



Arboricultural Impact Assessment

Haringey Civic Centre

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On behalf of

Churchman Thornhill Finch

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Executive Summary

- This report provides an assessment of the impact of the proposal upon on-site trees and relevant off-site trees, and makes recommendations for mitigating any negative impacts. It is suitable for submission in support of a planning application.
- The design has been developed with careful consideration to minimise the impact on the most important trees.
- Seventy-three trees and tree groups were initially surveyed. Between the two survey dates twenty trees have been felled. These trees have been removed from the survey schedule and do not appear on plans in Appendix B or C. Please note that as a result there are numbering gaps within the schedule. Fifty-three trees remain, the data for each is presented within the Tree Schedule at Appendix A.
- Seven trees and tree groups have been identified for removal to facilitate the development, of which none are category A, one is category B, five are category C, and one is category U. Five trees have been identified for relocation to facilitate the development.
- Forty-six trees and tree groups of the total remaining 53 will be retained and integrated into the development. Sufficient space and adequate protection measures have been set out to ensure that retained trees are not damaged during the pre-construction and construction phase and to enable their successful development post-construction. Retained tree protection measures are discussed throughout this report and illustrated on the Tree Protection Plan at Appendix B.
- Twenty-one trees and tree groups will be subject to construction within their root protection areas. Special measures are recommended to ensure that these trees are not damaged. These measures are detailed in Section 3.4 of this report and are illustrated on the Tree Protection Plan at Appendix B.
- Ten retained trees require remedial tree work to facilitate the development and to reduce the likelihood of their being subject to excessive pressure after the completion of the development. These works are detailed in the Tree Schedule at Appendix A.
- Details of the Woodland Garden and Rain Gardens are not available at the time of writing. Further Arboricultural Impact and Protection details will be submitted for approval at a later date.
- The Haringey Council TPO and Conservation Area online maps indicate that there are no TPOs on trees on the site. The site is however located within the Trinity Gardens Conservation Area and all trees over 75mm stem diameter are afforded statutory protection because of this.

1 Introduction

1.1 Brief and Context

1.1.1 Treework Environmental Practice was instructed by Churchman Thornhill Finch on 10 March 2023 to provide an Arboricultural Impact Assessment, in accordance with British Standard BS5837: 2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, of the effect of development proposals on trees at Haringey Civic Centre, Wood Green, London.

1.1.2 Trees are a material consideration for a Local Planning Authority when determining planning applications, whether or not they are afforded the statutory protection of a Tree Preservation Order or Conservation Area. British Standard BS 5837:2012 *Trees in Relation to Design, Demolition and Construction* sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and new developments. The Standard recommends a sequence of activities that starts in the initial feasibility and design phase (RIBA Stage 2 'Concept Design') with a survey to qualify and quantify the trees on site and establish the arboricultural constraints to development (above- and below-ground) to inform the design in an iterative process, and continues with an assessment of the arboricultural impacts of the final design and measures to mitigate such impacts should they be negative. Detailed technical specifications for mitigation and protection measures are devised in the design phase that follows (RIBA Stage 3 and 4 'Spatial Coordination' and 'Technical Design'), and the sequence ends with the 'Handover' and 'Use' phases (RIBA Stages 6 and 7), with the implementation of those measures once planning permission is granted, guided by Arboricultural Method Statements (RIBA Stage 4 and 5, 'Technical Design' and 'Manufacturing and Construction') and professional guidance where appropriate.

1.1.3 This Arboricultural Impact Assessment (AIA) reports on the direct and indirect impacts of the proposed development on trees in terms of both the buildability of the proposals and the long-term impact of the finished scheme, and where necessary presents mitigation for these impacts.

1.2 Purpose of this Report

1.2.1 This AIA, and accompanying Tree Schedule and Tree Protection Plan, is provided to support a planning application for the proposed development. It sets out the arboricultural impacts of the proposals using the following considerations as a framework:

- Trees to be removed and trees to be retained.
- Remedial tree work to retained trees to allow development and ensure retained trees will form a harmoniously integrated component of the proposed development.

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- Suitable measures to protect retained trees.
- Special construction or engineering measures required to enable trees to be harmoniously integrated into the proposed development.

1.3 The Development

1.3.1 The proposed development is for the refurbishment of existing Civic Centre and offices and redevelopment of the existing rear car park for the erection of a three storey building (plus roof enclosure) comprising of Class E floorspace; 2 x two storey links; creation of central courtyard; and associated landscaping.

1.3.2 The following documents have been reviewed by Treework Environmental Practice:

Document Title	Document/Drawing number	Originator
Topographical Survey	717-GLE-ZZ-S-M3-G-0001	Hawkins/Brown
Proposed Layout	556-CTF-ZZ-00-DR-L-100000 P1	Churchman Thornhill Finch
Tree Constraints Plan	230330-1.3-HCC-TCP-NC	Treework Environmental Practice

2 Existing Tree Population and Constraints

2.1.1 A survey covering trees on site and trees on adjacent land close enough to be affected by the development was undertaken on 14 December 2020 and 16 March 2023. The full survey results are presented in the Tree Schedule at Appendix A.

2.1.2 The survey was undertaken based on trees plotted using an outline base map as reference in Treework Environmental Practice's specialist tree management software – MyTrees. The basemap contained a topographical survey of the trees. Trees and hedges were plotted on the basemap using the topographical survey as reference.

2.1.3 The proposed development site currently houses an office building with associated hard and soft landscaping. There are several larger deciduous trees running along the northern boundary adjacent to the car park and a larger cedar within a small soft landscaped area also to the north. Several smaller deciduous trees are planted in the verge between the main road pavement and the access road to the east. To the southwest is a small, well-treed, garden area. Other small planted and self-seeded trees grow around the site.

2.1.4 BS 5837:2012 recommends classifying trees into four quality and value categories to determine their relative retentive worth. A summary of the relative retentive worth of the trees on site as recorded during the tree survey and expressed by their categories is given in Table 1. Appendix A explains the BS 5837:2012 tree categorisation process.

Table 1: Numbers of Trees/Groups in each Retention Category

BS Cat.	Trees (T)	Groups (G)	Total
A	0	0	0
B	24	0	24
C	24	3	27
U	2	0	2
Total	50	3	53

- 2.1.5 Trees present constraints to development both above and below ground. The above ground constraints comprise the physical extent of tree crowns. The below ground constraints comprise the roots, and are expressed in terms of the root protection area (RPA), which is the minimum rooting area that a tree needs to sustain itself in reasonable health. These constraints, as established by the tree-survey, inform this assessment of the impact of the development proposals.
- 2.1.6 The full results of the tree survey on which this report is based are given in the Tree Schedule at Appendix A, and the above- and below-ground constraints are illustrated on the Tree Protection Plan at Appendix B. Each tree (T), tree group (G), woodland, (W) and hedge (H) has been allocated an individual number to which it is referred in this report and all associated documents. The survey method and limitations are set out in Appendix E.

3 Arboricultural Impact of the Proposals

3.1 Tree Removal and Retention

- 3.1.1 Every effort has been made to retain trees wherever possible. Where high-quality trees have been found to be in conflict with the proposed design, the decision to remove such trees has been informed by an iterative process, following a review of alternative options.

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- 3.1.2 The seven trees and tree groups proposed for removal to facilitate the proposed development are summarised in Table 2 by BS5837: 2012 category. Trees have been identified for removal where they come into direct conflict with structures, where construction cannot be achieved without their removal, or where their future relationship with the development is considered unsustainable, having regard to their eventual potential size. All Category U trees should be removed due to their poor condition, which would be advisable regardless of the development proposal. Where higher value trees may be in minor conflict with the proposals, pruning or special construction and protection measures have been specified, as explained in Section 3.4.

Table 2 – Trees and groups for Removal by BS Category

Category A Trees/Groups/Hedges/ Woodland	Category B Trees/Groups/Hedges/ Woodland	Category C Trees/Groups/Hedges/ Woodland	Category U Trees/Groups/Hedges/ Woodland
None	T17	G6, T7, T8, T10, T72	T73

- 3.1.3 With the exception of **T17** all these trees are low-quality with only limited public amenity value. They are predominantly positioned to the rear (west) of the building away from the busy roads. **T17** is marginally larger but its location to the west of the building significantly limits its accessibility within the landscape. In my view removal of these trees will have a negligible impact on the wider landscape which can be easily mitigated through the new landscaping scheme. All trees other than those in Table 2 will be retained and protected during development (see section 3.3).

3.2 Facilitative Tree Works

- 3.2.1 Works to raise the crowns of trees growing over the access road and rain gardens (**T21, T11, T24, T26, T28, T29, T31**) and to reduce the crowns of trees growing adjacent to the building (**T66, T67, T68**) will be required to allow construction access. In my view these works are relatively minor and will have no long-term impact on either tree health or their aesthetic value. The specifications for facilitative tree works are given in the Tree Schedule at Appendix A.

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3.3 Tree Protection

3.3.1 *Root Areas and Construction Exclusion Zones*

Retained trees will be protected during development by establishing a Construction Exclusion Zone (CEZ) around their Root Protection Areas (RPAs). RPAs are a layout design tool, indicating the minimum area around a tree deemed to contain sufficient roots and soil to maintain the tree's viability. RPAs should be treated as a precautionary area within which activities such as ground compaction, excavation, the storing of materials, ground level changes and other construction activity are likely to cause damage to trees and should therefore be excluded. This CEZ can be achieved by the erection of barriers at the locations shown on the Tree Protection Plan at Appendix B. Tree protection barriers must be installed before any demolition or construction works start, and, unless approved by the Local Planning Authority or by an arboriculturist approved by them, should remain in place until all construction activity has been completed.

3.3.2 The type of barriers should match the level of activity around the retained trees. Where a high level of construction activity is expected, fencing must be braced to be robust to vehicular impact and to prevent it from being easily repositioned; a specification similar to drawing 3 in BS 5837:2012 will be suitable (reproduced at Appendix D). In areas away from the main construction activity and vehicle movement, it may be appropriate to install a lower specification fencing, examples of which are given at Appendix D.

3.3.3 Due to the nature of the site many of the trees have been planted within areas of substantial hard landscape. As such the notional radial RPAs shown on the plans should be treated with caution and are unlikely to accurately represent to the true root distribution. Where I consider there is potential for conflict with roots, I have described Special Technical Measures and Outline Methodologies in section 3.4 below. In other areas I have not recommended anything other than fencing of the surrounding soft landscape extents, or boxing of the tree trunks as I consider the likelihood of root conflict as very low.

3.3.4 All protection fencing should carry identifying signs that state its purpose and proscribe its removal until all demolition and construction work is complete. An example sign is given at Appendix D.

3.3.5 *Ground Protection*

Where it is necessary to temporarily breach the CEZ to facilitate the development near **T5**, the roots and soil structure within the RPA of this tree will be protected by installing ground protection. For pedestrian access ground protection shall comprise of single thickness scaffold boards laid on a compressible layer such as woodchip, laid on a geotextile membrane. The scaffold boards should be fixed together to avoid movement. For vehicular access either purpose-built steel trackway, steel road-plates, pre-cast reinforced concrete slabs, or porous temporary access road (constructed with a load bearing cellular

confinement system) will be used. The locations of the ground protection are shown hatched light blue on the Tree Protection Plan at Appendix B.

3.4 Special Technical Measures and Outline Methodologies

3.4.1 Conflicts between retained trees and aspects of the proposed development that cannot be dealt with by exclusion zones, tree protection or tree work can be mitigated by the use of special technical measures. General recommendations for these measures are presented in the sections that follow based on the information about the proposed development that is currently available. The specific details must be carefully planned once detailed construction information is available to avoid tree damage. An Arboricultural Method Statement should be produced before construction starts to guide sensitive works around trees, with provisions for supervision by a qualified arboriculturist where necessary.

3.4.2 ***Removal and construction of new hard landscape within the RPAs (T21, T22, T24, T25, T29, T66, T67, T68, T70, T71)***

Existing paved hard surfacing will be removed, and new hard landscape constructed within the outer edge of the notional radial RPAs of these trees. Given the presence of the existing hard surfacing, kerbing and low walls I do not consider renewal and improvement in this area will have any significant effect on the health of the trees. However, works will follow the points below unless directed otherwise by the Project Arboriculturist:

- Exploratory investigations may be undertaken if not done already to establish the presence or absence of significant tree roots. The results of these exercises may be used to inform the final surface, in consultation with the Project Arboriculturist.
- Where existing hard surfacing is to be replaced, the existing sub-base will be reused where possible to avoid root disturbance. New surfaces will remain porous to allow air and water diffusion into the soil.
- Removal of the existing sub-base where this is required will be supervised by the Project Arboriculturist.
- Where minor excavation is unavoidable to match levels, detailed assessment will be carried out by the Project Arboriculturist of the presence, location, and significance of tree roots in the affected area, using visual ground assessment and trial excavation.
- Where the impact can be kept to an acceptably low level to ensure that the tree remains viable, the excavation work will be carried out under the following conditions under the supervision of the Project Arboriculturist, who will submit a monitoring form on completion. All excavation will use hand operated tools only.
- Following arboricultural supervision the Project Arboriculturist will provide the client with a monitoring record on completion.

- Where the impact cannot be kept to an acceptably low level, the design will be revised.

3.4.3 ***Installation of new hard surfacing within RPA (T5)***

New hard surfacing in the form of an access road and will be constructed within the RPA of this tree. New surfaces installed on soft ground will comprise of a 3D cellular confinement system, built up from the natural ground level, filled with irregularly sized clean granular fill, over a permeable geo-textile. Systems such as Greenfix Geoweb, Geosynthetics Cellweb, and Wrekin Protectaweb are suitable. The depth of the cellular system must be suitable for the application which will be identified by the supplier. The surface to be installed over the filled 3D cellular system is to be porous, to allow air and water to penetrate into the soil around the root system. Where minor excavation is unavoidable to match levels, excavation will follow the outline methodology set out in paragraph 3.4.2 above.

3.4.4 ***Design and installation of Rain Gardens within RPAs (T21, T28, T31)***

The final design for these areas was not available at the time of writing. Generalised tree protection is shown around the trees until further details are available. The design will be finalised in agreement with the Project Arboriculturist and presented as part of an Arboricultural Method Statement.

3.4.5 ***Design and installation of the Woodland Garden within RPAs (T35 – T60)***

The area referred to as the Woodland Garden, will be subject of further design requiring the garden layout to change after the planning submission. The layout shown on the Tree Protection Plan is indicative. Generalised tree protection is shown around the trees until further details are available. The design will be finalised in agreement with the Project Arboriculturist and presented as part of an Arboricultural Method Statement.

3.4.6 ***Relocation of trees (T12 – T17)***

Details of the relocation of these trees was not available at the time of writing. The methodology will be finalised in agreement with the Project Arboriculturist and presented as part of an Arboricultural Method Statement.

3.5 **Additional Precautions**

3.5.1 ***Utilities and Services***

Information on the location of utility and service runs for the proposed development was not available at time of writing. In principle, traditional trench-installed utilities should be routed outside of the RPAs of retained trees to avoid root damage. Where routing utility

runs within RPAs is unavoidable, all work should comply with The National Joint Utilities Volume 4 and advice should be sought from a professional Project Arboriculturist.

3.5.2 ***Soft Landscaping***

The Project Arboriculturist should review any landscape operations that involve any work within the RPAs of retained trees and input additional site-specific methodology where necessary.

Appendix

Tree Schedule

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Tree Survey BS5837-2012



Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T1	1	<i>Platanus x hispanica</i> London Plane	14.0	1	73	N 10.5	E 9.5	S 9.0	W 7.5	2.5	2.0	Mature	Good	Arboricultural work - Historic. Form - Large sail area / crown extent.	241.1	8.8	40+	B	2
T2	1	<i>Tilia x vulgaris</i> Common Lime	14.0	1	45	N 5.0	E 6.0	S 5.5	W 4.5	2.0	2.0	Mature	Fair	Arboricultural work - Historic. Pruning wounds - Historic.	91.6	5.4	40+	B	2
T3	1	<i>Platanus x hispanica</i> London Plane	14.0	1	60	N 8.5	E 4.5	S 6.5	W 6.5	2.0	1.5	Mature	Fair	Arboricultural work - Historic. Pruning wounds - Historic. Structural impact - Footpath / highway / drive disturbance.	162.9	7.2	40+	B	2
T4	1	<i>Platanus x hispanica</i> London Plane	14.0	1	56	N 8.0	E 7.0	S 6.5	W 5.0	3.0	2.0	Mature	Good	Arboricultural work - Historic. Base / stems obscured - Vegetation. Ivy or climbing plant. Pruning wounds - Historic. Structural impact - Footpath / highway / drive disturbance.	141.9	6.7	40+	B	2
T5	1	<i>Platanus x hispanica</i> London Plane	14.0	1	65	N 7.0	E 10.0	S 8.5	W 8.5	3.0	2.0	Mature	Good	Arboricultural work - Historic. Form - Large sail area / crown extent.	191.1	7.8	40+	B	2
G6	3	<i>Salix caprea</i> Goat Willow/Great Sallow	5.5	1	13	N 3.0	E 2.5	S 1.0	W 2.0	1.5	1.5	Semi Mature	Good	Access to inspect base - Not possible. Base / stems obscured - Structure. Base / stems obscured - Vegetation. Crown conflict - Structure / boundary / wire / tree. Not on topographical survey. Plotted freehand. Trees between fencing. Fell - Ground level. To facilitate development.	7.6	1.6	20-40	C	2
	1	<i>Fraxinus excelsior</i> Ash																	

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Tree Survey BS5837-2012



Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T7	1	<i>Prunus sp.</i> Cherry sp.	4.5	1	26	N 4.5	E 3.5	S 3.0	W 5.0	2.0	2.0	Early Mature	Good	Arboricultural work - Historic. Decay / structural defect in crown limb / limbs - Localised. Decay / structural defect - Bole. Grafted specimen. Reaction wood / Adaptive growth - Stem / stems. Fell - Ground level. To facilitate development.	30.6	3.1	40+	C	2
T8	1	<i>Cerasus avium</i> Wild Cherry	6.0	1	19	N 2.5	E 4.0	S 4.0	W 3.0	2.0	2.0	Semi Mature	Good	Crown conflict - Structure / boundary / wire / tree. Fell - Ground level. To facilitate development.	16.3	2.3	40+	C	2
T10	1	<i>Cerasus avium</i> Wild Cherry	3.0	1	11	N 3.0	E 1.5	S 1.0	W 2.0	2.0	2.0	Semi Mature	Fair	Ivy or climbing plant. Fell - Ground level. To facilitate development.	5.5	1.3	20-40	C	2
T12	1	<i>Cerasus avium</i> Wild Cherry	4.0	1	18	N 2.5	E 3.5	S 3.0	W 2.0	2.0	1.5	Semi Mature	Poor	Weak live growth.	14.7	2.2	10-20	C	2
T13	1	<i>Cerasus avium</i> Wild Cherry	3.0	1	10	N 1.5	E 1.0	S 0.5	W 1.0	2.0	1.5	Semi Mature	Poor	Weak live growth.	4.5	1.2	10-20	C	2
T14	1	<i>Cerasus avium</i> Wild Cherry	3.0	1	11	N 2.0	E 1.5	S 2.0	W 1.5	2.0	1.5	Semi Mature	Fair	Ivy or climbing plant.	5.5	1.3	20-40	C	2
T15	1	<i>Cerasus avium</i> Wild Cherry	3.0	1	9	N 1.5	E 1.5	S 1.0	W 1.0	2.0	2.0	Semi Mature	Poor	Weak live growth.	3.7	1.1	10-20	C	2
T16	1	<i>Cerasus avium</i> Wild Cherry	3.0	1	9	N 2.0	E 3.0	S 0.0	W 1.0	2.0	2.0	Semi Mature	Poor	Suppressed crown - Major. Weak live growth.	3.7	1.1	10-20	C	2

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Tree Survey BS5837-2012



Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T17	1	<i>Cerasus avium</i> Wild Cherry	9.0	1	29	N 6.5	E 5.5	S 4.0	W 5.0	2.0	2.5	Early Mature	Good	Raised surface roots. Fell - Ground level. To facilitate development.	38.0	3.5	40+	B	2
T19	1	<i>Cedrus atlantica</i> Atlas Cedar	13.0	1	58	N 9.0	E 7.5	S 8.0	W 6.5	1.5	2.0	Early Mature	Fair	Pruning wounds - Recent. Shedding limb / limbs - Historic. Shedding limb / limbs - Minor. Shedding limb / limbs - Recent.	152.2	7.0	40+	B	2
T21	1	<i>Cerasus avium</i> Wild Cherry	11.0	1	42	N 5.5	E 4.5	S 5.0	W 4.0	2.0	2.5	Early Mature	Good	Pruning wounds - Recent. Lift low canopy - Specified extent. Crown raise to achieve a 3m clearance over access road and rain gardens.	79.8	5.0	40+	B	2
T22	1	<i>Cerasus avium</i> Wild Cherry	10.0	1	34	N 5.0	E 5.0	S 4.5	W 4.5	1.5	2.0	Early Mature	Good	Pruning wounds - Recent. Lift low canopy - Specified extent. Crown raise to achieve a 3m clearance over access road and rain gardens.	52.3	4.1	40+	B	2
T23	1	<i>Sorbus aucuparia</i> Rowan/Mountain Ash	6.0	1	18	N 2.5	E 3.0	S 3.0	W 2.5	2.5	2.0	Semi Mature	Fair	Decay / structural defect - Minor. Decay / structural defect - Bole.	14.7	2.2	40+	B	2
T24	1	<i>Cerasus avium</i> Wild Cherry	8.0	1	35	N 5.5	E 5.5	S 5.0	W 4.0	2.0	2.0	Early Mature	Fair	Pruning wounds - Recent. Lift low canopy - Specified extent. Crown raise to achieve a 3m clearance over access road and rain gardens.	55.4	4.2	20-40	B	2
T25	1	<i>Platanus x hispanica</i> London Plane	15.0	1	87	N 8.0	E 7.0	S 7.0	W 7.5	4.0	4.0	Mature	Good	Pollard - Regrown.	342.4	10.4	40+	B	2

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Tree Survey BS5837-2012



Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T26	1	<i>Cerasus avium</i> Wild Cherry	4.5	1	21	N 4.0	E 2.0	S 3.0	W 4.0	2.0	2.0	Semi Mature	Fair	Die-back - Mid crown. Die-back - Upper crown. Pruning wounds - Historic. Suppressed crown - Minor. Lift low canopy - Specified extent. Crown raise to achieve a 3m clearance over access road and rain gardens.	20.0	2.5	20-40	C	2
T27	1	<i>Sorbus aucuparia</i> Rowan/Mountain Ash	5.0	1	18	N 2.5	E 2.5	S 2.5	W 2.5	2.0	2.0	Semi Mature	Good	No significant faults observed.	14.7	2.2	40+	B	2
T28	1	<i>Liquidambar styraciflua</i> Sweet Gum	10.0	1	26	N 2.0	E 3.0	S 3.0	W 3.0	2.5	2.5	Early Mature	Good	Pruning wounds - Historic. Lift low canopy - Specified extent. Crown raise to achieve a 3m clearance over access road and rain gardens.	30.6	3.1	40+	B	2
T29	1	<i>Cerasus avium</i> Wild Cherry	9.0	1	36	N 4.5	E 5.0	S 4.5	W 5.0	2.0	2.5	Early Mature	Good	No significant faults observed. Lift low canopy - Specified extent. Crown raise to achieve a 3m clearance over access road and rain gardens.	58.6	4.3	40+	B	2
T31	1	<i>Prunus cerasifera</i> Cherry Plum (Myrobalan)	5.5	4	25	N 3.0	E 3.5	S 3.0	W 3.0	2.0	2.0	Early Mature	Good	Crown conflict - Structure / boundary / wire / tree. Lift low canopy - Specified extent. Crown raise to achieve a 3m clearance over access road and rain gardens.	29.9	3.1	20-40	C	2
T32	1	<i>Quercus robur</i> English Oak	14.0	1	60	N 6.0	E 5.0	S 3.5	W 7.0	5.0	6.0	Early Mature	Good	Access to inspect base - Not possible. Crown reduction - Recent. Not on topographical survey, plotted freehand. In private area.	162.9	7.2	40+	B	2

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Tree Survey BS5837-2012



Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
G35	5	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	6.0	1	12	N 1.5	E 2.5	S 1.5	W 1.5	2.5	1.5	Semi Mature	Fair	Access to inspect base - Not possible. Base / stems obscured - Structure. Base / stems obscured - Vegetation. Not on topographical survey. Plotted freehand. Out of boundary.	6.5	1.4	20-40	C	2
	3	<i>Syringa</i> sp. Lilac sp.																	
	1	<i>Sambucus nigra</i> Elder																	
	1	<i>Acer</i> sp. Maple sp.																	
T37	1	<i>Prunus</i> sp. Cherry sp.	4.0	1	29	N 2.0	E 3.5	S 3.0	W 3.0	1.0	2.0	Early Mature	Fair	Decay / structural defect - Base. Grafted specimen. Reaction wood / Adaptive growth - Base.	38.0	3.5	10-20	C	2
T38	1	<i>Fagus sylvatica</i> Common Beech	17.0	1	66	N 6.0	E 8.5	S 7.5	W 6.0	2.0	2.0	Mature	Good	Base / stems obscured - Vegetation. Ivy or climbing plant. Pruning wounds - Historic.	197.1	7.9	40+	B	2
T39	1	<i>Liriodendron tulipifera</i> Tulip Tree	15.0	1	57	N 6.5	E 7.0	S 8.0	W 5.5	3.0	3.0	Mature	Fair	Pruning wounds - Historic.	147.0	6.8	20-40	B	2
T40	1	<i>Laburnum anagyroides</i> Common Laburnum (Golden Chain)	9.0	1	34	N 6.0	E 3.5	S 3.5	W 3.0	3.0	2.0	Early Mature	Fair	Decay / structural defect - Localised. Decay / structural defect - Bole. Ivy or climbing plant. Reaction wood / Adaptive growth - Stem / stems. Weak live growth. Not on topographical survey, plotted freehand.	52.3	4.1	20-40	C	2
T42	1	<i>Acer pseudoplatanus</i> Sycamore	16.0	1	41	N 3.5	E 3.0	S 5.0	W 6.0	4.0	2.5	Mature	Fair	Access to inspect base - Restricted / obscured. Base / stems obscured - Vegetation. Fork - Weak with included bark.	76.0	4.9	40+	B	2

Haringey Civic Centre

Tree Survey BS5837-2012



Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T44	1	<i>Acer pseudoplatanus</i> Sycamore	13.0	1	30	N 0.0	E 5.0	S 7.0	W 3.0	4.5	2.0	Early Mature	Fair	Access to inspect base - Not possible. Base / stems obscured - Vegetation. Ivy or climbing plant. Not on topographical survey, plotted freehand.	40.7	3.6	10-20	C	2
G48	20	<i>Syringa</i> sp. Lilac sp.	4.0	1	10	N 2.0	E 3.0	S 2.0	W 2.0	1.5	1.0	Semi Mature	Good	Form - Low canopy. Not on topographical survey. Plotted freehand.	4.5	1.2	20-40	C	2
T50	1	<i>Metasequoia glyptostroboides</i> Dawn Redwood	20.0	1	87	N 6.0	E 6.0	S 7.0	W 6.0	3.0	3.5	Early Mature	Fair	Lesion or fracture on limb / limbs - Minor. Pruning wounds - Historic. Root damage - Mower. Raised surface roots.	342.4	10.4	40+	B	2
T51	1	<i>Magnolia</i> sp. Magnolia sp.	6.5	2	22	N 4.0	E 4.0	S 0.0	W 3.0	2.0	2.5	Early Mature	Fair	Decay / structural defect - Extensive. Decay / structural defect - Principal stems. Reaction wood / Adaptive growth - Stem / stems.	23.2	2.7	10-20	C	2
T52	1	<i>Magnolia</i> sp. Magnolia sp.	6.5	3	24	N 3.5	E 3.5	S 2.0	W 3.0	3.0	1.5	Early Mature	Fair	Pruning wounds - Historic.	26.3	2.9	20-40	C	2
T53	1	<i>Magnolia</i> sp. Magnolia sp.	6.0	2	21	N 4.0	E 4.0	S 2.0	W 2.0	2.5	2.0	Early Mature	Fair	Decay / structural defect - Localised. Decay / structural defect - Principal stems. Reaction wood / Adaptive growth - Stem / stems.	20.4	2.5	20-40	C	2
T54	1	<i>Betula pendula</i> Silver Birch	17.0	1	40	N 5.0	E 4.0	S 4.0	W 4.0	3.0	3.0	Mature	Good	Deadwood - Minor.	72.4	4.8	40+	B	2
T55	1	<i>Ginkgo biloba</i> Maidenhair Tree	12.0	2	56	N 5.0	E 5.0	S 5.0	W 4.0	2.0	2.0	Early Mature	Good	Fork - Weak with included bark. Pruning wounds - Historic.	145.6	6.8	40+	B	2
T56	1	<i>Alnus</i> sp. Alder sp.	12.0	5	45	N 4.0	E 4.0	S 5.0	W 6.0	2.5	2.0	Early Mature	Good	Bark wound - Major. Fused limb / limbs. Extensive bark stripping from ground to 2 metres.	93.9	5.5	20-40	B	2

Haringey Civic Centre

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T57	1	<i>Prunus sp.</i> Cherry sp.	5.0	1	12	N 1.0	E 1.0	S 2.0	W 1.0	2.0	1.5	Semi Mature	Fair	Base / stems obscured - Vegetation. Crown conflict - Structure / boundary / wire / tree. Ivy or climbing plant. Not on topographical survey, plotted freehand.	6.5	1.4	20-40	C	2
T58	1	<i>Prunus sp.</i> Cherry sp.	6.5	1	22	N 1.0	E 2.0	S 3.5	W 2.0	2.0	1.5	Semi Mature	Fair	Decay / structural defect - Suspected. Not on topographical survey, plotted freehand.	21.9	2.6	40+	C	2
T59	1	<i>Prunus sp.</i> Cherry sp.	4.0	1	9	N 0.0	E 1.0	S 2.0	W 1.0	2.5	1.5	Young	Fair	Base / stems obscured - Vegetation. Ivy or climbing plant. Not on topographical survey, plotted freehand.	3.7	1.1	20-40	C	2
T60	1	<i>Prunus sp.</i> Cherry sp.	6.0	1	18	N 0.5	E 2.0	S 2.0	W 0.5	4.0	3.0	Semi Mature	Poor	Base / stems obscured - Vegetation. Decline - Evident / observed. Ivy or climbing plant.			0-10	U	
T66	1	<i>Sorbus sp.</i> Sorbus sp.	6.5	1	25	N 2.5	E 4.0	S 3.0	W 2.0	3.5	1.5	Early Mature	Fair	Deadwood - Major. Decay / structural defect - Open cavity / cavities. Decay / structural defect - Bole. Reaction wood / Adaptive growth - Stem / stems. Prune from adjacent structure. Prune back from existing building to achieve 1.5-2m clearance to allow construction access.	28.3	3.0	10-20	C	2
T67	1	<i>Sorbus sp.</i> Sorbus sp.	6.5	1	25	N 3.0	E 4.0	S 4.0	W 4.0	2.5	1.0	Early Mature	Fair	Arboricultural work - Historic. Pruning wounds - Decayed. Prune from adjacent structure. Prune back from existing building to achieve 1.5-2m clearance to allow construction access.	28.3	3.0	20-40	B	2

Haringey Civic Centre

Tree Survey BS5837-2012



Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T68	1	<i>Trachycarpus fortunei</i> Chusan Palm	3.5	1	26	N 1.5	E 1.5	S 1.5	W 1.5	1.0	1.5	Early Mature	Good	Crown conflict - Structure / boundary / wire / tree. Not on topographical survey, plotted freehand. Prune from adjacent structure. Prune back from existing building to achieve 1.5-2m clearance to allow construction access.	30.6	3.1	20-40	C	2
T70	1	<i>Trachycarpus fortunei</i> Chusan Palm	3.0	1	20	N 1.5	E 1.5	S 1.5	W 1.5	1.0	1.5	Early Mature	Good	Root environment - Restricted. Not on topographical survey, plotted freehand. In narrow brick planter, 0.5m High.	18.1	2.4	20-40	C	2
T71	1	<i>Trachycarpus fortunei</i> Chusan Palm	4.0	1	15	N 1.5	E 1.5	S 1.5	W 1.5	1.0	2.0	Semi Mature	Good	Root environment - Restricted. Not on topographical survey, plotted freehand. In narrow brick planter, 0.5m High.	10.2	1.8	20-40	C	2
T72	1	<i>Ilex aquifolium</i> Holly	2.0	2	14	N 1.0	E 1.0	S 1.0	W 1.0	0.5	0.5	Semi Mature	Good	Crown reduction - Historic. Not on topographical survey, plotted freehand. Fell - Ground level. To facilitate development.	9.0	1.7	40+	C	2
T73	1	<i>Buddleja</i> sp. Buddleja	4.5	2	23	N 2.0	E 2.0	S 2.0	W 2.0	3.0	3.0	Mature	Fair	Crown reduction - Historic. Decay / structural defect - Principal stems. Epicormic growth - Bole / principal stems. Inappropriate species / location. Poor past pruning. Structural impact - Potential. Fell - Ground level. To facilitate development.			0-10	U	

Tree Schedule Key



Tree/Group Reference	Reference number for individual trees or groups of trees, prefixed by T (Tree), G (Group), W (Woodland), H (Hedge) or S (Shrub) to indicate the type of feature.
Tree Count	Number of trees of a particular species recorded within a group feature, with the default value of 1 for single trees.
Species	Scientific name followed by common name (where available).
Height (m)	Tree height to the nearest metre, either measured with a device or estimated. Tree height for group records refers to the estimated average height of trees within the group (unrepresentative trees may be excluded from this estimate).
Stem Count	Number of stems. Stem count indicates whether the tree is single-stemmed or multi-stemmed and informs the RPA calculation.
Stem Diameter (cm)	Stem diameter, measured at 1.5m above ground level in accordance with Annex C of BS5837:2012. Diameters of multi-stemmed trees are presented as a combined stem diameter calculated in accordance with the formulae in Section 4.6.1 of BS5837:2012. Stem diameter for group records refers to the estimated average stem diameter of trees within the group (unrepresentative trees may be excluded from this estimate).
Crown Radius (m)	Distance from stem position to crown periphery in either the four cardinal or four ordinal directions, estimated to the nearest half metre. Crown spreads for group records refer to the estimated average spreads of trees within the group (unrepresentative trees may be excluded from this estimate).
Crown Clearance Height (m)	Distance between the ground and the lowest point of the crown periphery, estimated to the nearest half metre.
Lowest Branch Height (m)	Height of the lowest branch, the removal of which is considered likely to have a significant negative effect on the tree in terms of physiology or in terms of the size of wound created.
Life Stage	Young, Semi-mature, Early Mature, Mature, Late Mature, Ancient or Veteran.
Physiological Condition	Good, Fair, Poor, Dead.
Observations	General description of the tree or tree group, including basic features and morphology, structural and physiological condition, growing conditions and surroundings.
Recommendations	Management recommendations for tree works to address immediate unacceptable risks, or to facilitate development proposals.
RPA (m²)	Minimum area around a tree deemed to contain sufficient roots and rooting soil volume to maintain the tree's viability, in which the protection of roots and soil structure is treated as a priority. Calculated from the stem diameter according to the formulae in BS5837:2012. RPA for group records is based on the estimated average stem diameter of trees within the group (unrepresentative trees may be excluded from this estimate).
RPR (m)	Radius of the RPA, in metres, when this is plotted as a circle around the tree stem.
Remaining Contribution (years)	Estimated number of years for which the tree will continue to make a positive contribution to the site, banded as < 10, 10-20, 20-40, 40 +.
Retention Category	Quality and value category (A , B , C or U) as defined in Table 1 of BS5837: 2012 (reproduced below), where A = high quality and value; B = moderate quality and value; C = low quality and value and U = tree identified for removal due to poor condition regardless of development proposals.
Retention Sub-category	One or more sub-categories (1-3) as defined in Table 1 of BS5837: 2012 (reproduced below), assigned for Categories A , B or C where 1 = arboricultural qualities, 2 = landscape qualities and 3 = conservation and cultural value.

Table 1 Cascade chart for tree quality assessment

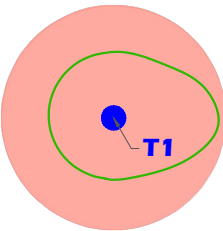
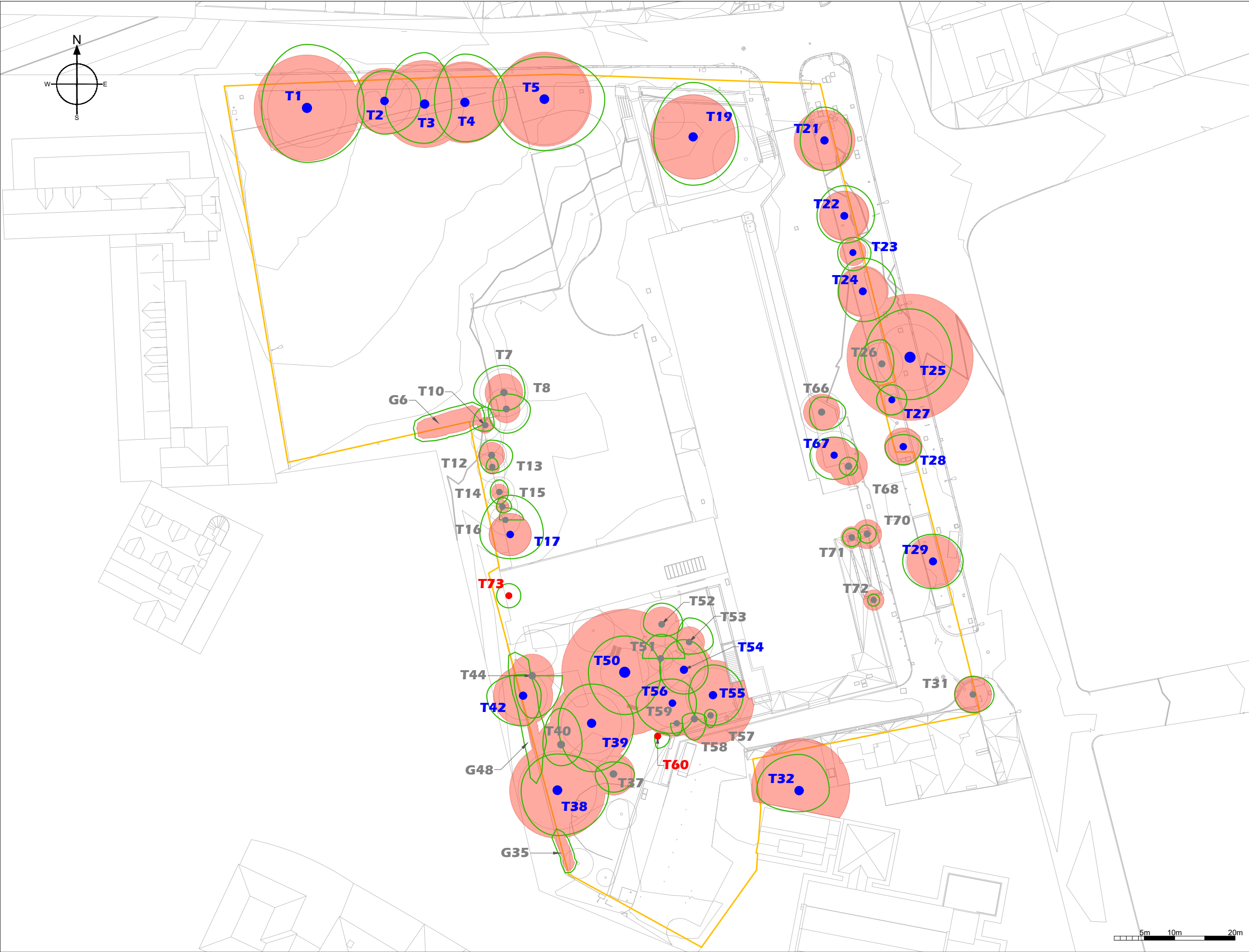
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Appendix B

Tree Protection Plan

Appendix C

Tree Constraints Plan



- | | |
|--------------------------------|------------------------------------|
| Tree or Group Reference Number | Tree Stem Position A Category Tree |
| Tree Crown | Tree Stem Position B Category Tree |
| Root Protection Area | Tree Stem Position C Category Tree |
| Tree Survey Boundary | Tree Stem Position U Category Tree |

Date: March 2023

Scale: 1:600 @ A3

Project Name: Haringey Civic Centre

Drawing Title: Tree Constraints Plan

Drawing Number: 230330-1.3-HCC-TCP-NC



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Appendix D

Tree Protection Specifications

Technical measures to prevent tree damage

Tree Pruning

Tree pruning will be carried out where the design and / or planned site operations encroach into the crowns of trees and where these encroachments can be accommodated through facilitation pruning without significantly reducing the landscape value and / or viability of the tree.

Tree pruning operations will:

- be specified by the arboricultural consultant
- be in accordance with current best practice
- be carried out by a suitably experienced and qualified arborist

Tree Protection Fencing

Tree protection fencing will be located at the edge of the Construction Exclusion Zone (CEZ) and will be suitably robust to provide sufficient protection trees.

The performance requirement for fencing will be determined by the type of activity that will take place in the area around the CEZ.

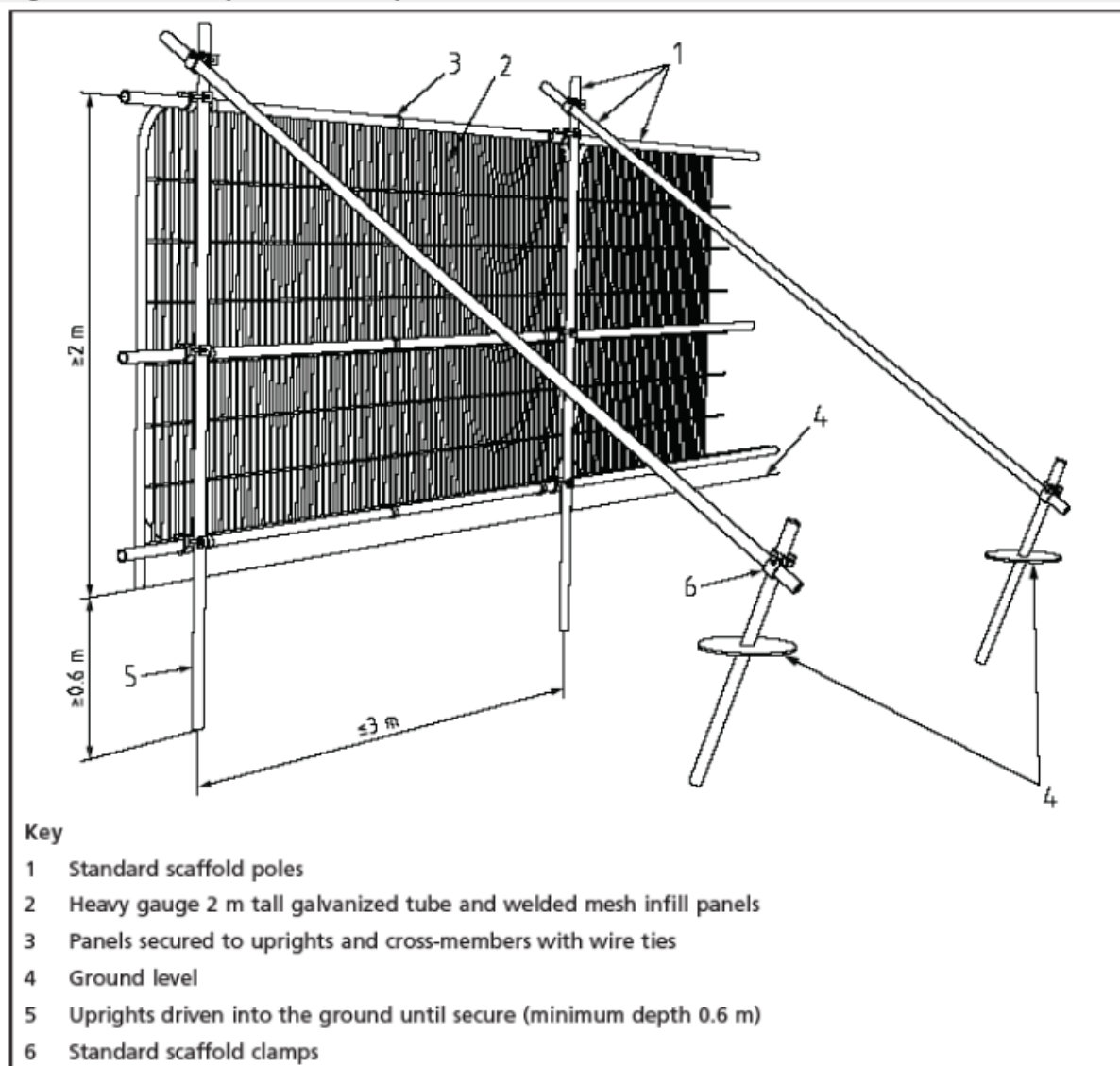
Typically the performance requirement for the Tree Protection Fencing will be:

- Tree Protection Fencing will be installed prior to commencement of activity on the site.
- Tree Protection Fencing will only be removed once all works associated with the development have been completed.
- The Tree Protection Fencing will be installed and removed without causing damage to retained trees
- Installation, removal and, where required, replacement of Tree Protection Fencing will be supervised and signed off by the Arboricultural Consultant
- The Tree Protection Fencing will be stable and robust (minimum construction method, in accordance with BS5837: 2012, see illustration below)
- The area between the Tree Protection Fencing and the tree will be a Construction Exclusion Zone (CEZ)
- Fence panels will be made of mesh (e.g.: heras fencing) or, if solid, will have 30cm windows cut into each panel to allow visual assessment of conditions within the CEZ

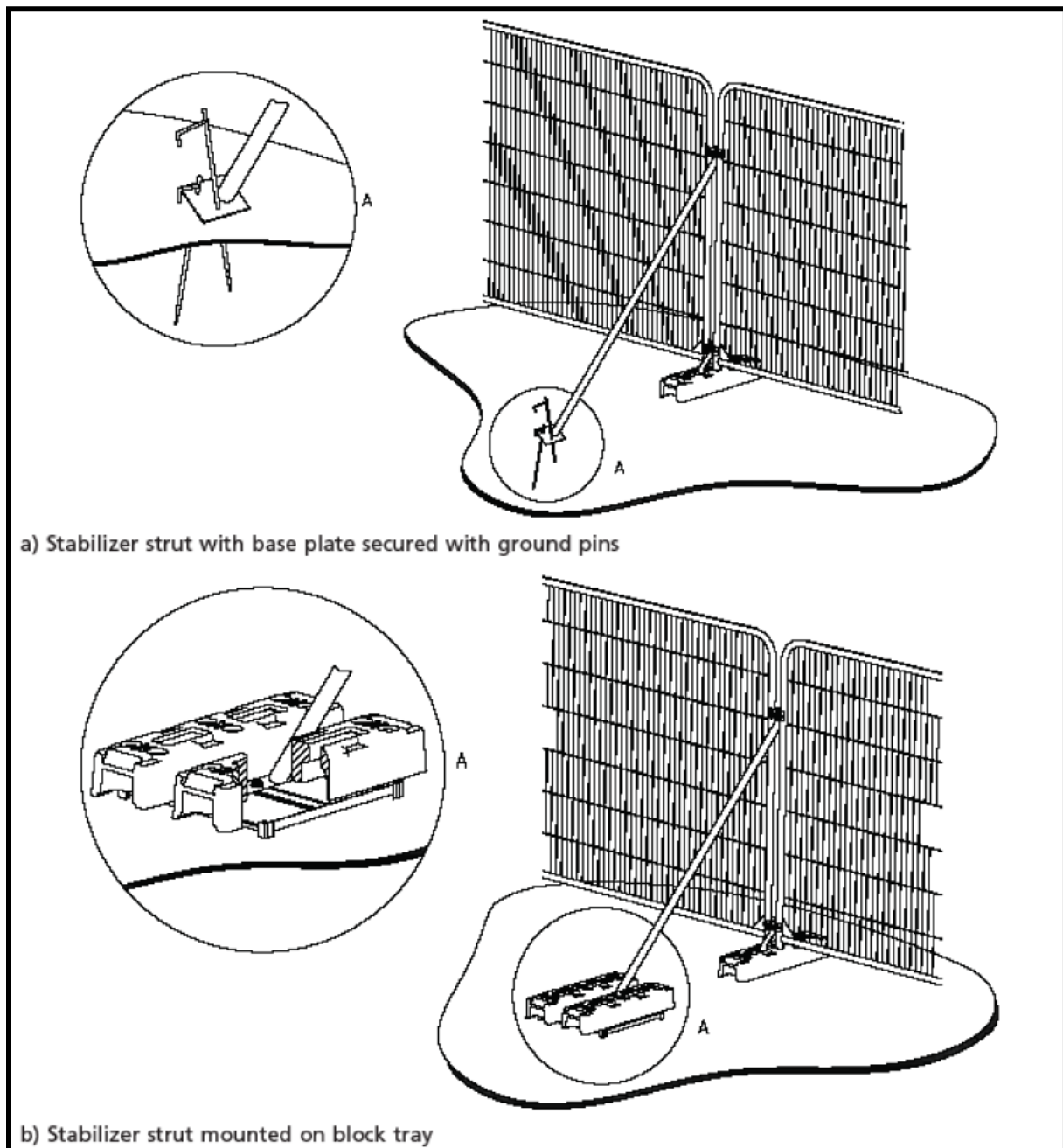
- The CEZ will be clearly identified (see construction exclusion zone sign example below)



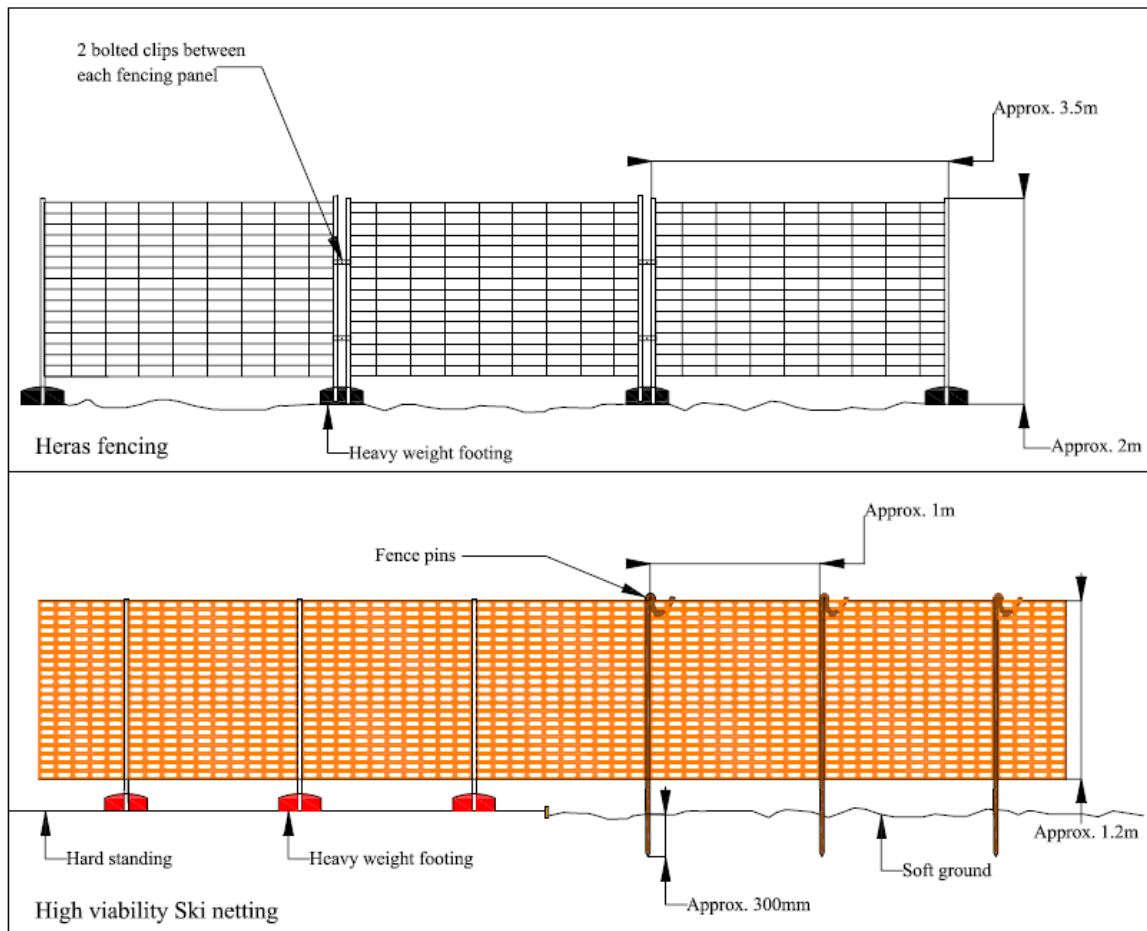
Tree Protection Fencing Sign



BS5837: 2012 - Figure 2 – Tree Protective Barrier



BS5837: 2012 – Figure 3 – Examples of Above Ground Stabilisation Systems for Temporary Tree Protection Fencing.



Examples of lower specification fencing may be considered areas of low intensity activity.

Ground Protection Measures

BS5837: 2012 provides the following examples of temporary ground protection measures:

- a) *for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;*
- b) *for pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane;*
- c) *for wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. **proprietary systems** or **pre-cast reinforced concrete slabs**) to an engineering*

specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.

Concrete Temporary Ground Protection:

The Ground Protection will be installed using reinforced concrete slabs to an engineering specification, designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.

For the roots of the trees to remain undamaged there must be no excavation, soil stripping or site grading within the rooting areas – in other words NO DIGGING. This means that finished levels of the Temporary Ground Protection will be above existing ground level.

The ACoW and Construction Manager will supervise and sign off the installation and removal of the Ground Protection and any change to the Ground Protection.

General Performance Specification:

- The Ground Protection will ensure that tree roots are not physically damaged
- The Ground Protection will ensure that soil within the tree root environment is not compacted
- The Ground Protection will reduce the possibility for spilled materials / substances to seep into the soil
- The Ground Protection will be designed to prevent anaerobic conditions building up under the Ground Protection allow sufficient gaseous exchange and water penetration to the covered root environment.
- The Ground Protection will only be removed once all works associated with the demolition have been completed
- The installation and removal of Ground Protection will not damage trees.

This is a typical specification for Temporary Ground Protection:

The Ground Protection will be installed using a cellular confinement system minimum 100mm thick laid upon a permeable membrane and filled with washed no fines gravel such as 20-40mm washed angular stone.

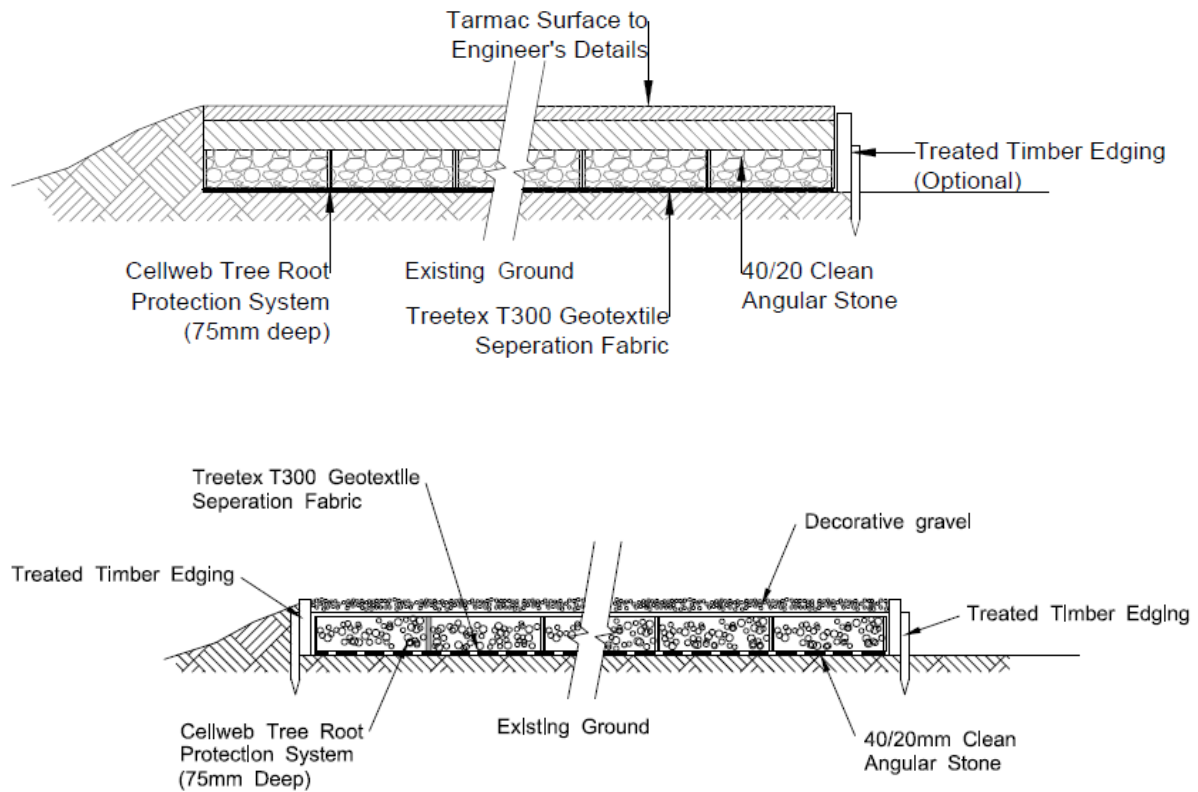
For the roots of the trees to remain undamaged there must be no excavation, soil stripping or site grading within the rooting areas – in other words NO DIGGING. This means that finished levels of the Temporary Ground Protection will be above existing ground level.

The Arboricultural Consultant will supervise and sign off the installation and removal of the Ground Protection and any change to the Ground Protection.

The installation of Ground Protection will involve the following sequence of operations:

- 1. All organic material should be removed to prevent any build up of anaerobic conditions beneath the construction.*
- 2. Rocks and other obstacles will be removed by hand.*
- 3. Major hollows will be filled with sharp sand.*
- 4. A suitable permeable membrane will be laid directly on to the ground and a cellular confinement system e.g. 'Cellweb' (see Appendix H) will be laid directly upon the membrane and pegged into position.*
- 5. Washed, no-fines 20/40mm angular stone, to fill the cellular confinement system will be placed at one end and then pushed on to the grid so that machinery moves on the spread sub-base, not directly on the cellular confinement system and not the ground either side of it.*
- 6. Depending on the type of access required, a sufficiently porous surface material may be laid over the top of the cellular confinement system.*
- 7. The Ground Protection will only be removed once all works requiring access to the protected area have been completed and prior to commencement of soft landscaping.*

Operations to remove the Ground Protection within the RPAs of trees will be supervised and signed off by the Arboricultural Consultant.



Examples of Cellular Confinement System Details (Cellweb)

Appendix E

Tree Survey Method and Limitations

Tree Survey Method and Limitations

Tree Survey Method

1. The tree survey was conducted from ground level aided by the Visual Tree Assessment method (Mattheck and Breloer, 1994) and in accordance with BS5837: 2012.
2. All trees on the site with a stem diameter of over 75 mm (measured at 1.5 m above ground) were included in the survey.
3. Offsite trees within influencing distance of the site (typically those located within a distance of up to 12 times their stem diameter away from the site) were included in the survey.
4. Data collected included:
 - a designated tree number
 - type of feature (trees, group, woodland, hedge)
 - number of trees in group
 - tree species
 - height (metres)
 - number of stems
 - stem diameter (in centimetres, as measured at 1.5 m above ground)
 - crown clearance (height of periphery of crown spread above ground level in metres)
 - height of lowest branch (metres),
 - branch spread (to N, S, E and W)
 - age class
 - physiological condition
 - useful life expectancy
 - structural condition
 - BS5837 retention category (A, B, C or U)
 - site notes (where this has a bearing on the present or future health or structural condition of the tree)
 - preliminary management recommendations.
5. All measurements were made in metric using measuring devices where applicable. Estimated stem diameters (e.g., due to lack of access or dense undergrowth) were recorded as such and are shown in the Tree Schedule in bold (see the key at the end of the Tree Schedule table at Appendix A for an explanation of the measurements and codes presented therein).
6. While the appraisals of the surveyed trees are not tree risk assessments, they nonetheless take into account observed structural defects in drawing conclusions about the trees' retentive worth.

Survey Limitations

1. The survey was a preliminary assessment from ground level and observations were made solely from visual inspection for the purposes of an assessment relevant to planning and development. Only binoculars, trowel, mallet and fine manual metal probe were used to aid tree assessment, where necessary. No invasive or other detailed internal decay detection devices were used in assessing trunk condition.
2. The conclusions relate to conditions found at the time of survey. Any significant alteration to the site that may affect the trees that are present or have a bearing on the planning implications (including level changes, hydrological changes, extreme climatic events or other site works) will require a re-assessment of the trees and the site.
3. This survey is not a tree safety inspection. It is carried out in order to inform the planning process. Where clear and obvious hazards have been observed, these have been addressed in the recommendations (see Appendix A - Tree Schedule). A full assessment of the levels of risk posed by trees would need to consider site use together with tree hazards.