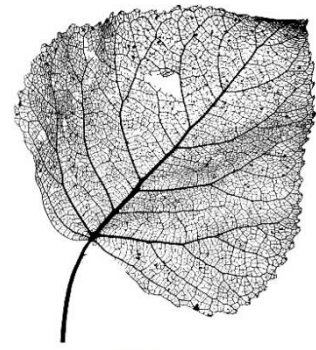




Sharon Hosegood
ASSOCIATES

ARBORICULTURAL IMPACT ASSESSMENT AND TREE PLANTING REPORT

SITE

10 Coolhurst Road, London N8 8EL and garage block adjacent to 2 Coleridge

Road N8 8EJ

CLIENT

Private client

Sharon Durdant-Hollamby

FICFor FARborA BSc (Hons) Tech Cert (ArborA)

DATE: January 2026

OUR REF: SHA 1934

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Executive summary

This report is submitted in connection with a planning application to London Borough of Haringey for *Proposed demolition of an existing derelict single-storey brick garage and replacement with one new dwelling* at 10 Coolhurst Road, London N8 8EJ 8EL and garage block adjacent to 2 Coleridge Road N8 8EJ. The information provided in this report is in accordance with the British Standard (BS 5837: 2012 '*Trees in relation to design, demolition and construction. Recommendations*' (referred to as BS) and relevant planning policies referenced in this report.

No Tree Preservation Order protects trees on the Site, and the Site is within Crouch End Conservation Area.

The Site is a dilapidated garage at the rear of 2 Coleridge Road, and the end of the rear garden of 10 Coolhurst Road. To the immediate rear of the garage is a group of self sown butterfly bushes and ash and oak saplings growing in an unsustainable location. In the end of the rear garden, immediately adjacent to the garage is an early mature yew (T2-B, moderate value under the BS). A small elder bush (S3 – C low value) and 3 semi-mature trees; T5-C plum, T6-C birch and T7-C Turkish hazel are in the end of the rear garden, close to a formal hard landscaping scheme with a series of internal walls. The proposal results in the removal of all trees and shrubs/scrub. 2 new trees will be planted in accordance with the tree planting plan and specification in this report. The new trees are suitable for the proposed courtyard garden.

Type	Category A High value		Category B Moderate value		Category C Low value		Category U Unsuitable for retention	
Impact	Stay	Go	Stay	Go	Stay	Go	Stay	Go
Tree	-	-	0	1	0	3	-	-
Scrub/shrub	-	-			0	1	0	1
Total	-	-	0	1	0	4	0	1

Table 1 - Impact by category and type of woody vegetation

Trees/scrub/shrubs to be retained	Trees to be removed	Trees to be planted	Net loss
0	6	2	4

Table 2 – tree numbers

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1. Introduction:

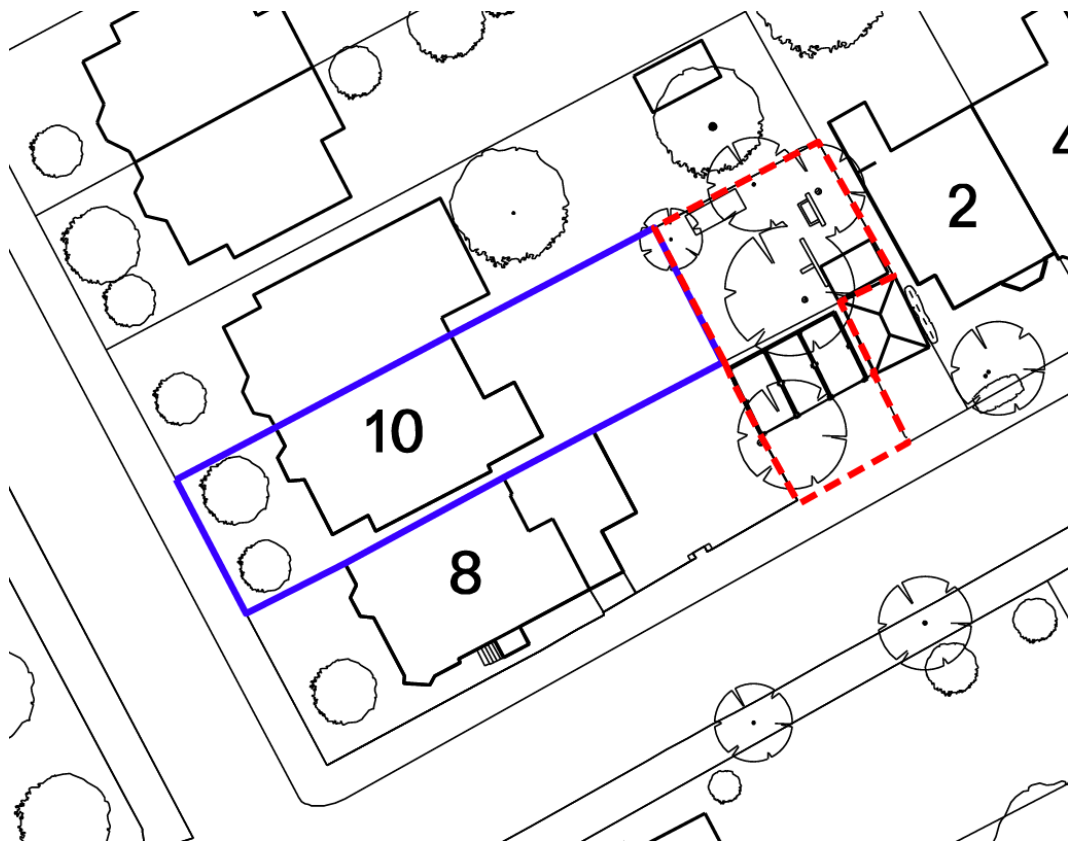
- 1.1. This report accompanies a planning application to London Borough of Haringey for *Proposed demolition of an existing derelict single-storey brick garage and replacement with one new dwelling* at 10 Coolhurst Road, London N8 8EJ 8EL and garage block adjacent to 2 Coleridge Road N8 8EJ. The arboricultural information in this report is in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction. Recommendations*' (referred to as BS).
- 1.2. This report details tree condition, the impact of the proposal on, and from, the existing trees. It also includes tree surgery and tree planting recommendations.
- 1.3. The survey has resulted in a layout as shown in the tree protection plan at Appendix 3. Technical terms used in this document are defined in the glossary at Appendix 10.

2. Statement of instructions and the issues addressed:

- 2.1. I was instructed by a Private client to: -
 - 2.1.1. Carry out a tree survey in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*' (BS);
 - 2.1.2. Analyse the proposals and the impact on trees to be retained;
 - 2.1.3. Produce a tree protection plan, showing the location of the tree protection fencing in accordance with the BS and a specification for the protection of the existing trees;
 - 2.1.4. Provide a tree surgery schedule which includes work to facilitate construction, based on the layout of, and works to, trees due to their condition or previous management;
 - 2.1.5. Provide a tree planting plan
- 2.2. The issues addressed are tree condition, and how the proposal impacts on trees and vice versa. It considers how new planting can be incorporated and provides details.

3. The Site:

- 3.1. The Site is a disused garage and parking area at 2 Coleridge Road and the eastern end of the garden of 10 Coolhurst Road. The garage is in a poor condition and has a dense group of saplings and scrub, including butterfly bushes, to the rear. The garage is accessed by the short drive area fronting Coleridge Road to the south. The garden has a formal design of hand landscaping with a series of internal walls at the end, and is otherwise laid to lawn and flower beds.



Plan 1 – extract from Site Location Plan reference 119_00_00 by Al – Jawad Pike



Photo 1 – looking north at the garage. Note the silver birch on the left hand side has consent to be removed.

- 3.2. *Site soils:* An assessment of soils on-Site was carried out by a desktop analysis using the National Soil Resources Institute webSite which identified the soils as likely to be Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. This is a guide only and detailed on-Site soil analysis should be undertaken by the project engineer to inform the foundation design.

4 The trees:

- 4.1. *Generally:* There are 4 individual trees, and 2 shrub groups which form the subject of this survey. This excludes T1 a mature silver birch in the rear garden of Flat 1, 8a Coolhurst Road which his to be removed following Tree Works consent reference HGY/2025/1418 July 2025. Full details are found in the survey sheets at Appendix 1 and their location on the Tree Removal Plan *SHA 1934 TRP* at Appendix 2.
- 4.2. *Legislation and policies:* There are no Tree Preservation Order (TPO) protecting trees on, or adjacent to, Site, other than the aforementioned silver birch T1. The Site is in Crouch End Conservation Area. Further information on legislation is found in Appendix 6. Information on national, London and local policies are found at Appendix 6.
- 4.3. To the immediate rear of the garage is a group of self sown butterfly bushes and ash and oak saplings growing in an unsustainable location. In the end of the rear garden, immediately adjacent to the garage is an early mature yew (T2-B, moderate value under the BS). A small elder bush (S3 – C low value) and 3 semi-mature trees; T5-C plum, T6-C birch and T7-C Turkish hazel are in the end of the rear garden, close to a formal hard landscaping scheme of a series of walls.



Photo 1 of T2 yew and S3 elder. Taken 13.03.25.



Photo 2 of T2 yew and S4 saplings and butterfly bushes. Taken 13.03.25.



Photo 3 of T2 yew, T5 plum and T6 birch. Received recently from the client.



Photo 4 of T2 yew, T5 plum, T6 birch and T7 Turkish hazel. Received recently from the client.

5. The Proposal

- 5.1. *For Proposed demolition of an existing derelict single-storey brick garage and replacement with one new dwelling.*

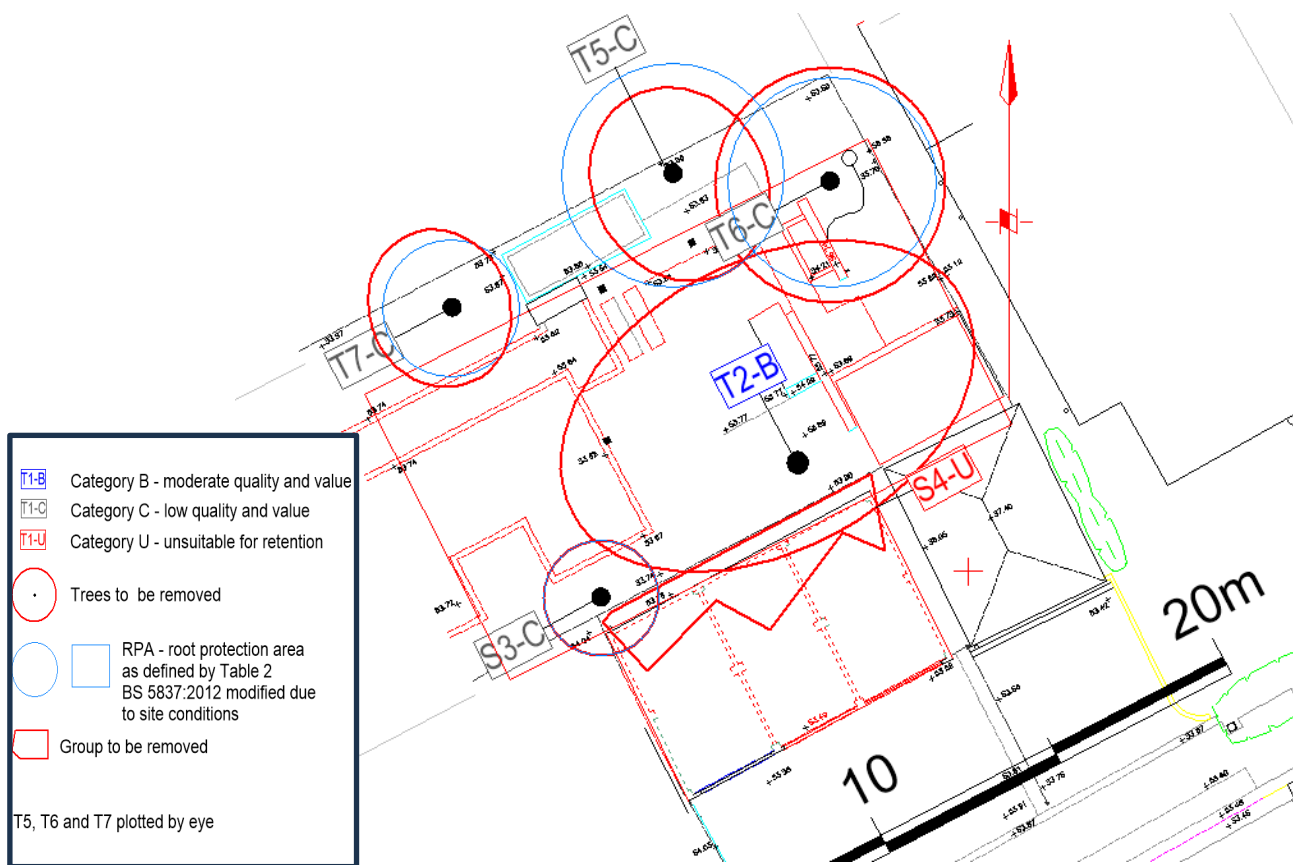
6. Arboricultural Impact Assessment:

- 6.1. *Summary of the impact on trees:* Development can adversely impact trees by causing them to be removed to facilitate the development or, in the future, by adversely affecting their potential for retention through disturbance in root protection areas (RPAs) or through post-development pressure to prune or remove.

6.2. *Tree removals*

Trees/scrub/groups to be removed are identified as red shapes on the Tree Removal Plan SHA 1934 TRP at Appendix 2 and detailed in the tree surgery schedule at Appendix 4. The following trees are proposed for removal:

Tree number	BS category	Species	Comments - all to remove to facilitate the proposal
T2	B2	Yew	Early mature, 6m high and seen from Coleridge Road.
S3	C2	Elder	Small shrub providing no visual amenity beyond the garden.
S4	U	Mixed saplings and butterfly bushes	Self sown, growing in a narrow gap between rear of garage and garden in an unsustainable location.
T5	C2	Plum	Unremarkable garden tree visible from adjacent garden.
T6	C2	Birch	Growing in narrow gap between garden internal wall and boundary. Top of tree is visible from Coleridge Road in the mid background.
T7	C2	Turkish hazel	Unremarkable young garden tree visible from adjacent garden. Unrealistically close to the proposed building to survive construction and it would outgrow its new situation.



Plan 2 – extract from SHA 1934 TRP

6.9. Replacement tree planting

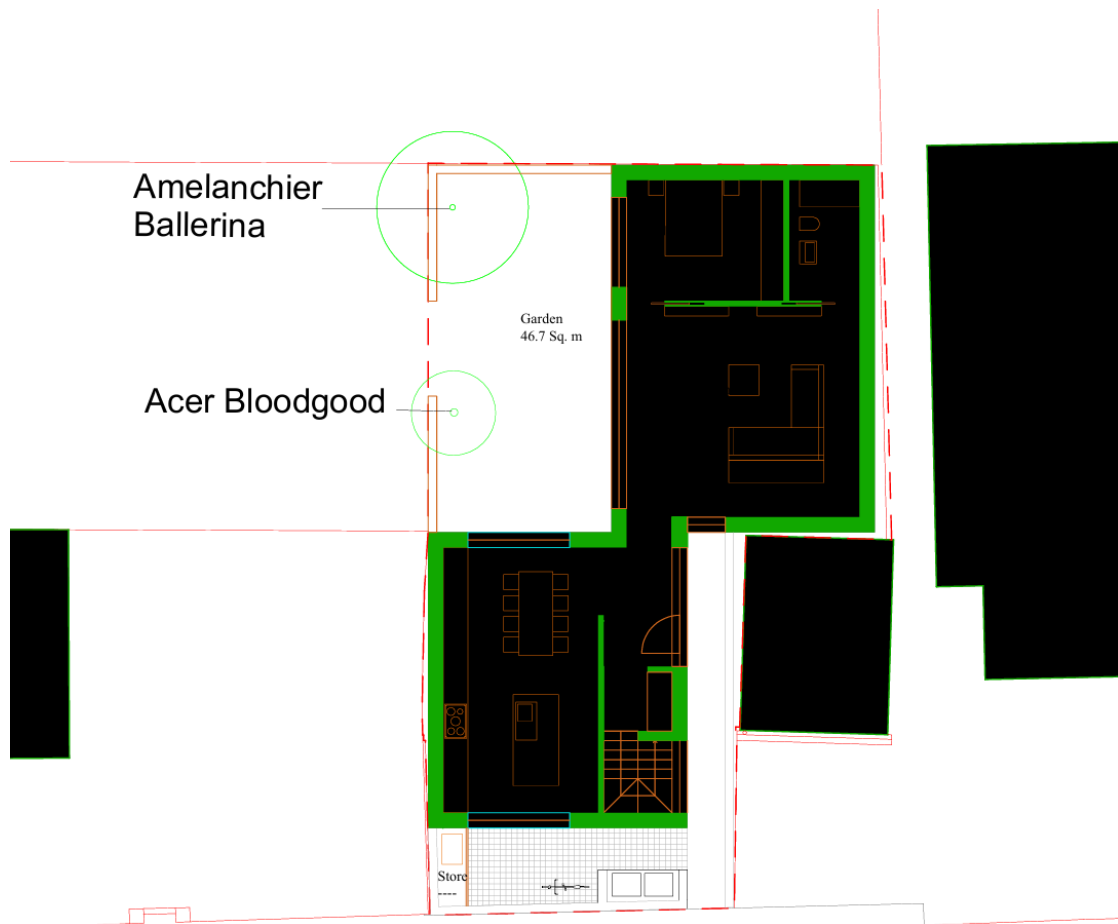
6.9.1 There is limited space for replacement tree planting. A full planting specification is found at appendix 5. Two trees have been selected to provide visual interest and ecosystem services:

6.9.2 Amelanchier Ballerina

To be container grown and purchased in a 12L pot (or larger) and approximately 1.5 – 2m high. <https://www.rhs.org.uk/plants/85116/amelanchier-grandiflora-ballerina/details>
Ultimate height 4 – 8m. Bronze tinged leaves emerge in the spring and turn orange to purple brown in autumn. White flowers followed by small edible red berries.

6.9.3 Acer Bloodgood

To be container grown and purchased in a 15L pot (or larger) and approximately 0.9 – 1.2m high. [https://www.rhs.org.uk/plants/90785/acer-palmatum-bloodgood-\(a\)/details](https://www.rhs.org.uk/plants/90785/acer-palmatum-bloodgood-(a)/details) .
Ultimate height 2.5 – 4m. Shade tolerant with stunning red autumn colour.



Plan 3 – extract from SHA 1934 Tree Planting Plan

7. Conclusions:

- 7.1. The proposal results in the removal of all trees and shrubs/scrub. 2 new trees will be planted in accordance with the tree planting plan and specification in this report. The new trees are suitable for the proposed courtyard garden.
- 7.2. It is recognized that the proposal results in a net loss. The group of self sown saplings and shrubs (S4-U) are in an unsustainable location, and, along with the elder (S3-U) are insignificant in the landscape. The yew removal will have most significant impact on visual amenity, but it is only c.6m high and in the mid distance when viewed from Coleridge Road. The 2 chosen replacements are a sustainable solution for long term retention in the courtyard garden.

Trees/scrub/shrubs to be retained	Trees to be removed	Trees to be planted	Net loss
0	6 (2 are insignificant)	2	4

Table 3 – tree number

8. Recommendations:

- 8.1. That a copy of this report, and subsequent more detailed Arboricultural Method Statement, is kept on Site, including A3 colour copies of the tree protection plan. The arboricultural documents must be part of Site induction by the main contractor to all sub-contractors.
- 8.2. That this report is sent to all members of the design team for their review.
- 8.3. That the foundation design takes into account trees to be retained, trees to be removed and trees to be planted. This must include a reference to T1, a mature silver birch, which is to be removed from the garden of Flat 1, 8a Coolhurst Road.
- 8.4. That the trees must be planted and maintained in accordance with BS 8545:2014 *Trees: from nursery to independence in the landscape – Recommendations*. They must be planted immediately after completion and prior to occupation, and watered and maintained until independent (typically about 2 – 3 years). If a tree fails in the first year, it must be replaced and maintained until such time that both trees are established.
- 8.5. That no tree works take place until consent is granted other than the removal of dead and broken precarious branches.
- 8.6. That the species of T7 must be verified on Site prior to the structural engineer designing foundations.

Sharon Durdant-Hollamby

FICFor FArborA BSc (Hons) Tech. Cert. (Arbor A)

Director

Sharon Hosegood Associates Ltd

Appendix 1

Tree survey sheets 13 March 2025 and photographs and data of T5, T6 and T7
received from client

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations/previous applications
T2	Taxus baccata (yew)	EM	520	1	6(2)	14	5	4.5	2	6	Good	40+	B2	6.24	122.3	Good form and condition. Growing in rear garden at 10 Coolhurst Road, close to garage block to the south which will be acting as a root barrier to the depth of its foundations. Broad spreading crown with long low branches over garden structure. Epicormic shoots. Branch removed at 2.5m on western aspect in the past. Excellent crown density.	
S3	Sambucus nigra (Elder)	SM	70, 70,70	3	3 (1.5)	6	1.5	1.5	1.5	1.5	Fair	10	C2	1.5	6.7	Multi stemmed elder growing close to fence line.	
S4	Fraxinus excelsior (ash), Quercus robur (oak), Buddleia davidii (Butterfly bush)	Y	70	1	4 (2)	22	1	1	1	1	Poor	>10	U			Self sown saplings growing in an unsustainable location between garage block and fence line.	
T5	Prunus domestica (Plum)	SM	250	1	8(2)	13	2.5	2.5	3	2.5	Fair	20+	C2	3	28	Reasonable form and condition. Overhangs neighbouring garden. Lower branches have been pruned back on the neighbouring side and re-sprouted. Good crown density.	

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations/previous applications
T6	Betula utilis Jacquemontii (Himalayan birch)	SM	225	1	9 (2)	20	4	3	3	3	Good	20+	C2	2.7	23	Reasonable form and condition. Growing in a narrow space between the landscape wall and the neighbouring property which results in a restricted rooting environment.	
T7	Corylus colurna (Turkish Hazel)	SM	150	1	8 (2)	20	3	2	2	3	Fair	20+	C2	1.8	10	Reasonable form and condition. Verify species and crown dimensions on site.	

Explanation of the tree survey sheets

The tree survey has been carried out in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. Below is an annotation of the abbreviations in the sheet and their meanings.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m²)	Comments	Recommendations

1 Tree

T - Tree, **G** - Group of trees, **H** - Hedge and **S** -shrub mass

2 Species - Botanical name and (Common name)

3 Age

NP – Newly planted, **Y** – Young - an establishing tree that could be easily transplanted.

SM - Semi-mature - an established tree still to reach its ultimate height and spread with considerable growth potential.

EM – Early mature – a tree reaching its ultimate height and whose growth is slowing, however it will still increase considerably in stem diameter and crown spread.

M – Mature – a tree with limited potential for further significant increase in size, although likely to have a considerable safe useful life expectancy.

OM – Over-mature – of an age where the mature size of the tree can no longer be maintained, and adaptive growth strategies such as 'retrenchment' (growing down) are commencing. These strategies should not be confused with senescence or a moribund condition, as a good life expectancy can remain.

V – Veteran/Ancient – either a tree older than typical for the species, or a tree showing signs of age, and of great ecological, cultural or aesthetic value.

4 Dia (mm)

Diameter of the stem in millimetres at 1.5m above ground level for single stemmed tree or in accordance with Annex C of BS 5837 for multi-stemmed trees or trees with low forks or irregular stems.

5 Stems

Number of stems. Multi-stemmed is m/s.

6 Height (Crown height)

Height in metres from the ground to the top of the crown.

(Crown height) – height of canopy above ground level.

7 Ult ht (m)

Height in metres that could be reasonably expected for the species given its condition, past management and location.

8 NSEW

The crown spread from the trunk to the tips of the crown at the four cardinal points.

9 Cond

Physiological condition. Good, fair, poor or dead.

10 Life Exp

Estimated remaining contribution in years; <10, 10+, 20+ and 40+.

11 BS Cat

Category in accordance with Table 1 and section 4.5 of BS

U – unsuitable for retention. Existing condition is such that they cannot be realistically retained as living trees in the context of the current land use for longer than 10 years. Note, category U trees can have existing or potential conservation value which might be desirable to preserve.

A – high quality and value (non-fiscal) with at least 40 years remaining life expectancy.

B – moderate quality and value with at least 40 years remaining life expectancy.

C – low quality and value with at least 10 years remaining life expectancy, or young trees with a stem diameter below 150mm.

A, B and C category trees are additionally graded into: 1 – mainly arboricultural values, 2 – mainly landscape values and 3 – mainly cultural values including conservation.

12 RPR (m)

RPR – Root protection area radius (m).

13 RPA – Root protection area (m²)

14 Comments

Detailed comments about the tree.

15 Preliminary recommendations

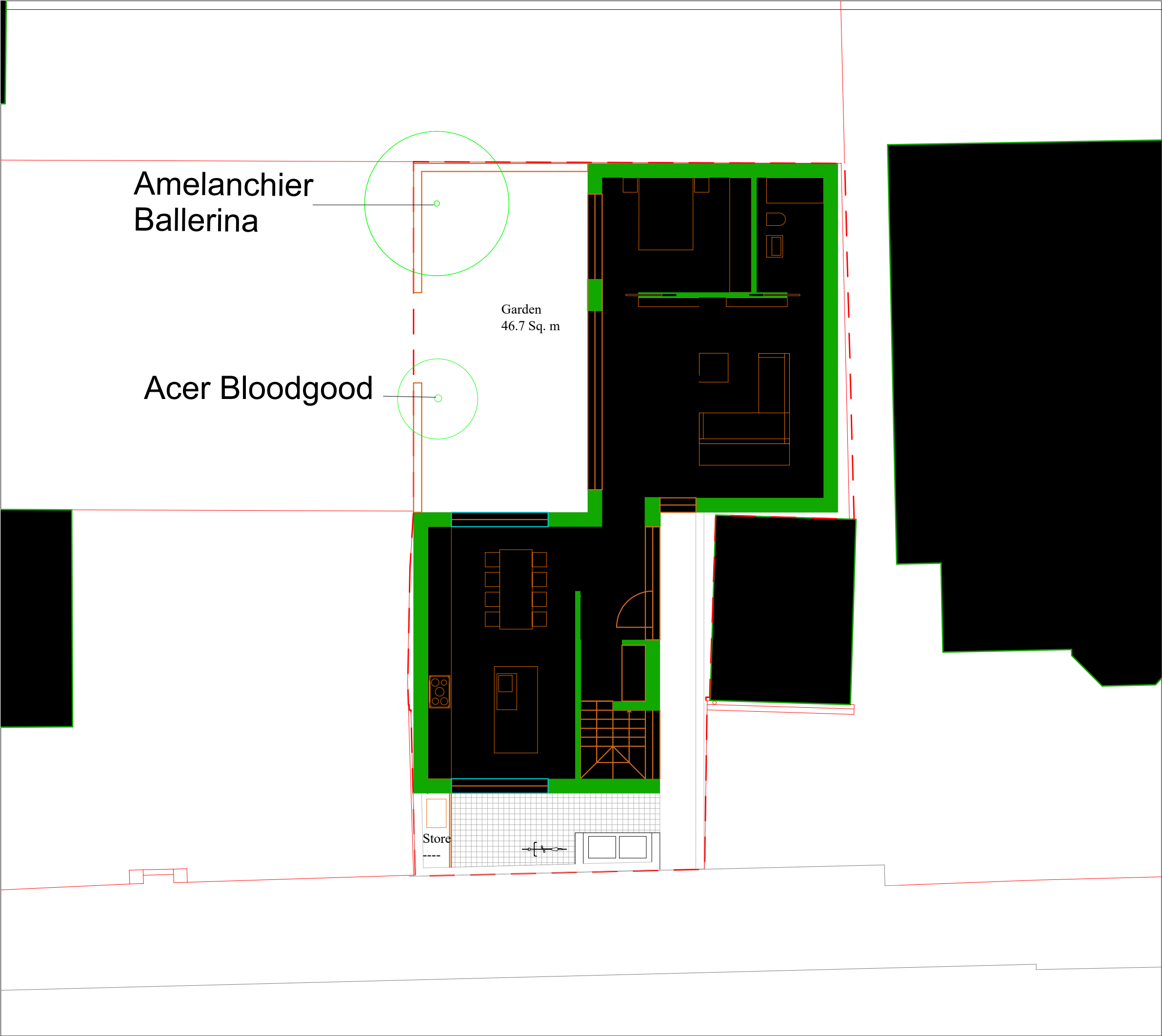
Recommendations based on the tree's conditions and its current surroundings.

Appendix 2

Tree Removal Plan SHA 1934 TSP

Appendix 3

Tree Planting Plan SHA 1934 TPP



Amelanchier x grandiflora
Ballerina
Container grown
150 - 200cm tall, 12L pot

Acer Bloodgood
Container grown
90 - 120cm tall, 15L pot

Plant in accordance with planting
specification in report
SHA 1934 AIA

- Notes
- 1. Contractors to check all dimensions on site
 - 2. Discrepancies must be reported to the Arboricultural Consultant before proceeding
 - 3. The original of this drawing was produced in colour, a monochrome copy should not be relied upon.
 - 4. It is the responsibility of the contractor to ensure necessary consents for tree works are in place
 - 5. This drawing is copyright © Sharon Hosegood Associates Ltd

Rev :	Description :	Authorized :
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Client
Private client

Site Address
10 Coolhurst Road, London N8 8EL and garage block adjacent to 2 Coleridge Road N8

Drawing Title	Orientation	Drawn	Authorized
Tree Planting Plan		ND-H	SMD-H
Date	Drawing Number	Scale	Drawing Status
08.01.26	SHA 1934 TPP	1:100@A3	For Issue
Revision			
-			

Appendix 4

Tree surgery schedule

To be given to the tree surgeon

Tree surgery schedule

All works to be carried out in accordance with BS 3998:2010 'Tree works – Recommendations'. All pruning cuts must be made at suitable growing points in the line with the principles of 'Natural target pruning'. An ecological check is required by a competent person prior to tree works being carried out and the ecological report must be referred to. Works should not take place until planning permission is granted and all pre-commencement conditions are discharged. This must be communicated to the tree surgeon, and storage should be agreed with the demolition/main contractor.

Tree no.	BS category	Species	Proposed works	Reason
T2	B2	Yew	Remove tree and roots.	To facilitate the proposal.
S3	C2	Elder	Remove shrubs and roots.	To facilitate the proposal.
S4	U	Ash, oak saplings and butterfly bushes	Remove saplings and shrubs and roots.	To facilitate the proposal. Note these are growing in an unsustainable location to the rear of the garage.
T5	C2	Plum	Remove tree and roots.	To facilitate the proposal.
T6	C2	Silver birch	Remove tree and roots.	To facilitate the proposal.
T7	C2	Turkish hazel	Remove tree and roots.	To facilitate the proposal.

To be given to the tree surgeon

Appendix 5

Arboricultural Method Statement and tree planting specification

1.0 **Tree works:**

1.1 Recommendations for tree works can be found in the tree surgery schedule in Appendix 4. All works shall be in accordance with BS 3998:2010 '*Tree work. Recommendations*'. The use of a competent and insured tree surgery contractor is necessary to comply with this. The main contractor and tree surgery contractor must ensure that any necessary consents have been received from the local authority and that no protected species are harmed whilst carrying out Site clearance or tree surgery works. Within root protection areas, stumps, shrubs and other vegetation must be removed by hand or using stump grinding machinery to minimize root damage of retained trees. Where poisoning of stumps is specified, this must be carried out by competent operatives. Only chemicals approved for this purpose and used in accordance with the manufacturer's instructions will be used.

1.2 The following information must be sought:

- Current employers, public and product liability insurance
- Waste carriers' licence
- Qualification and experience of key personnel, including relevant NPTC certificates
- COSHH assessment
- Tool and task-based risk assessment, including a Working at Height Risk Assessment
- Site specific risk assessment
- Emergency procedure plan
- Method Statement

1.3 A list of suitable tree surgeons is found at:

<http://www.trees.org.uk/find-a-professional/Directory-of-Tree-Surgeons>

Bio security measures are important and found at:

<https://www.forestry.gov.uk/biosecurity>

2.0 Fires:

Fires on Site should be avoided if possible. If unavoidable, they should be situated far enough so that there is no risk of damage to the trees, taking into consideration the wind direction.

3.0 Site and fuel storage, cement mixing and washing points:

All Site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside root protection areas unless otherwise agreed with the Local Planning Authority. No discharge of potential contaminants should occur within 10m of a retained tree stem or where there is a risk of run off into Root Protection Areas.

4.0 Temporary buildings for Site use:

Site cabins, trailers and other temporary buildings can sometimes be used in root protection area if consent is agreed by the Local Planning Authority. This can be very useful if there is a robust existing hard surfacing in place. The method for installing the buildings, and assessment of whether ground protection is needed must be agreed Arboriculturist and specified prior to installation.

5.0 Protection of tree canopies:

Piling rigs and cranes are often used close to trees. Work must be carefully planned so that there is sufficient room to avoid hitting the canopy during transportation or operation. Arboricultural supervision may be required; however, it is the responsibility of the contractor to assess and plan the work. Any access facilitation pruning required is detailed in the tree surgery schedule.

6.0 New soft landscaping:

Within the root protection areas of trees to be retained, the preparation of soil for planting and turfing will be carried out by hand. Cultivation will be kept to a minimum and new topsoil must not exceed 100mm in depth in the root protection areas, with no increase within 300mm of the stem. Top soil and other materials will be transported by wheelbarrow on running boards when working near trees. Enriched biochar to supplier's recommendations (typically 5% of soil volume) is advised to assist the establishment of new planting.

7.0 Tree planting

7.1 Tree Planting Method Statement – Standard Trees

This method statement sets out the procedures for planting standard trees in accordance with:

- **BS 8545:2014** *Trees: from nursery to independence in the landscape – Recommendations.*
- **BS 4428:1989** *Code of practice for general landscape operations (excluding hard surfaces).*

It applies to bare-root, rootballed, or container-grown standard trees (typically 8–10 cm, 10–12 cm or 12–14 cm girth, measured at 1 m above ground).

7.2. Pre-Planting Checks

- Confirm tree species, size, and quality match the specification and are free from defects, disease, pests, or structural weakness.
- Check rootball/container for signs of being pot-bound or underdeveloped.
- Keep trees cool, shaded, and protected from wind prior to planting.
- Do not allow roots to dry out. Water as required.

7.3. Planting Pit Preparation

- Excavate a pit at least 75 mm wider on all sides than the rootball/container.
- Pit depth to allow the root collar (root flare) to sit level with the finished soil surface.
- Loosen base and sides of pit to prevent glazing and compaction.
- Remove all debris, large stones (>50 mm), weeds, and turf from the pit and adjacent area.

7.4. Soil and Backfill

- Use Site-won topsoil where suitable, complying with BS 3882:2015, or approved imported topsoil.
- Incorporate organic matter if specified, evenly mixed with backfill. Use 5% biochar <https://www.carbongold.com/biochar/biochar-fertiliser/>

7.5. Planting Procedure

- **Positioning:** Place tree centrally in pit, ensuring correct orientation and that the root collar is level with the finished ground.
- **Use an irrigation pipe** <https://greenblue.com/gb/products/roottrain-urban/>
- **Backfilling:** Backfill in layers of max. 150 mm depth, firming gently by foot to eliminate air pockets without over-compacting.
- **Staking:**

- For the Amelanchier only, use single stake (one-third tree height), positioned on windward side, with adjustable rubber ties.
- Alternatively, use underground guying where specified.

7.6 **Mulching:**

- Apply **organic mulch** (e.g., composted bark) to a depth of 50–75 mm, extending 500 mm from trunk, keeping mulch clear of stem by 50 mm.

7.7 **Watering:**

- Water in thoroughly after planting.
- Install irrigation pipe or bag where specified.

7.8 **Aftercare to BS 8545:2014**

- Maintain staking and ties – check and adjust at least twice yearly.
- Water as required during establishment period (typically first 2–3 years). At least weekly between April and October.
- Keep 1 m diameter weed-free area around base of tree.
- Replace mulch annually to maintain depth.
- Replace failed trees during defects period of 3 years.

7.9 **Health & Safety**

- Operatives to wear appropriate PPE.
- Use correct manual handling techniques – trees over 25 kg to be handled by two persons or with mechanical aid.
- Avoid work in unsafe weather conditions (high winds, extreme frost).

7.10 **Completion & Sign-Off**

- Contractor to confirm trees are planted to specification and in sound condition.
- Record species, size, and location for as-built drawings/maintenance schedule.

For further advice <https://www.trees.org.uk/Help-Advice/Tree-Care-Campaigns/Arboricultural-Resources> , <https://www.trees.org.uk/Trees.org.uk/media/Trees-org.uk/Documents/Tree%20Aftercare/Young-Tree-Aftercare-No4-Poster-A3-web.pdf>

Appendix 6

Tree related legislation and policies

1. Tree preservation orders

The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

No Tree Preservation Orders (TPO) affect the Site. A silver birch in the rear garden of Flat 1, 8 Coolhurst Road is protected by TPO 2002. Consent was granted to remove this tree and replace this with a Magnolia grandiflora Little Gem reference H GY/2025/1418 on 21 July 2025.

2. Conservation Area

The Site lies in the Crouch End Conservation Area. This means that no work can take place to trees (over 75mm at 1.5m) unless 6 weeks' notice of intent to carry out work is sent to the Local Planning Authority (LPA). The LPA can either raise no objection, or if they consider that the proposed works are detrimental to the visual amenity of the area, they will serve a Tree Preservation Order. Works listed in this report do not require separate consent, provided that all the pre-commencement conditions have been discharged from a full planning approval relating to this report.

3. Ecological considerations

The Wildlife and Countryside Act 1981, as amended, The Conservation of Habitats and Species Regulations 2010 and the Countryside and Rights of Way Act 2000, provide statutory protection to species of flora and fauna including birds, bats and other species that are associated with trees.

4. Occupiers Liability Act 1957 and 1984

The Occupiers Liability Act (1957 and 1984) places a duty of care to ensure that no reasonably foreseeable harm takes place due to tree defects. Therefore, this report includes recommendations within the tree tables for work required for safety reasons. 'Common sense risk management of tree (National Tree Safety Group 2012)' states that *'The owner of the land on which a tree stands, together with any party who has control over the tree's management, owes a duty of care at Common Law to all people who might be injured by the tree. The duty of care is to take reasonable care to avoid acts or omissions that cause a reasonably foreseeable risk of injury to persons or property'*.

5. Common law

This enables pruning back to the boundary line providing the work is reasonable. Other restrictions, such as Tree Preservation Orders/Conservation Areas still apply.

The owner of a tree is not obliged to trim their trees or hedges to prevent them from crossing over a boundary. Whilst the tree owner is not obliged to cut back the branches, the person whose property is overhung has the right to cut back the branches to the boundary providing there are no planning or legal restrictions on the trees such as Tree Protection Orders or if they are located in a church yard, in which case suitable consent must be obtained. Such pruning works must be undertaken to a suitable standard and must not cause damage to the tree.

The resulting debris remains the property of the tree owner, but you must not cause any damage to their property when returning it back to them and you do not have the right to trespass on the tree owner's property in carrying out the works. In the interests of good neighbourly relations, SHA encourages neighbours to discuss their intentions with each other before carrying out such works, providing the work is reasonable and that the trees are not subject to TPO or Conservation Area protection.

6. Veteran Trees

"The term veteran tree is one that is not capable of precise definition but it encompasses trees defined by three guiding principles: trees of interest biologically, aesthetically or culturally because of their age; trees in the ancient stage of their life; trees that are old relative to others of the same species."*

There are no veteran trees on, or immediately adjacent to the Site.

*(English Nature (2000) Veteran Trees – A Guide to Good Management. [Online]. [Accessed 21st March 2019]. Available from: <http://publications.naturalengland.org.uk/publication/75035>).

National Policy

National Planning Policy Framework December 2024

15. Conserving and enhancing the natural environment

187. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, Sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) 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;

193. When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative Site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the Site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) 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;**
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

The core principles from the December 2024 NPPF policy on conserving and enhancing the natural environment remain present in intent in the draft 2025 NPPF. However, the consultation draft seeks to reframe and broaden the scope and articulation of these principles.

The London Plan 2021

Policy G7 Trees and woodlands

- A London's urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London's urban forest – the area of London under the canopy of trees.
- B In their Development Plans, boroughs should:
- 1) protect 'veteran' trees and ancient woodland where these are not already part of a protected site¹³⁹
 - 2) identify opportunities for tree planting in strategic locations.
- C Development proposals should ensure that, wherever possible, existing trees of value are retained.¹⁴⁰ If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.

¹³⁹ Forestry Commission/Natural England (2018): Ancient woodland and veteran trees; protecting them from development, <https://www.gov.uk/guidance/planning-applications-affecting-trees-and-woodland>

¹⁴⁰ Category A, B and lesser category trees where these are considered by the local planning authority to be of importance to amenity and biodiversity, as defined by BS 5837:2012

London Borough of Haringey Local Plan: Development Management DPD

Policy DM1: (relevant extract) LandscapingC Development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole. The Council will expect development proposals to respond to:

- a Landform;
- b Levels, slopes and the fall of the ground;
- c Trees on and close to the Site;
- d Landscaped boundary and treatments; and
- e Any other significant biodiversity (including prioritising native over invasive species) on or close to the Site

Appendix 7

Statement of methodology and reference material

Statement of methodology

Review of supplied plans and information

Site visit made by Sharon Durdant-Hollamby on 13 March 2025. Further information received from client in December 2025 regarding T5, T6 and T7 with measurements included. Photographs of these trees have been examined.

Tree survey using Visual Tree Assessment carried out in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*' (BS) section 4.4. All investigations were from ground level only and binoculars were used when necessary. All trees with a trunk diameter of 75mm or above were surveyed. Obvious hedges and shrub masses were identified where appropriate. Information collected is in accordance with recommendations in subsection 4.4.2.5 of BS and include species, height, diameter, branch spread, crown clearance, age class, physiological condition, structural condition and remaining contribution. Each tree was then allocated one of four categories (U, A, B or C). The survey was based on the supplied topographical drawing, with additional trees added where missing. Where this is the case, this has been stated in the tree survey sheets.

Tree Preservation Order application was granted consent to fell an offSite silver birch tree (SHA reference T1). Decision Notice reference HGY/2025/1418 dated 21 July 2025.

Received material

119_Coleridge Road_Drawing Package_251202, matters relating to planning history and previous applications.

Reviewed text

BSI. BS 3998:2010 *Tree Work-Recommendations*.

BSI. BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*

R. G. Strouts and T. G. Winter *Diagnosis of ill-health in trees* TSO 1994

London Borough of HaringeywebSite

C. Mattheck *The body language of trees* 2015

Arboricultural Association Guidance Note 12 *The use of Cellular Confinement Systems Near Trees*

Appendix 8

Caveats & Exclusions

Specific report caveats

1. At the time of writing this report, the protected tree status is correct. However, this can change. Therefore, I advise that a further check is made with London Borough of Haringey before any works to trees take place.
2. No internal diagnostic equipment was used other than a sounding mallet and probe and all inspections were from ground level only, with the aid of binoculars where necessary.
3. The survey is concerned solely with arboricultural issues.
4. Any changes in ground level, or excavations near to tree roots not discussed within this report may change the stability and condition of the trees and a further examination would be required.
5. As trees are dynamic living organisms, this report is only valid for a period of 12 months, in respect to their health and condition.
6. Only the trees listed in this report have been examined.
7. The measure of offsite trees has been estimated, except any crown within the Site overhang which is measured. Where the crown of an on site tree overhangs the boundary, the crown spread in this direction is also estimated.
8. The base and trunk of the offsite trees could not be examined, and therefore a full assessment of the trees condition could not be made.
9. Dense ivy and undergrowth prevent a full condition survey being carried out. The vegetation may be hiding structural defects.
10. The tree information is from the time of the survey. Some pests, diseases and fungi only appear seasonally; therefore, it is possible not all issues that may affect the health of the trees could be observed.
11. The species of T7 must be verified on Site prior to the structural engineer designing foundations.

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Appendix 9

Experience and qualifications of author



Sharon Durdant-Hollamby

FICFor FArbor A BSc (Hons) Tech Cert Arbor A



Profile

Sharon is an Expert Witness, Chartered Arboriculturist, and Director of Sharon Hosegood Associates Ltd. Sharon had eleven years' experience as a local government tree and landscape officer before joining a contractor as a tree consultant in 2005. In 2007, she formed an environmental practice in Essex with the owner. As Managing Director, she built up the ecological and arboricultural consultancy to a team of 20. She is a past President of the Institute of Chartered Foresters (May 2021 – April 2023). She joined Essex Quality Review Panel in May 2023 as an arboricultural expert and has been awarded an Honorary Fellowship of Myerscough College. She is the host of the *Tree Lady Talks* podcast and a regular speaker in the UK and abroad.

Specialties:

- Trees in relation to development, including appeals and planning hearings
- Tree root investigations, including TreeRadar
- Tree hazard evaluation
- Tree Preservation Orders
- Trees and well-being with community engagement

Professional bodies:

- Past President of the Institute of Chartered Foresters
- Fellow of the Institute of Chartered Foresters (ICF)
- Fellow of the Arboricultural Association

Qualifications:

- Cardiff University Law School Bond Solon Civil Expert Certificate
- Arboricultural Association Technician's Certificate
- BSc (Hons) Geography and Landscape Studies
- Managing Safely IOSH (2017)

Awards:

- Top student award for the Technician's Certificate in 2005
- The Broomfield Hospital Woodland Management project she managed between 2009 and 2015 won the following awards:
 - The Essex Biodiversity Awards (nomination)
 - The Excellent Community Engagement Award (NHS Forest)
 - Green Flag and Green Apple Award
 - Highly commended for the Health Sector Journal Award 2013
- Honorary College Fellow (Services to Arboriculture and Forestry), University Centre, Myerscough

Appendix 10

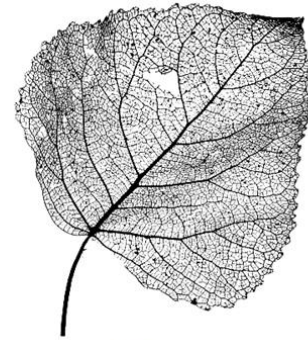
Glossary

Arboriculture	Formerly all aspects of the culture of trees, especially for forestry. Latterly, the art and science of cultivating and managing trees as groups and individuals, primarily for amenity and other non-forestry purpose.
Arboricultural Method Statement	Methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained.
Arboriculturist	Person who has, through relevant education, training and experience in the field of trees in relation to construction.
Architecture	In a tree, a term describing the pattern of branching of the crown or root system.
Biochar	Biochar is charcoal used as a beneficial soil amendment enabling nutrient uptake and assisting the trees defense mechanism
Biodiversity	The variability among all living organisms of an ecological complex.
Biomechanical	Pertaining to the mechanical functions and properties of living organisms, such as trees.
Body language	In trees, the outward display of growth responses and/or deformation in response to mechanical stresses.
Branch	A limb extending from the main stem or parent branch of a tree.
Branch bark ridge	The raised arc of bark tissues that forms the acute angle between a branch and its parent stem
Branch collar	The swelling or roughened bark often found at the base of a branch which should be left intact if the branch is to be pruned off.
Canker	A lesion in which bark and cambium have been killed, sometimes exposing the wood and often showing a swollen appearance owing to the encircling growth of new tissues.
Canopy	The topmost layer of twigs and foliage in a tree.
Co-dominant	In trees, a similarity between two or more stems or branches with regard to their size and their position within the canopy.
Column	In the wood or phloem of a tree, an axially elongated zone of tissue that is distinguished from the surrounding tissue; e.g. Live versus dead or decayed versus non-decayed.
Construction exclusion zone	An area based on the root protection area from which access is prohibited for the duration of the project.
Crown	In arboriculture, the main foliage-bearing portion of a tree.
Crown lifting	The removal or shortening of the branches that form the lower part of the crown of a tree.
Crown reduction	Pruning in order to reduce the size of the crown of a tree.
Crown thinning	Pruning inside the crown of a tree in order to reduce its density.
Defect	In relation to tree hazards, any feature of a tree which detracts from the uniform distribution of mechanical stress, or which makes the tree mechanically unsuited to its environment.
Dieback	The death of part of a plant, usually starting from a distal point and often progressing proximally in stages.
Direct damage	Direct physical damage to a structure of surface from pressure exerted by the trunk or growing roots.

Ecosystem services	The benefits that a particular species or range of species bestow upon others (including humans) through ecological relationships. Such services can sometimes be estimated in a form that allows them to be included in financial accounting.
Epicormic	Pertaining to shoots or roots which are initiated on mature woody stems; shoots can form in this way from dormant buds or they can be adventitious.
Failure	In connection with tree hazards, a partial or total fracture within woody tissues or loss of cohesion between roots and soil.
Flush cut	A pruning cut close to the parent stem which removes part of the branch bark ridge.
Foreseeable	In hazard assessment, pertaining to failure and associated injury of damage which are predictable on the basis of evidence from a tree and its surroundings.
Fungi	Organisms of several evolutionary origins, most of which are multicellular and grow as branched filamentous cells within dead organic matter or living organisms.
Hazard	A thing, a process or a potential event that has the potential to cause harm.
Heartwood	The dead or predominantly dead central wood of various tree species whose outer living wood, sapwood, has a finite and pre-determined lifespan.
Independent in the landscape	Point at which a newly planted tree is no longer reliant on excessive or abnormal management intervention in order to grow and flourish with realistic prospects of achieving its full potential contribute to the landscape.
Level arm	A mechanical term denoting the length of the lever represented by a structure that is free to move at one end, such as a tree or an individual branch.
Landscape character	A distinct, recognisably and consistent pattern of elements in the landscape that make one landscape different from another, rather than better or worse.
Mulch	Material laid down over the rooting area of a tree or other plant to help conserve moisture, suppress weeds and encourage a beneficial microflora.
Mycorrhizal	Pertaining to an intimate symbiotic association between plant roots and specialised fungi.
PICUS	The Picus Sonic Tomograph is a non-invasive tool for assessing decay in trees. It works on the principle that sound waves passing through decay move more slowly than sound waves traversing solid wood. By sending sound waves from a number of points around a tree stem to a number of receiving points, the relative speed of the sound can be calculated and a two-dimensional image of the cross-section of the tree can be generated
Pollard	A term for a pollarded tree
Pollarding	The complete or partial removal of the crown of a young tree so as to encourage the development of numerous branches; also, further cutting to maintaining this growth pattern.
Probability	A statistical measure of the chance that a particular event (e.g. a specific failure of a tree or specific kind of harm to persons or property) might occur.
Resistograph	

	The IML-RESI system is based on the measurement of drilling resistance. The IML-RESI operates in a similar manner to a normal drill. A drilling needle with a diameter of 1.5mm is inserted into the wood under constant drive. While drilling, the resistance is measured as a function of the drilling depth of the needle. The data is printed and stored electronically at a scale of 1:1 simultaneously. Although invasive the relatively small needle diameter causes very little damage, testing is normally only undertaken to confirm the remaining stem wall thickness in decaying trees.
Retrenchment	Progressive reduction in the size of the crown of an old tree, by means of the dieback or breakage of twigs and small branches, accompanied by the enhanced development of the lower or inner parts of the crown.
Risks	The likelihood of the potential harm from a particular hazard becoming actual harm.
Root protection area	A layout tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. BS 5837:2012 <i>'Trees in relation to design, demolition and construction – Recommendations'</i> .
Root flare	Thickened and expanded base of a tree stem at ground level from which buttress roots form.
Rootplate	The central part of the root system of a tree, consisting of the large-diameter main roots and a dense mass of smaller roots and soil.
Service	In construction, any above-or below-ground structure or apparatus for utility provision.
SULE	Safe useful life expectancy of a tree (Barrell)
Stag-headed	In a tree, a state of dieback in which dead branches protrude beyond the current living crown.
Stress	In plant physiology, a condition under which one or more physiological functions are not operating within their optimum range, for example owing to lack of water, inadequate nutrition or extremes of temperature.
Stub cut	A pruning cut which is made at some length distal to the branch bark ridge.
Target pruning	The pruning of a twig or branch so that tissues recognisably belonging to the parent stem or branch are retained and not damaged.
Targets	In tree hazard assessment, persons or property or other things of value which might be harmed by mechanical failure of the tree or by objects falling from it.
Tree Preservation Order	In Great Britain, an order made by a local authority, whereby the authority's consent is generally required for the cutting down, topping or lopping of specified trees.
Tree protection plan	Scale drawing, informed by descriptive text where necessary, based upon the finalized proposal, showing trees for retention and illustrating the tree and landscape protection measures.
Utility	An undertaker by statute that has a legal right to provide customer services (e.g. communication, electricity, gas and water).

Veteran tree	<i>'A tree that has passed beyond maturity and is old, or aged, in comparison with other trees of the same species'.</i> Ancient Tree Guide No. 4 (ATF, 2008).
Vigour	In tree assessment, an overall measure of the rate of shoot production, shoot extension or diameter growth.
Vitality	In tree assessment, an overall appraisal of physiological and biomechanical processes, in which high vitality equates with near-optimal function, in which high vitality equates with healthy function.
Visual Tree Assessment (VTA)	In addition to the literal meaning, a system expounded by Matlack and Breloer (1995) to aid the diagnosis of potential defects through visual signs and the application of mechanical criteria.
White-rot	Various kinds of wood decay in which lignin, usually together with cellulose and other wood constituents, is degraded.
Wound	Injury caused to a tree by a physical force.



Sharon Hosegood
ASSOCIATES

ARBORICULTURAL IMPACT ASSESSMENT AND TREE PLANTING REPORT

SITE

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Coleridge Road N8 8EJ

CLIENT

Private client

Sharon Durdant-Hollamby

FICFor FARborA BSc (Hons) Tech Cert (ArborA)

DATE: January 2026

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