3.1 The site is a former sewage works. It is part owned by North London Waste Authority and London Borough of Barnet. The general context of the site is relatively isolated, being located within an area of London that contains a mixture of industry, retail and residential areas. It is bordered to the north by the North Circular Road (A406) with Muswell Hill Golf Course located on the southern side of the site. Hollickwood Park lies immediately adjacent to the western boundary, with residential properties beyond, and a railway line runs along the eastern edge of the site.
- 3.2 The site has a total area of about seventeen acres. The majority comprises woodland/scrub, which appears to have been growing unmanaged for at least the past twenty years with a number of mature trees found along the boundary.
- 3.3 A number of mature trees are found along the boundary and there is an area of open rough grassland to the south west, as well as smaller tracts of rough grassland in other places across the site. A smaller bare ground area is closely associated with the roundabout to the north.
- 3.4 The majority of the site falls within a Grade I Site of Interest for Nature Conservation (SINC), a non-statutory local designation. The western arm of the site extends into a Grade II SINC and into designated Metropolitan Open Land, but no works are proposed to that part of the site.
- 3.5 Tree Preservation Orders on the site. Maps attached in Appendix 1

No. on Map	Description
T2	Oak
T3 to T18	16 Limes
T19 and T20	White Poplar
T21, T22, T23 & T25	Four Limes
T24	Lombardy Poplar

4.0 DESCRIPTION OF DEVELOPMENT

- 4.1 The proposal is comprised of works to trees on the boundaries of the site for the purpose of resolving trees which may cause danger. The majority of works are to the north boundary with the A406 and the east boundary with the railway line. In addition, works are proposed for two trees on the boundary with the golf course. No works are proposed for trees other than on the boundaries.
- 4.2 These works follow a enforcement case DS/2012/1840 requiring works to a tree considered to be in danger of falling onto the A406. The applicant decided to proactively seek out those trees likely to cause danger and proposed works to improve safety.

- 4.3 This application included three schedules of work when initially submitted. These were submitted for background information only. They comprised a comprehensive tree report produced by consultants that proposed works across the site, followed by a shorter schedule by the applicant limited to works to dangerous trees on the boundary. The third schedule was Haringey's Tree Officer's proposed amendments to the Applicant's proposed schedule.
- 4.4 The applicant neglected to submit a consolidated schedule of works comprised of their proposed works to dangerous trees on the side boundary, amended to incorporate Haringey's Tree Officer's proposed amendments. This led to a perception that more works were proposed than were in fact and members of the public believed that the proposal was for site clearance.
- 4.5 The applicant subsequently submitted an amended schedule of works, 28 August 2013, that clarified the extent of the proposal. The amended schedule also differentiates between works to protected (TPO) trees that require consent and works to unprotected trees that do not require consent, provided for information only, and do not form part of this application.
- 4.6 The amended schedule, shown below in Tables 1 and 2 comprise works to dangerous trees on the A406 and railway boundaries and two trees bordering the golf course.
- 4.7 Works to protected trees comprise of making one tree safe as monolith, The felling of four trees and 40% crown reduction of one tree.
- 4.8 Works to unprotected trees comprise pollarding one tree to 10-12m, four trees at 7m and one tree at 5m; the making safe of one tree as a monolith, felling two dead trees, clearing around the base of one tree, reducing the limbs by 50% and removing dead wood over footpath to one tree.

Table 1. Trees that require work and are subject to Tree Preservation Orders

TPO	CBA Trees report reference	Species	Location within the site	Physiological condition	Structural condition	Proposed works
TPO 2	28	Pedunculata oak <i>Quercus rober</i>	South East perimeter adjacent to golf course	Good	Poor.	Make safe as a monolith
TPO 7	35	Lombardy poplar <i>Populus nigra italica</i>	North East perimeter adjacent to railway line	Fair	Poor	Fell tree
TPO 12	40	Lombardy poplar <i>Populus</i>	North East perimeter	Good	Fair	Crown reduction by 40%

		<i>nigra italica</i>	adjacent to railway line			
TPO 19	47	White poplar <i>Populus alba</i>	North East perimeter adjacent to railway line	Dead	Dead	Fell dead tree
TPO 20	48	White poplar <i>Populus alba</i>	North East perimeter adjacent to railway line	Dead	Dead	Fell dead tree
TPO 21	49	Common lime <i>Tilia x euroaea</i>	North East perimeter adjacent to railway line	Fair	Poor	Fell tree

Table 2. Trees that require work and are not subject to Tree Preservation Orders

This information is included as background information to show the full extent of intended works to trees at the site.

TPO	CBA Report reference	Species	Location within the site	Physiological condition	Structural condition	Proposed works
N/A	1	Poplar <i>Populus spp</i>	North perimeter adjacent to Pinkham Way public highway	Fair	Poor	Pollard at 7 metres
N/A	3	Poplar <i>Populus spp</i>	North perimeter adjacent to Pinkham Way public highway	Dead	Dead	Reduce to leave 5 metre stem
N/A	4	Poplar <i>Populus spp</i>	North perimeter adjacent to Pinkham Way public highway	Fair	Poor	Pollard at 7 metres
N/A	7	Poplar <i>Populus spp</i>	North perimeter adjacent to Pinkham Way public highway	Good	Fair	Pollard at 7 metres
N/A	12	Poplar <i>Populus spp</i>	North perimeter adjacent to Pinkham Way public highway	Good	Fair	Pollard at 7 metres

N/A	15	Poplar <i>Populus spp</i>	North perimeter adjacent to Pinkham Way public highway	Good	Poor	Pollard at approximately 10-12 metres above ground level.
N/A	17	Common ash <i>Fraxinus excelsior</i>	North perimeter adjacent to Pinkham Way public highway	Good	Fair	Reduce limbs by 50% and remove dead wood over footpath
N/A	19	Common ash <i>Fraxinus excelsior</i>	North perimeter adjacent to Pinkham Way public highway	Dead	Dead	Fell dead tree
N/A	20	Common ash <i>Fraxinus excelsior</i>	North perimeter adjacent to Pinkham Way public highway	Dead	Dead	Fell dead tree
N/A	26	Pendunculate oak <i>Quercus rober</i>	South East perimeter adjacent to golf course	Poor	Poor	Make safe as a monolith
N/A	53	Common lime <i>Tilia x euroaea</i>	North East perimeter adjacent to railway line	Good	Good	Clear around the base of the tree

5.0 PLANNING HISTORY

5.1 Planning Application History

HGY/2000/0959 – Outline application for the erection of a warehouse club building for the sale of goods (including use within Class A3) together with fitting bay, new access, car parking and landscaping. – Withdrawn 24-09-01

HGY/2000/0974 – Outline application for the erection of a warehouse club building for the sale of goods (including within Class A3) together with fitting bay, erection of industrial buildings, new access, car parking. The new access is proposed to the North Circular from the existing roundabout. This application supersedes the previous application HGY/058736 – Not determined.

5.2 Planning Enforcement History

DS/2012/1840 – Potential dangerous structure as concerns tree would fall into North Circular. Resolved 23-11-12

6.0 RELEVANT PLANNING HISTORY

6.1 National Planning Policy

National Planning Policy Framework

6.2 London Plan 2011

- Policy 7.4 Local Character
- Policy 7.17 Metropolitan Open Land
- Policy 7.19 Biodiversity and Access to Nature
- Policy 7.21 Trees and Woodlands

6.3 Local Plan 2013

SP13 Open space and Biodiversity

6.4 Unitary Development Plan, Saved Policies

- UD3 General Principles
- OS17 Tree Protection, Tree Masses and Spines

7.0 **CONSULTATION**

Statutory	Internal	External
Network Rail TFL <i>Note: English Nature is not a Statutory Consultee.</i>	<u>Ward Councillors</u> Cllr Matthew Cooke Cllr Ali Demirci Cllr Joanna Christophides <u>Departments</u> Arboriculture Nature Conservation Building Control	<u>Amenity Groups</u> Tree Trust for Haringey <u>Local Residents</u> Muswell Hill & Fortis Green Residents Association Pickham Way Alliance Bowes Park Community Association Bounds Green & District Residents Association <u>Total No of Residents Consulted: 74</u> L.B. Barnet Muswell Hill Golf Club

8.0 **RESPONSES**

Haringey Arboriculture Officer

It is important to make clear that the only tree works being applied for are those that have been recommended by Alex Fraser, Arboriculture and Allotments Manager, in the Follow up Tree Survey documents and not all the recommendations made in the full survey by CBA Trees.

The operations specified in the application above should be permitted on the following grounds:

1. Good arboricultural practice.
2. General maintenance.

All works must be undertaken by qualified and experienced tree work contractors and be in accordance with BS 3998: 2010 Recommendations for tree work.

Haringey Nature Conservation Officer

The proposed works as agreed by LB Haringey Arboricultural Officers pose no risk to the site's ecological designation as a Site of Importance for Nature Conservation. However tree contractors should work in accordance with 'BS 3998: 2010 Tree Work Recommendations' including those on 'Habitat and Wildlife' in order to assess for the presence of protected species and to limit the potential adverse impact on wildlife generally.

The Rt. Hon. Mrs Theresa Villiers MP
Member of Parliament for Chipping Barnet

Constituents have contacted me about the application submitted by the North London Waste Authority (NLWA) to remove some trees and clear areas of Pinkham Way.

I understand that some trees are dead and damaged but do not pose a danger. My constituents point out that the present conservation view is that such trees should be left in situ in order to provide shelter and food for the animals that live in this habitat.

I am informed that Pinkham Wood is a Grade 1 Site of Importance for Nature Conservation and therefore removing trees and clearing the site will damage the SINC.

The North London Waste Authority (NLWA) have not yet stated exactly how they wish to use the Pinkham Way site following the decision not to build an MBT plant there. It is therefore difficult to understand why they wish to start clearing this site before deciding how it should be used.

Councillor Joanna Christophides

I write on behalf of the three Labour councillors for Bounds Green ward about the above application.

First of all, we request that this application is considered by the Planning Committee and not considered under delegated powers. Given the controversy surrounding the site and the immense interest not just from residents but from groups in the area, it is right that it is considered in Committee where members can ask questions and objectors can come forward.

While it is right that any trees that are potentially hazardous or risk spreading disease are dealt with, we are concerned that the unnecessary removal or pollarding of trees presents a problem to the natural diversity of the site and to the animals that live there. We understand that concerns have been raised about the potential threats to bats and there is a potential threat to nesting birds.

Given the history of the site, there is a wide spread fear that this is a pre-cursor to the down-grading of the site as a natural area which could then in turn lead to development on the site.

We would insist on assurances that there is no threat to the wildlife on this site, assurances that the work is essential on health and safety grounds and finally is not being undertaken to undermine the site's status as a natural space. Without these assurances, we are compelled to object to the application as it currently stands.

Broomfield Home-Owners & Residents Association and Friern Village Residents Association

The site is a Grade I SINC that would be irreversibly harmed by the proposal. Removing dead wood harms habitat and nature should be allowed to take its course. Concerned that this constitutes site clearance for the purpose of development and that the development has little regard for the ecological value of the site. The proposal should be refused due to impact on the SINC.

Barnet Labour Group

Believe plans are preparation for a waste facility. The proposal will reduce biodiversity of this Grade 1 SINC.

Barnet Green Party

Request to speak at Committee. Concerned by the proposal to remove a large number of dead or dying trees on the Pinkham Way Site, a SINC (Site of importance for Nature Conservation) Grade 1, one of only a few in Haringey, and the largest in North London. Concerned that the SINC would be downgraded as a result of the work.

The need for preservation is reinforced by a recent State of Nature, comprehensive report by 25 UK wildlife conservation bodies. It states that 60% of species in the UK are in decline. Dead wood should be left standing or decaying to provide habitat. Claim that it would be illegal to remove any sheltering or foraging places for bats.

Recently, there have not been surveys for bats on the site. Removal should not be carried out prior to a full ecological survey, as recommended recently by a planning inspector and agreed by Haringey in March.

491 Objections from Residents

- Objections to removal of old shrubs, trees or disturbances to nature. They provide visual screening, enclosure and habitat for wildlife including for bats, which have legal protection. Dead wood should not be removed because it provides habitat. Any works should be undertaken at the proper time of year.
- That the proposal could harm the SINC and threaten its Grade I status. Residents note the limited number of wildlife sites in London.
- Concern raised that the works are preparation for development of the previously proposed waste management that residents object to. The proposal is not designed to optimise nature conservation.
- The site is not publically accessible. As such, there is no pressing public safety reason to carry out works, which can wait until the future of the site. Concerns that excessive works harmful to the SINC status could prejudice future proposals. Some residents suggested that this was the intention of the application.
- Inspector of the Core Strategy recommended Haringey review biodiversity, green corridors and the network of green spaces. Full study should be undertaken to consider impact on biodiversity.
- No recent bat survey carried out. As such, effects have not been identified and there are no mitigation proposals. A 2009 survey by L.B. Barnet noted the presence of bats and that mature trees may provide roosts.
- The adjoining Green Chain is noted.
- Application should be heard at Committee for the above reasons.

9.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

- 9.1 The main issues in respect of this application are considered to be open space, biodiversity and tree protection, visual amenity and public safety.

Open Space, Biodiversity and Tree Protection

- 9.2 The site is a derelict water treatment facility owned by the North London Waste Authority. It has biodiversity value by virtue of it being unused since the 1960's. As a result foliage and wildlife have been allowed to take hold. The site contains a number of TPO trees, is a locally designated Grade I Site of Interest for Nature Conservation (SINC), is sited adjacent to a railway embankment designated as an Ecological Corridor, and the site adjoins Metropolitan Open Land and Hollickwood Park, which is designated a Grade II SINC. The site also adjoins a golf course and is visible from a public point of access from its boundary with the A406. There are no public rights of way through the site.
- 9.3 The amended schedule only proposes works to trees on the boundary likely to pose threat to public safety. The schedule proposes works to two trees on the boundary with Muswell Hill Golf Course, with all of the other trees affected being on the boundary with the A406 and railway line. Photographs in Paragraph 2.0 clearly show trees dangerously overhanging the A406 and self set trees that could potentially compromise the railway.

- 9.4 As noted, the Council Arboriculture Officer went on-site with the applicant and a Planning Officer. The original schedule of works was reviewed and the applicant has adopted all of the Council's recommendations in the amended schedule of works.
- 9.5 It is noted that respondents voiced desire to have any dead wood retained on-site. An informative has been applied to this effect. In the applicant's supporting statement sent with the amended schedule of works, reference is made to a recent felling on the A406 boundary in response to imminent danger to highway safety. The wood from the felled tree was retained on-site and remains visible from the footpath.

Visual Amenity

- 9.6 The proposed works are minimal relative to the extensive growth of trees and shrubs on the site. Being limited to works necessary for public safety, the green character of the site will remain ostensibly unaltered. Indeed, visual amenity should be improved by removing those parts of trees overhanging the A406. Works to trees elsewhere on the site will not be visible from a public point of access and do not materially alter the character of the SINC.

Public Safety

- 9.7 Enforcement case DS/2012/1840 was issued after a tree was identified as causing imminent danger to highway safety on the A406. It demonstrated the need for a proactive risk management strategy on the site given that it is unoccupied and vulnerable to neglect. It is anticipated that approval of the amended schedule of works will avoid further enforcement issues with regards to health and safety on this site.
- 9.8 Further to review by the Council Arboriculture Officer, the proposals have been confirmed to be a proportionate response to identified risk management issues. The works will ensure that trees and branches on the site do not pose risk to highway safety on the A406, to railway users and to members of Muswell Hill Golf Course.

10.0 HUMAN RIGHTS

- 10.1 All applications are considered against a background of the Human Rights Act 1998 and in accordance with Article 22(1) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 where there is a requirement to give reasons for the grant of planning permission. Reasons for refusal are always given and are set out on the decision notice. Unless any report specifically indicates otherwise all decisions of this Committee will accord with the requirements of the above Act and Order.

11.0 EQUALITIES

11.1 In determining this planning application the Council is required to have regard to its obligations under equalities legislation including the obligations under section 71 of the Race Relations Act 1976. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and good relations between persons of different equalities groups. Members must have regard to these obligations in taking a decision on this application.

12.0 CONCLUSION

12.1 The amended schedule of works is a proportionate response to risk management issues posed by dangerous trees and branches on the site boundary. The proposed works are not detrimental to the biodiversity and open space value of the SINC, adjacent Metropolitan Open Land and adjoining Ecological Corridor. The proposal will not cause harm to visual amenity.

13.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 7664.01C and schedule of works received 22 August 2013.

Subject to the following condition(s)

1. The development hereby authorised shall be carried out only in accordance with the schedule of works and specifications received on 22 August 2013, submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to avoid doubt and in the interests of good planning.
2. All works must be undertaken by qualified and experienced tree work contractors and be in accordance with BS 3998:2010 recommendations for tree work and details of the works hereby approved shall be submitted and be approved in writing by the Local Planning Authority prior to the first commencement of works. Works shall be carried out in accordance with the approved details.
Reason: To achieve good arboricultural practice and protect TPO trees on the site.

INFORMATIVES:

Dead wood from the proposed works should be retained in-situ in accordance with wildlife protection best practice.

In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment

No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

No.	Stakeholder	Comment	Response
1	<u>Haringey Arboriculture Officer</u>	<p>It is important to make clear that the only tree works being applied for are those that have been recommended by Alex Fraser, Arboriculture and Allotments Manager, in the Follow up Tree Survey documents and not all the recommendation made in the full survey by CBA Trees.</p> <p>The operations specified in the application above should be permitted on the following grounds:</p> <p>Good arboricultural practice.</p> <p>General maintenance.</p> <p>All works must be undertaken by qualified and experienced tree work contractors and be in accordance with BS 3998: 2010 Recommendations for tree work.</p>	Noted
2	<u>Haringey Nature Conservation Officer</u>	The proposed works as agreed by LB Haringey Arboricultural Officers pose no risk to the site's ecological designation as a Site of Importance for Nature Conservation. However tree contractors should work in accordance with 'BS 3998: 2010 Tree Work	Noted

No.	Stakeholder	Comment	Response
		<p>Recommendations' including those on 'Habitat and Wildlife' in order to assess for the presence of protected species and to limit the potential adverse impact on wildlife generally.</p>	
	<p><u>The Rt. Hon. Mrs Theresa Villiers MP Member of Parliament for Chipping Barnet</u></p>	<p>Constituents have contacted me about the application submitted by the North London Waste Authority (NLWA) to remove some trees and clear areas of Pinkham Way.</p> <p>I understand that some trees are dead and damaged but do not pose a danger. My constituents point out that the present conservation view is that such trees should be left in situ in order to provide shelter and food for the animals that live in this habitat.</p> <p>I am informed that Pinkham Wood is a Grade 1 Site of Importance for Nature Conservation and therefore removing trees and clearing the site will damage the SINC.</p> <p>The North London Waste Authority (NLWA) have not yet stated exactly how they wish to use the Pinkham Way site following the decision not to build an</p>	<p>This proposal does not involve site clearance and does not harm the SINC.</p> <p>A condition and informative have been applied to ensure best practice in arboricultural and wildlife practice.</p>

No.	Stakeholder	Comment	Response
		<p>MBT plant there. It is therefore difficult to understand why they wish to start clearing this site before deciding how it should be used.</p>	
	<p><u>Councilor Joanna Christophides</u></p>	<p>I write on behalf of the three Labour councillors for Bounds Green ward about the above application.</p> <p>First of all, we request that this application is considered by the Planning Committee and not considered under delegated powers. Given the controversy surrounding the site and the immense interest not just from residents but from groups in the area, it is right that it is considered in Committee where members can ask questions and objectors can come forward.</p> <p>While it is right that any trees that are potentially hazardous or risk spreading disease are dealt with, we are concerned that the unnecessary removal or pollarding of trees presents a problem to the natural diversity of the site and to the animals that live there. We understand that concerns have been raised about the potential threats to bats and there is a potential threat to nesting</p>	<p>The works are essential on health and safety grounds and would not undermine the site's wildlife value status.</p> <p>A condition and informative have been applied to ensure best practice in arboricultural and wildlife practice.</p>

No.	Stakeholder	Comment	Response
		<p>birds.</p> <p>Given the history of the site, there is a wide spread fear that this is a pre-cursor to the down-grading of the site as a natural area which could then in turn lead to development on the site.</p> <p>We would insist on assurances that there is no threat to the wildlife on this site, assurances that the work is essential on health and safety grounds and finally is not being undertaken to undermine the site's status as a natural space. Without these assurances, we are compelled to object to the application as it currently stands.</p>	
	<p><u>Broomfield Home-Owners & Residents Association and Friern Village Residents Association</u></p>	<p>The site is a Grade I SINC that would be irreversibly harmed by the proposal. Removing dead wood harms habitat and nature should be allowed to take its course. Concerned that this constitutes site clearance for the purpose of development and that the development has little regard for the ecological value of the site. The proposal should be refused due to impact on the SINC.</p>	<p>This proposal does not involve site clearance and will not harm the SINC.</p>
	<p><u>Barnet Labour</u></p>	<p>Believe plans are preparation for a waste</p>	<p>The proposal does not prepare the site for a waste facility and will not</p>

No.	Stakeholder	Comment	Response
	<u>Group</u>	facility. The proposal will reduce biodiversity of this Grade 1 SINC.	affect the biodiversity of the site.
	<u>Barnet Green Party</u>	<p>Request to speak at Committee. Concerned by the proposal to remove a large number of dead or dying trees on the Pinkham Way Site, a SINC (Site of importance for Nature Conservation) Grade 1, one of only a few in Haringey, and the largest in North London. Concerned that the SINC would be downgraded as a result of the work.</p> <p>The need for preservation is reinforced by a recent State of Nature, comprehensive report by 25 UK wildlife conservation bodies. It states that 60% of species in the UK are in decline. Dead wood should be left standing or decaying to provide habitat. Claim that it would be illegal to remove any sheltering or foraging places for bats.</p> <p>Recently, there have not been surveys for bats on the site. Removal should not be carried out prior to a full ecological survey, as recommended recently by a planning inspector and agreed by Haringey in March.</p>	<p>A full ecological survey is not required, as this application is limited to essential tree works to those trees posing risk to public safety on the boundaries of the site.</p> <p>A condition and informative have been applied to ensure best practice in arboricultural and wildlife practice.</p>

No.	Stakeholder	Comment	Response
	<u>491 Objections from Residents</u>	Objections to removal of old shrubs, trees or disturbances to nature. They provide visual screening, enclosure and habitat for wildlife including for bats, which have legal protection. Dead wood should not be removed because it provides habitat. Any works should be undertaken at the proper time of year.	Trees are only being removed where they pose potential safety risk to the boundaries of the site. A condition has been attached requiring work to satisfy British Standards. The Council cannot require deadwood to be retained on site, but the applicant has stated this is their intention, and that dead wood has been retained on site in the past.
		That the proposal could harm the SINC and threaten its Grade I status. Residents note the limited number of wildlife sites in London.	The proposed works will have no impact on the designation of the site as a Grade I SINC.
		Concern raised that the works are preparation for development of the previously proposed waste management that residents object to. The proposal is not designed to optimise nature conservation.	The proposal does not clear the site in preparation of development.
		The site is not publically accessible. As such, there is no pressing public safety reason to carry out works, which can wait until the future of the site. Concerns that excessive works harmful to the SINC status could prejudice future proposals. Some residents suggested that this was the intention of the application.	The applicant is proposing to not do works on trees within the middle of the site, limiting works to the boundaries, because of the lack of public access.

No.	Stakeholder	Comment	Response
		<p>Inspector of the Core Strategy recommended Haringey review biodiversity, green corridors and the network of green spaces. Full study should be undertaken to consider impact on biodiversity.</p> <p>No recent bat survey carried out. As such, effects have not been identified and there are no mitigation proposals. A 2009 survey by L.B. Barnet noted the presence of bats and that mature trees may provide roosts. Claims that these tree works would amount to illegal</p> <p>The adjoining Green Chain is noted. Application should be heard at Committee for the above reasons.</p>	<p>A full ecological survey is not required to carry out emergency works to dangerous trees. It is not illegal to carry out such works under protected species legislation.</p> <p>A condition and informative have been applied to ensure best practice in arboricultural and wildlife practice.</p>