

NICHOLSONS

Arboricultural Impact Assessment

Dalcour Maclaren

Alexandra Park

Version: 1

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REVISION HISTORY

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1	Original report	28/01/2026	SC
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DISCLAIMER

While all reasonable efforts have been made to identify Abnormalities in the subject trees, the statements made in this report do not take into account the effects of extreme weather events, vandalism or accidents, or changes to the site that may affect trees that have taken place since the date of the survey. Nicholsons does not accept any responsibility in connection with these factors. The comments and observations made within this report will cease to be valid either within two years of the date of the survey (unless specifically stated elsewhere within the report), or when site conditions change or any works to trees take place that have not been specified within this report, whichever is the sooner.

EXECUTIVE SUMMARY

Nicholsons have been instructed to provide an arboricultural survey, Arboricultural Impact Assessment and associated plans for a permitted development of the water pipeline upgrade and instalment at Alexandra Park, London.

A tree survey was undertaken at the site in accordance with the guidelines provided in BS5837 (2012) Trees in relation to design, demolition and construction – Recommendations on 3rd, 4th and 5th December 2025. This survey identified a total of 169 trees and 28 groups. These have been categorised as follows:

- Six of high arboricultural quality (Category A);
- 67 of moderate arboricultural quality (Category B);
- 120 of low arboricultural quality (Category C); and
- Four of very low quality (Category U).

A total of one moderate quality trees (T106), and part of one low quality groups of trees (G099) are proposed for removal to facilitate this scheme.

A total of five trees, and two groups of trees, require facilitation pruning

All retained trees within, or directly adjacent to the site, will be protected through a combination of tree protective measures and special construction measures. This will predominantly consist of tree protective fencing, but both temporary and permanent ground protection will also be required. These measures will ensure that retained trees remain free from significant harm throughout the development phases.

One ancient or veteran trees is present on or adjacent to the site. This tree will be protected by tree protection fencing. There is no conflict with National Planning Policy Guidance. Furthermore, those trees of important landscape, historic, cultural, green infrastructure and ecological benefit will be retained and protected in accordance with BS5837:2012 recommendations. Therefore, the scheme also complies with Local Planning Policy.

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ATTACHMENTS

Description	Reference	Version
Tree Schedule	Alexandra Park - SCH - V1 - NAC - 20260115	1
Tree Constraints Plan	Dalcour Maclaren-NAC-5326.101-TCP-V1-20260115	1
Arb Impact Plan	Dalcour Maclaren-NAC-5326.102-AIP-V1-20260129	1
Draft Tree Protection Plan	Dalcour Maclaren-NAC-5326.102-DTPP-V1-20260129	1

PURPOSE OF DOCUMENT

This report has been commissioned to provide an assessment of the trees at Alexandra Park, London in accordance with the guidelines provided by BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*.

It consists of:

- **A Tree Survey** that records all relevant information about the trees on or adjacent to the site that may be impacted by the proposals. This includes a **Tree Constraints Plan** that shows the location of the trees on the site irrespective of any development considerations.
- **An Arboricultural Impact Assessment** to consider the impact that the development proposal may have on the trees. It provides details of how any adverse impact will be mitigated (including indicative protection measures) and includes an **Arboricultural Impact Plan**. This shows the location of the trees in relation to the proposed development and the above and below ground constraints posed by the trees. It will also show an illustration of the recommended tree protection measures on a **Draft Tree Protection Plan**.

The purpose of this report is to demonstrate how the tree constraints have been considered in the design and layout of the site. It also provides the Local Planning Authority (Haringey Council) with the necessary information to assess the tree issues associated with the permitted development if requested..

1. INTRODUCTION

Instruction

- 1.1 Written instruction was received from Dalcour Maclaren in December 2025 to undertake a tree survey and to prepare an Arboricultural Impact Assessment to supplement a permitted development for a proposed water pipeline refurbishment at Alexandra Park.

Site Description

- 1.2 The site is situated on the northern borough of Haringey, London in the south of England. The proposed development is centralised at OS grid reference TQ 29421 89422. The site is comprised of Alexandra Park to the North and the development running south through residential streets and through commercial areas. The site is heavily used and city based. The site is topographically higher in elevation to the north.
- 1.3 The treescape of the area is comprised of native and naturalised species. The ages of the trees vary from sapling natural regeneration to large mature trees. The most abundant and largest species found within the proposed development study area was London plane. The general health of the trees was fair.

Caveats and Limitations

- 1.4 While all reasonable efforts have been made to identify abnormalities in the subject trees, the statements made in this report do not consider the effects of extreme weather events, vandalism or accidents, or changes to the site that may affect trees that have taken place since the date of the survey.
- 1.5 While the author warrants that the survey has been undertaken in accordance with industry best practice recommendations and guidance, no warranty is provided in relation to changes to the site that occur after the date of the survey that may have an impact on the tree stock present at the time of the survey.
- 1.6 The survey was not undertaken with the benefit of a topographical survey plan as this was not available at the time of the survey. Where trees were not plotted on the topographical survey plan these were plotted using a GPS enabled tablet and noted within the Tree Schedule attached to this report.
- 1.7 This survey has been limited to identifying arboricultural features within the site. It therefore does not include any ecological assessment or landscape appraisal of trees, groups, woodlands or hedges beyond the scope of BS5837.

2. TREE SURVEY AND CONSTRAINTS

Scope

- 2.1 The survey has been carried out in accordance with the recommendations laid down by BS5837:2012 Trees in relation to design, demolition and construction - Recommendations.
- 2.2 The information collected during the survey has been used to assist in the preparation of a report to accompany a planning application. This report includes:
 - 2.3 A Tree Schedule (SCH) to include basis data and condition assessment;
 - 2.4 A Tree Constraints Plan (TCP) that provides illustrative information on the constraints posed by trees to any development proposal; and
 - 2.5 An appraisal of the impact that the proposed development may have on the trees and the resulting impact this may have on the local amenity.
- 2.6 The purpose of the tree survey has been to provide guidance to the developer on the existing tree stock and to inform the site design and layout. The results of the survey allow the opportunity to balance the retention of significant trees against the opportunity to enhance the existing tree stock through proactive management.

Tree Survey

- 2.7 A tree survey was undertaken on 3rd-5th December 2025 by Steve Calderbank.
- 2.8 A copy of the recorded data can be seen in the SCH attached to this report.
- 2.9 The tree survey considered all trees that have the potential to be impacted by any development proposals. This included trees that are outside the application boundary, but within influencing distance. The extent of the tree survey has been marked on the TCP.
- 2.10 The tree survey has been undertaken without influence of the proposed site layout and prior to any works being undertaken on the site.

Tree Constraints

- 2.11 The above ground constraints posed by canopy spread are plotted as a continuous line around the tree, shown in the corresponding BS5837 retention category colour.
- 2.12 The below ground constraints posed by the Root Protection Area (RPA) have been plotted as a magenta line with the text RPA inscribed.
- 2.13 A summary of the assessment of the quality of trees, groups of trees, hedges and woodlands that have been identified on the site is summarised in Table 1.

Table 1: An overview of the quality of trees on the site

	Category A	Category B	Category C	Category U	Total
Trees	6	52	107	4	169
Groups	0	15	13	0	28
Total	6	67	120	4	197

- 2.14 Full details of the assessment criteria for the tree survey can be found in Appendix 1.

Soils

2.15 An online search has been undertaken with the British Geological Survey Geology Viewer¹ to provide a summary of the geological materials that underlie the site. This shows:

- Bedrock: London Clay Formation-Clay, silt and sand. These sedimentary rocks are marine in origin. They are detrital and comprise coarse- to fine-grained slurries of debris from the continental shelf flowing into a deep-sea environment, forming distinctively graded beds.

Statutory Considerations

2.16 A search has been undertaken on the Local Planning Authority (LPA) website² to determine the presence or otherwise of Tree Preservation Orders or Conservation Areas.

2.17 The online search revealed that there is two Tree Preservation Orders within and three adjacent to the Site and one conservation area covering the north of the site within the confines of the park. See Figure 1 for details. The details of these statutory constraints are shown in the table 2 below.

Tree reference	Category	Type	Name	Location relevance to the proposed development
G191	B2	TPO -Area	115 Cranley Gardens	Within the site
G195	C2	TPO -Area	Buckingham Hill Area	Within the site
N/A	N/A	TPO -Area	133-135 Cranley Gardens	Adjacent to the site
N/A	N/A	TPO - Area	185 Cranley Gardens	Adjacent to the site
N/A	N/A	TPO Area	96 Cranley Gardens	Adjacent to the site
G099-T130	mix	Conservation area	Alexandra Palace and Park	Within the site boundaries
T052-T097	Mix	Conservation areas	Rookfield	Within the site boundaries

Table 2: Onsite TPO and conservation areas

¹ <https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/>

² <https://haringey.gov.uk/planning-building-control/planning/planning-policy> Haringey Council Planning Policies

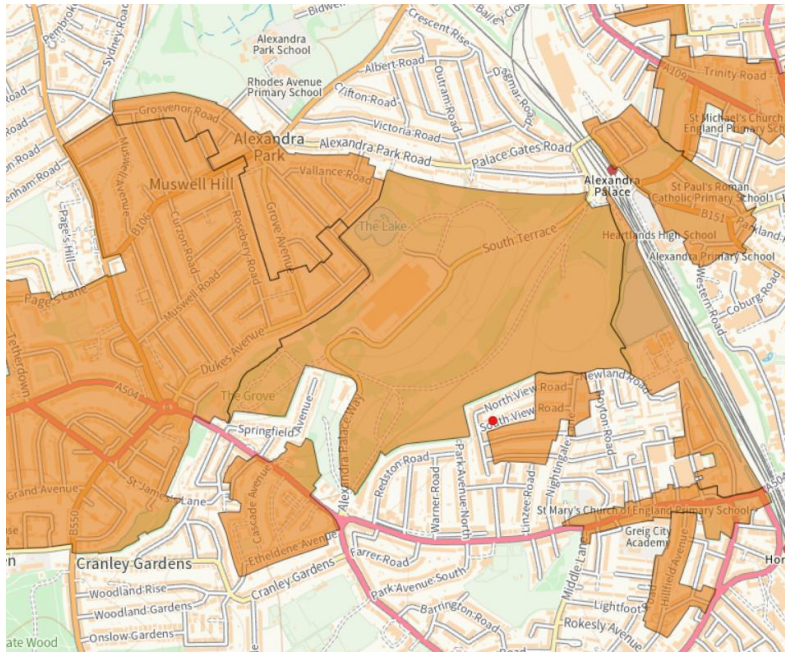


Figure 1: conservation areas around Alexandra Park

- 2.18 No direct communication has been made by Nicholson's with the LPA to confirm the details above.

National and Local Planning Policies

National Planning Policy Framework 2024

- 2.19 National Planning Policy is currently defined by the National Planning Policy Framework (NPPF). This provides the most current and up to date planning guidance.
- 2.20 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.
- 2.21 Section 15 of the NPPF recognises the importance of conserving and enhancing the natural environment, and specifically acknowledges the role of trees and woodland in the provision of natural capital and ecosystem services, stating that:

"Planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland" (paragraph 187, b).

- 2.22 It further acknowledges the importance of ancient woodlands and veteran trees for habitats and biodiversity and requires that planning consent should be refused where development schemes require the removal of such features unless there are wholly exceptional reasons, stating that:

"development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists." (Paragraph 193, c).

- 2.23 A search has been undertaken on the MAGIC interactive mapping website³ to determine the presence or otherwise of ancient woodland within or adjacent to the Site.
- 2.24 The online search revealed that there are no ancient woodlands or traditional orchards within or adjacent to the Site.
- 2.25 A search has been undertaken on the Ancient Tree Inventory website⁴ to determine the presence or otherwise of ancient, veteran or notable trees within or adjacent to the Site.
- 2.26 The online search revealed that there is one veteran or notable tree recorded within or adjacent to the Site. This was ambiguous on the ATI website which tree it could be in relation to the proposed development as it shows the tree in the middle of the path. Around the same location T127 was recorded as a veteran tree on the walk over survey. Details of this can be found in the tree schedule.
- 2.27 Where the LPA does not have a development plan or the development plan is out of date, the LPA should grant planning consent insofar as the development proposals do not breach the NPPF.

Local Planning Policy

- 2.28 The Site is located within the boundary of the Haringey LPA. The LPA has a statutory obligation to ensure that provision is made for the preservation of trees through section 197 of the Town and Country Planning Act (1990). The LPA has prepared a specific development plan which includes trees and the natural environment. This plan is Haringey Local Plan 2013-2026 Adopted March 2013.
- 2.29 A review of the plan has been undertaken to assist design and layout of the site. This has ensured that the existing trees on site have been considered in the context of planning policy and have influenced the design proposals submitted as part of this application.

Haringey Local Plan 2013-2026

1.1 The relevant policies to this development proposal with regard to trees are as follows:

- SP 13. Open spaces and biodiversity

³ <https://magic.defra.gov.uk/MagicMap.aspx>

⁴ Ancient Tree Inventory (Accessed 28th January 2026)

<https://ati.woodlandtrust.org.uk/tree-search/tree?treeid=48123&from=3523&v=2944241&ml=map&z=18.233850991781573&nwLat=51.59645540535064&nwLng=-0.12332143129793849&seLat=51.59573563750391&seLng=-0.11987050739372762#/>

3. ARBORICULTURAL IMPACT ASSESSMENT

Design Principles

- 3.1 The development proposal submitted as part of this application has been directly and indirectly influenced by the existing tree cover on site.

Development Proposal

- 3.2 Utilising slip methods and trial pits, a new water line is to be installed in place of the old one.
- 3.3 This report has relied upon the following drawings and documents that have been prepared as part of this planning application:

Table 3: Drawings and Documents relied upon for this Report

Provider	Title	Date Provided
Dalcour Maclaren	23M14-20000- TOPO.dwg	January 2026
Dalcour Maclaren	23M14-DWG-20003-13-.dwg	January 2026
Dalcour Maclaren	L506.13-DF-ZSEWRD-201-DR-CE-20006_P02_25-10-20	December 2025
Dalcour Maclaren	L506.13-DF-ZSEWRD-201-DR-CE-20007_P02_25-10-20	December 2025
Dalcour Maclaren	L506.13-DF-ZSEWRD-201-DR-CE-20008_P02_25-10-20	December 2025
Dalcour Maclaren	L506.13-DF-ZSEWRD-201-DR-CE-20009_P02_25-10-17	December 2025
Dalcour Maclaren	L506.13-DF-ZSEWRD-201-DR-CE-20010_P02_25-10-17	December 2025
Dalcour Maclaren	L506.13-DF-ZSEWRD-201-DR-CE-20011_P02_25-10-17	December 2025
Dalcour Maclaren	L506.13-DF-ZSEWRD-201-DR-CE-20012_P02_25-10-17	December 2025
Dalcour Maclaren	L506.13-DF-ZSEWRD-201-DR-CE-20013_P02_25-10-17	December 2025

Arboricultural Impacts

- 3.4 The Arboricultural Impacts from this development proposal are represented graphically in the Arboricultural Impact Plan (AIP) that is attached to this report.
- 3.5 The AIP helps to identify:
- Trees that have the potential to be impacted by the design proposal;
 - Trees that are to be removed; and
 - Trees that require facilitation pruning.

Tree Removals

- 3.6 A total of one moderate quality trees (T106), and part of one low quality groups of trees (G099) are proposed for removal to facilitate this scheme. This is due to the encroachment of the trial pits within the RPA is over 50%. These trees sit within the Alexandra Palace and Park Conservation area and would require authorisation to the local authority for removal

Tree pruning or other remedial works

- 3.7 A total of five trees, and two groups of trees, require facilitation pruning. This is summarised in **Table 4** below and the reference numbers have been colour coded in accordance with the BS5837 retention category. These all lie in the Alexandra Palace and Park conservation area.

Table 4: Tree Pruning

Tree Number	Pruning
T115	Crown lift to 5.2m for access and egress for work vehicles
T117	Crown lift to 5.2m for access and egress for work vehicles
G119	Crown lift to 5.2m for access and egress for work vehicles
T120	Crown lift to 5.2m for access and egress for work vehicles
G121	Crown lift to 5.2m for access and egress for work vehicles
T122	Crown lift to 5.2m for access and egress for work vehicles
T123	Crown lift to 5.2m for access and egress for work vehicles

Trees to be retained

- 3.8 The scheme will result in the retention of approximately 99% of trees recorded during the baseline survey.

Principles of Protection of Retained Trees

- 3.9 The successful retention of those trees that will remain on the site will be dependent upon the quality and maintenance of any protection system that is put in place. Table 5 demonstrates an overview of protection strategies and there impacts.

Feature	Cause of impact	Potential impact	Mitigation and special measures
All retained trees	Contractor spatial working requirements during demolition and construction of path (below ground impact).	Soil compaction and root damage for contractor spatial working requirements. Loss of vitality and decline in health. Reduction in quality of trees and/or potential death of trees.	Establishment of CEZs around retained tree RPAs for duration of demolition and construction to be outlined in an AMS. Mitigation and special measures may include a combination of ground and tree protection measures, special construction measures' in RPA's i.e. no dig' construction methods, cellular web and no ground level change within the RPAs of retained trees
All retained features	General contractor spatial working requirements during demolition and construction (above ground impact).	Injurious contact with above ground elements of retained trees (stems and branches). Loss of vitality, decline in health, and reduction in quality or potential death of the trees.	As above, pruning to be determined and implemented prior to construction.

Table 4: Overview of arboricultural impacts and special measures and mitigation strategies.

- 3.10 Indicative tree protection measures have been considered within this report and are represented graphically in the Draft Tree Protection Plan (DTPP).
- 3.11 The following principles for the protection of retained trees will be adopted by the developer during the construction of the new properties:
- All retained trees will be protected by fencing that will form a construction exclusion zone (CEZ). The fencing has been indicated on the TPP by a dashed black line;
 - Any works to be undertaken within an RPA will require special construction measures. This could be measures such as slip lining and 'no-dig' construction measures. These locations are indicated in the DTPP;
 - There will be no storage of materials, or access for construction workers or machinery within any CEZ;
 - There will be no level changes within a CEZ;
 - There will be no excavation within a CEZ. All utilities and underground services will be located outside the CEZ or tap into existing service routes;
 - Any storage or mixing station located outside of a CEZ will be located in a place that minimises the risk of contaminated runoff entering the CEZ and damaging the rooting environment. This may be achieved by using a non-permeable membrane on the ground, surrounded by sandbags to contain any spillage;
 - There will be no fires within a CEZ; and
 - There will no use of herbicides within CEZ.
- 3.12 It is anticipated that an Arboricultural Method Statement will be required as a condition of any planning consent to provide detail of how the necessary tree protection can be implemented.
- 3.13 The processes of construction are highly unlikely to have a detrimental effect upon the health of the retained trees assuming tree protection recommendations made in this report are adhered to at all times by the contractors.

Other Considerations

Mitigation Planting

- 3.14 The proposed development has been designed to avoid impacting trees and vegetation where possible. Where not possible these impacts can be mitigated by the reinstatement of trees considering the new proposed development by the creation of a Landscape Ecology and
- 3.15 Management Plan (LEMP) or by purchasing Biodiversity Net Gain (BNG) credits if implementation of planting is not possible on site⁷.
- 3.16 This can be used in conjunction with such guidance as the TDAG: Tree selection for green infrastructure and planted under British Standard 8545:2014: Trees: from nursery to independence in the landscape. Not only will this help select the correct tree for the location it will also help to boost the sites BNG and give the best opportunity for long term tree retention.

4. SUMMARY AND CONCLUSION

- 4.1 A walkover survey of the arboricultural features within the study area was undertaken on the 3rd-5th December 2025. The arboricultural survey was undertaken in accordance with BS 5837 and plotted using GPS, OS base mapping and aerial imagery.
- 4.2 A desk study was conducted which established there are 5 TPO's and 2 conservation areas within or adjacent to the site boundaries.
- 4.3 There was two conservation areas found to cover the study area.
- 4.4 The desk study found 1 record of ancient, veteran or notable trees recorded within the site. A walk over survey confirmed these findings.
- 4.5 A total of 197 arboricultural features were surveyed within the study area. 169 of these features were individual trees, and 28 was a group of trees. Six were found to be of high quality, 67 of the features were found to be of moderate quality, 120 of low quality and four which were unsuitable for retention.
- 4.6 To facilitate the Proposed Development one tree will require removal and the partial removal of one group.
- 4.7 All other features have been assessed as suitable for retention with no intervention assuming that the protective measures detailed in the DTPP are adhered to, the special construction methods implemented and should be produced/represented in an AMS.
- 4.8 Five trees and 2 groups of trees are anticipated to require pruning works to facilitate the proposed development for access reasons.
- 4.9 The design and construction are consistent with the NPPF and the Draft Local LPA Plan.

5. REFERENCES & BIBLIOGRAPHY

British Geological Survey. (2024) *Map Viewers*. (s.l.), British Geological Survey <https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/> (Accessed on 28/01/2026).

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Ministry of Housing, Communities and Local Government. (2024) *The National Planning Policy Framework*. London: HMSO.

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6. APPENDICES

Appendix 1: Tree Survey Criteria (BS5837:2012)

2.1 The assessment of the trees has been carried out in accordance with the guidance provided in paragraph 4.4.2.6 of BS5837 which recommends that:

4.4.2.6 The measurement conventions should be as follows. a) height, crown spread and crown clearance should be recorded to the nearest half metre (crown spread should be rounded up) for dimensions up to 10 m and the nearest whole metre for dimensions over 10 m; b) stem diameter should be recorded in millimetres, rounded to the nearest 10 mm (0.01 m); c) estimated dimensions (e.g. for off-site or otherwise inaccessible trees where accurate data cannot be recovered) should be clearly identified as such (e.g. suffixed with a "#").

Plate 1 - Source: BS5837 (2012) p.7

3.1 All observations were made from ground level, without detailed investigation with regard to the general condition of the tree.

4.1 Trees that are located outside of the application boundary (red line) to a distance of 15m have been considered as part of this survey and have been annotated on the accompanying plan as such.

5.1 The trees are categorised in an order defined in **Table 1** of BS5837, a copy of which can be seen below in **Figure 1**, but which can be summarised as:

- **A Category** Trees of high quality and value in such a condition as to be able to make a substantial contribution for a minimum of 40 years.
- **B Category** Trees of moderate quality and value in such a condition as to make a significant contribution for a minimum 20 years.
- **C Category** Trees of low quality and value currently in adequate condition able to remain until new planting can be established. These trees are expected to remain for a minimum of 10 years. It also includes young trees with a stem diameter less than 150mm measured at 1.5 metres above ground level.
- **U Category** Trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural or forestry management.

6.1 Additionally, BS5837 (2012) provides subcategories 1-3 within the category system outlined above which indicate the area(s) in which a tree or group retention value lies. Details of those subcategories is provided in Table 1 of BS5837, and a copy of this table is reproduced below:

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</i> Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.	See Table 2
Trees to be considered for retention		
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 significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
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 with material conservation or other cultural value
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 with no material conservation or other cultural value