



Arboricultural Impact Assessment

for planning purposes

Shepherds Hill
Highgate
London
N6 5QJ

April 2025

250237-PD-11a

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1 INTRODUCTION

Instruction

- 1.1 This *Arboricultural Impact Assessment* ('the Report') has been instructed by *The London Borough of Haringey* ('the Client').

Author

- 1.2 This Report was written by Christopher Wright ('the Author'). Christopher is an arboricultural consultant dealing with trees in relation to all forms of human activity including built development. He is a *Technician Member* of the *Arboricultural Association*, a member of the *Royal Forestry Society*, a member of the *Institute of Chartered Foresters*, holds the *Level 6 Diploma in Arboriculture (ABC)*, the *Professional Tree Inspection certificate (LANTRA)*, and has received a *BSc (Hons) Conservation and Environment (2:1)* from *Writtle University College*.

Proposed development

- 1.3 The proposed development at *Land next to 1 Shepherds Hill* ('the Site' - see *Figure 1*) is for the upgrading of a current makeshift BMX trail into permanent trail for children of all ages ('the Proposed Development'), within the area administrated by *The London Borough of Haringey* ('the LPA').

Scope

- 1.4 This Report has been provided to assist all parties involved in the planning process, in accordance with *British Standard 5837:2012 - Trees in relation to design demolition and construction - Recommendations* ('BS5837').

Site survey

Survey date

- 1.5 The Site was visited, and the trees and other vegetation surveyed, referring to the recommendations of BS5837, on the 3rd of March 2025 by Loren Daley (a colleague of the Author). The details of this survey are found within the Report appendices.



Figure 1: Showing the general area discussed in this Report within the red line and sourced from Google Earth (note: this is not the red line boundary plan of the Proposed Development).

Report preparation

External documents

1.6 This Report has been prepared, with reference to the following supplied documents and information:

- *Topographical Survey (922258);*
- *Design and Access Statement (Rev F);*
- *Proposed Site Plan (01_01 Rev B);*
- *Proposed Track Design (02_01 Rev B);*
- *Proposed Elevation and Section (01_03 Rev B);*
- *Proposed Elevation and Section (01_04 Rev B);*
- *Proposed Elevation and Section (01_05 Rev B); and*
- *Proposed Elevation and Section (01_06 Rev B).*

Appendices

1.7 The appendices of this Report include:

- Appendix A (plans); and

- Appendix B (schedules).

Tree works

- 1.8 Any tree works that are specified within this Report can only be undertaken in receipt of the relevant planning permissions, which will typically include adherence with the details of a *Full, Outline, or Hybrid Planning Permission* with all relevant pre-commencement matters discharged or otherwise approved by the LPA; though, in some instances, this will include a planning permission received in response to a *Tree Preservation Order Application* or non-objection in response to a *Section 211 Notification*.
- 1.9 Furthermore, for any tree works specified within this Report (i.e., removal and/or pruning), these works must be considered alongside any additional specifications provided for ecological and *Biodiversity Net Gain* matters, where any such work specifications may apply. Tree works included as part of this Report, unless otherwise stated, have been prepared exclusively by the arboriculturist.

Definition of terms

General definitions

- 1.10 The following terms and abbreviations may be used within this Report. These terms are defined by BS5837 as follows, unless provided without quotation marks:
- **Arboricultural Method Statement ('AMS')** - "*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*".
 - **Local Planning Authority ('LPA')** - the planning department of the borough, district, or metropolitan council.
 - **Root Protection Area ('RPA')** - "*layout design 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*".
 - **Service(s)** - "*any above- or below-ground structure or apparatus required for utility provision*" that may for example include "*drainage, gas supplies, ground source heat pumps, CCTV and satellite communications*".
 - **Tree Protection Plan ('TPP')** - "*scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures*".

Arboricultural impact definitions

1.11 With regard to arboricultural impacts to retained trees, where this Report makes reference to any degree of impact, the following definitions apply unless it is otherwise stated:

- **Low impact** - The form and/or condition of the affected tree (or tree group, etc.) is considered unlikely to be affected to any particular degree, and by extension its visual qualities and life expectancy will not be undermined and its BS5837 categorisation is consequently unlikely to change.
- **Moderate impact** - The form and/or condition of the affected tree (or tree group, etc.) may be affected to such a degree that its visual qualities and life expectancy could be undermined and its BS5837 categorisation consequently may be subject to change.
- **High impact** - The form and/or condition of the affected tree (or tree group, etc.) is considered likely to be affected to such a degree that its visual qualities and life expectancy will likely be undermined and its BS5837 categorisation is consequently likely to change.

2 SITE INFORMATION

Current Site use

- 2.1 The Site is located at the western end of *Shepherds Hill* and comprises a publicly accessible woodland area that is currently used informally for recreational purposes - the southern area of the Site is currently used informally for BMX-related activities (see *Figure 2 & Figure 3*), which the Proposed Development intends to formalise.
- 2.2 The main points of access are at its north-eastern and south-eastern corners, where a public footpath passes along the eastern flank of the Site that connects *Priory Gardens* (north) to *Shepherds Hill* (south). The Site otherwise abuts the public realm to its south, at the junction of *Shepherds Hill* and *Archway Road*.



Figure 2: Looking west into the southern area of the Site that is used for BMX-related activities, showing T10-T14 (front left) as points of reference.



Figure 3: Looking west along the northern flank of the southern BMX-related area of the Site, showing T27 (front centre) as a point of reference.

Relevant planning history

- 2.3 There is considered to be no directly relevant planning history, in the context of this Report and the Proposed Development.

Geotechnical information

British Geological Survey

- 2.4 The *British Geological Survey* ('BGS') provides on-line information, regarding the general soil properties of an area, including the underlying bedrock and any superficial deposits that overlay the bedrock. This information indicates that the Site is situated upon a bedrock of *Claygate Member* (comprised of clays, sands, and silts), over which no superficial deposits are recorded. Local borehole logs taken from the adjacent underground station (references *TQ28NE82* & *TQ28NE83*) confirm the presence of clays at a shallow depth.

Root morphology

- 2.5 Soils where the clay content is significant will tend to encourage tree root growth at shallower depths - often, within the upper 600mm of soil¹. Where other soil components are present to greater extents, root morphology may differ, though impermeable layers of heavy compacted clay may restrict penetrative root growth, which may influence how far roots radiate from the stem of the tree to acquire nutrients.

1 - Forestry Commission. (2005) Information Note FCN078 - The influence of soils and species on tree root depth.

3 TECHNICAL ARBORICULTURAL DETAILS

Landscape details

Distribution

- 3.1 The surveyed trees are located throughout the Site, given that it is characterised as a woodland. However, the southern area of the Site that is currently used informally for BMX-related activities is comparatively more sparse (see *Figure 2 & Figure 3*) than the northern area (see *Figure 4*), which is by contrast more overgrown (in terms of ground coverage as well as the density of trees). Most notable to this Report are the trees within this southern area of the Site that have predominantly been plotted as individuals, whereas those within the northern area of the Site have been grouped (owing to the lack of any alterations within this northern area).



Figure 4: Looking north-west towards the northern portion of the Site that has predominantly been subject to grouping as W52.

Visibility

- 3.2 The surveyed trees form part of the public realm and are all visible from the surrounding areas - as are they all visible from within the Site itself. The trees along the southern flank of the Site are considered to be the most valuable given their setting adjacent to a busy area of the public realm (see *Figure 5*), though generally the woodland as a whole is of significant value in terms of its public visual amenity.



Figure 5: Looking north-west towards the southern portion of the Site from the western side of Archway Road at its junction with Shepherds Hill (at roughly the northern entrance to Highgate Avenue).

BS5837 details

Survey criteria

- 3.3 The surveyed trees and vegetation items have been generally categorised, in terms of the landscape criterion as defined in BS5837, which focusses on the wider value afforded in contributing to the character of the landscape, in place of the individual merits of each item - specifically, given that the Site comprises a woodland where its value is as a whole (i.e., the sum is greater than its individual components).

BS5837 categorisation

- 3.4 In BS5837 terms, the surveyed trees and other forms of vegetation comprise:

- *Category B* (i.e., moderate-quality): 16no. trees & 1no. woodland area;
- *Category C* (i.e., low-quality): 25no. trees & 5no. tree and vegetation groups; and
- *Category U* (i.e., poor-quality): 2no. trees.

Root Protection Areas

- 3.5 Based on the ground conditions of the Site that includes the known or foreseeable presence of buried structures, in addition to the context within which the surveyed trees and other vegetation items are growing, the standardised circular RPAs have not been amended.

Statutory protections

Conservation Areas

- 3.6 The LPA publishes details of its *Conservation Areas* ('CAs') online. According to this information, the Site is within the *Highgate* CA, which affords a baseline level of protection to the surveyed trees, under the relevant provisions of *The Town and Country Planning (Tree Preservation)(England) Regulations 2012*. The *Highgate* CA has been formally appraised by the LPA, which is discussed from paragraph 4.8.

Tree Preservation Orders

- 3.7 The LPA publishes details of its *Tree Preservation Orders* ('TPOs') online. According to this information, no TPOs apply to any of the surveyed trees.

Other tree-related designations

- 3.8 The Site is not recorded as ancient woodland, according to the online database provides by *Natural England*. The Site is identified as a *Site of Importance for Nature Conservation* (i.e., SINC) and as *Metropolitan Open Land* (i.e., MOL), though neither are designations that are typically considered in the context of an assessment of arboricultural merits.

4 PLANNING POLICY AND GUIDANCE

National

Background information

- 4.1 Planning policy at national level is set out in the government's *National Planning Policy Framework* ('the NPPF')², published in December 2024.
- 4.2 At this level, policy addresses the key principles of development. At its core, there is a presumption in favour of sustainable development incorporating good and durable design, by combining economic, social, and environmental strands in a balanced manner. Trees comprise an element of green infrastructure, which is one aspect of the environmental strand of sustainability.

National Planning Policy Framework 2024

- 4.3 In the context of the Proposed Development, the NPPF provides the following guidance that is relevant in terms of the surveyed trees:
- **Paragraph 136** - *"Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users."*
 - **Paragraph 187** - *"Planning policies and decisions should contribute to and enhance the natural and local environment by: ... 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 ... trees and woodland"*.

Greater London

Background information

- 4.4 Planning policy at the *Greater London* level is currently set out in *The London Plan* ('the LP'). The current iteration of the LP was published, in March 2021.

London Plan 2021

- 4.5 In the context of the Proposed Development the LP provides the following guidance that is relevant in terms of the surveyed trees:

- **Policy G7: Trees and Woodlands** - *"Development proposals should ensure that, wherever possible, existing trees of value are retained. 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".*

Local

Background information

- 4.6 Planning policy at the local level is currently set out in the LPA's *Local Plan: Strategic Policies 2013 (with alterations 2017)* and *Development Management DPD* documents ('the LDP'), published respectively in 2013 and 2017 (with the former being altered in 2017 also).

Strategic Policies 2013 & Development Management DPD 2017

- 4.7 In the context of the Proposed Development, the current LDP provides the following guidance that is relevant in terms of the surveyed trees:
- **DM1: Delivering High Quality Design** - *"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: ... c. Trees on and close to the site".*
 - **SP13: Open Space and Biodiversity** - *"All development shall protect and improve sites of biodiversity and nature conservation, including private gardens through its: ... Protection, management and maintenance of existing trees and the planting of new trees where appropriate".*

Highgate CA Character Appraisal & Management Plan December 2013

- 4.8 The Highgate CA within which the Site is located has been formally appraised by the LPA within the *Highgate Conservation Area Character Appraisal and Management Plan* ('the HCAA'), which was published in 2013. The HCAA places the Site into Sub-Area 5 of the Highgate CA.

- 4.9 The HCAA does not directly discuss the Site, though at 12.2.1 it states at a general level that *"open spaces and trees which contribute to the character of the conservation area would be protected and enhanced"*, which reasonably can be considered to apply to the Site.

Neighbourhood

Background details

- 4.10 The Site is also located within the *Highgate Neighbourhood Area*, which is an active designation having recently been renewed in 2023 (for a period of 5no. years). Planning policy at the neighbourhood level is currently set out in the *Highgate Neighbourhood Plan* ('the HNP'), published in 2017.

Highgate Neighbourhood Plan 2017

- 4.11 In the context of the Proposed Development, the current HNP provides the following guidance that is relevant in terms of the surveyed trees:
- **Policy KS2: Former Highgate Station Buildings and Surrounds** - *"Any allocation of land or proposal seeking the reuse and enhancement of the former Highgate Station Buildings will be supported if it is in line with the following principles: ... IV. Proposed uses must protect the MOL and SINC designations and, wherever possible, enhance the quality of the local landscape and habitats. This includes the retention of all mature trees of note on site".*

5 ARBORICULTURAL IMPACT ASSESSMENT

Tree works

- 5.1 The Proposed Development does not require the removal or pruning to any of the early-mature and mature trees within the Site - all of these trees are intended to be retained in their existing conditions, with the proposed BMX trail installed around them.
- 5.2 However, the western portion of a small shrub group (G29) does need to be removed, in order to facilitate the installation of one of the proposed ramps. This is considered to be of no particular importance in arboricultural terms, as the character of the woodland will not be diminished through the partial loss of this group. By extension, the visual character of the *Highgate* CA will be maintained.

Development-related works

General protection details

- 5.3 The draft TPP at Appendix A sets out the preliminary specifications for tree protection that are associated with the implementation of the Proposed Development, based on the details that are currently available. However, this Report has been prepared with limited information including no scaled and georeferenced plan of the Proposed Development; and it is also the case that the details of the BMX trail are to be developed to a technical level of detail following the appointment of a specialist contractor.
- 5.4 Therefore, it will be imperative that the LPA require the provision of an AMS in response to a pre-commencement planning condition (should they determine accordingly), which as a prerequisite will necessitate the involvement of an arboriculturist as designs are further developed. It will also be necessary for the arboriculturist to oversee particular elements of the Proposed Development, which will need to be addressed within the AMS document.
- 5.5 For clarity, this TPP includes an outline AMS (i.e., indicative of the basic principles of works), which provides some baseline information relating to the installation, implementation, and management of the specified tree protection measures. However, a detailed AMS ought to be prepared for a planning condition as per the recommendation of *Table B.1* of BS5837 (and for the reasons aforementioned).

Access and logistics

- 5.6 It is the assumption of this Report that all access into the southern area of the Site will be via the existing public footpath access at its south-eastern corner via *Shepherds Hill* - this is reflected on the TPP at Appendix A.

- 5.7 In turn, the TPP identifies as indicative line for barrier protection, though this is a matter that will need to be reviewed as part of the AMS. Alongside this, where the RPAs of retained trees encroach into the bounds of the working area of the Site (i.e., works-side of the barrier protection), ground protection will need to be installed to the relevant specification to accommodate the maximum gross applied load.
- 5.8 As per *Section 6.2.3* of BS5837, ground protection will comprise one of the following specifications (or an equivalent specification):
- 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. 100mm depth of woodchip), laid onto a geotextile membrane;
 - for pedestrian-operated plant up to a gross weight of 2t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150mm depth of woodchip), laid onto a geotextile membrane;
 - for wheeled or tracked construction traffic exceeding 2t 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.

Construction of the BMX trail

- 5.9 The proposed BMX trail is mostly located within the area of the Site that is already subject to a more informal version of recreation for the same purpose - the Proposed Development intends to formalise the BMX trail so it retains a bespoke purpose for the long-term. On this basis, the fundamental usage of the Site within its southern area will not change and the on-going impact following its installation is considered to be minor (i.e., the trees will be subject to a low impact).
- 5.10 With regard to the construction of this BMX trail, it involves various forms of earthworks and the installation of structures that will involve operations within the RPAs of trees. In particular, this will affect T27 and T28 that both remain within the bounds of the BMX trail; however, T10-T24 are also affected as these trees are situated at the BMX trail's peripheries.

- 5.11 It will be necessary that all works that involve installing foundation elements into the ground are undertaken using bespoke methods, which involves the use of the smallest possible foundation element (that may be a screw pile) following ground investigations to ascertain whether tree roots are present within the desired foundation location - and if root presence prohibits installation of the foundation element then it will need to be off-set to the nearest suitable location. This is a matter that will need to be addressed within the AMS, following further review of design requirements in conjunction with the arboriculturist.
- 5.12 Similarly, for new sub-base elements for the formal BMX trail, these will need to be designed so that the ground level is locally increased, to facilitate the establishment of a formation level that does not involve excavations into the existing soil - the exception may be where existing mounds present within the Site are to be removed, as it is reasonable to assume that in these areas roots of nearby trees will be absent. Any sub-base element will need to rely on a suitable load-bearing product (e.g., *CellwebTRP*), unless it is not possible for sub-base elements to rely on such a product (for reasons that may become clear following further involvement of a specialist designer).

Planning policy considerations

National policies

- 5.13 With regard to the relevant planning policies at this spatial scale (as per paragraph 4.1), the Proposed Development is considered to respond to these policies in the following manners:
- **Paragraph 136** - The Proposed Development is considered to have the capacity to retain all of the existing trees, incorporating them into the proposed layout of the Site with no diminishment of the underlying character of the woodland within it is situated.
 - **Paragraph 187** - The Proposed Development is considered to maintain the public visual amenity benefits that are provided by the woodland in its current condition (i.e., there is no diminishment of its amenity value).

Regional policies

- 5.14 With regard to the relevant planning policies at this spatial scale (as per paragraph 4.4), the Proposed Development is considered to respond to these policies in the following manners:

- **Policy G7** - The Proposed Development does not require the removal of any of the surveyed trees within the woodland; new tree planting is not considered to be required.

Local policies

5.15 With regard to the relevant planning policies at this spatial scale (as per paragraph 4.6), the Proposed Development is considered to respond to these policies in the following manners:

- **Policy DM1** - The Proposed Development is considered to have the capacity to integrate the existing trees within the Site in an appropriate manner, on the basis that works are implemented under the guidance of an AMS that the LPA will need to require in response to a suitable planning condition. As part of the preparation of this AMS, the arboriculturist will need to remain involved in the refinement of technical designs, once a specialist designer has been appointed to prepare the specifications of the proposed BMX trail.
- **Policy SP13** - The comments as per *Policy DM1* apply in full.

5.16 With regard to the relevant planning policies at this spatial scale (as per paragraph 4.10), the Proposed Development is considered to respond to these policies in the following manners:

- **Policy KS2** - The Proposed Development includes the retention of all of the existing trees within the Site, which can be appropriately protected on the basis that designs are refined with input by an arboriculturist and that the subsequent works to implement the Proposed Development are undertaken under the guidance of an AMS.

6 CONCLUSIONS

- 6.1 The Proposed Development has been prepared with the principle of retaining all of the existing early-mature and mature trees within the Site. On this basis, subject to involvement by the arboriculturist throughout the technical design stage of work associated with the preparation of the BMX trail and thereafter the provision of an AMS in response to a planning condition, it should be the case that the retained trees can be appropriately protected during the implementation of the Proposed Development. Through the retention and protection of trees within the Site, the visual character of the *Highgate CA* will be maintained.
- 6.2 Furthermore, it is considered that the Proposed Development does not involve a significant change in the use of the Site - rather, it formalises the usage of the existing BMX trail that is already in place. Therefore, the retained trees will not be subject to any particularly different degree of pressure that does not already exist. In this context, the Proposed Development is considered to relate well to trees - on the basis that works to implement it are undertaken using bespoke methods (that will need to be prepared as part of an AMS once designs are further refined).

7 APPENDICES CONTENTS

APPENDIX A - Plans

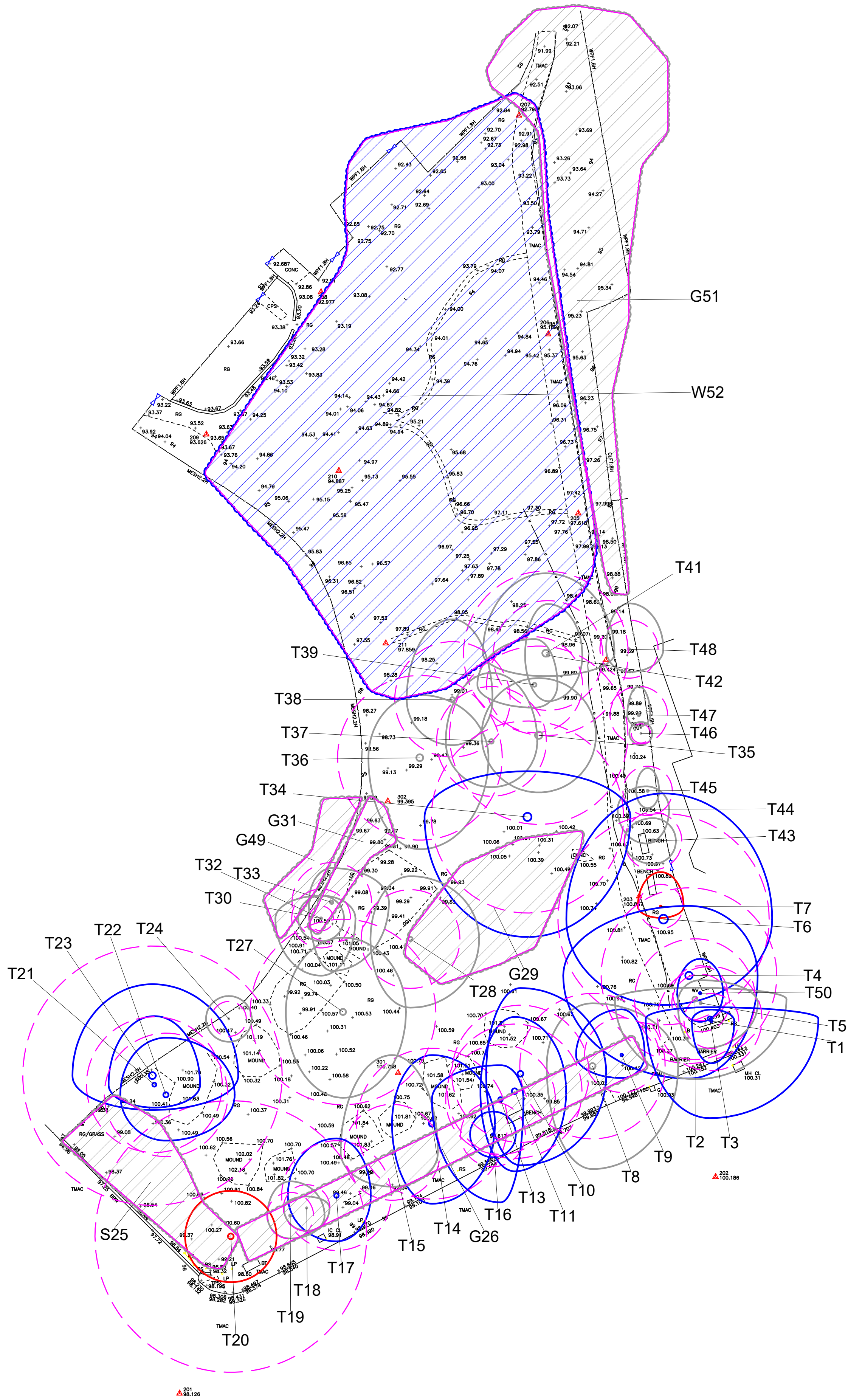
- 250237-P-10 Tree Survey
- 250237-P-11 Existing Layout and Tree Works
- 250237-P-12 Proposed Layout and Tree Works
- 250237-P-13 TPP

APPENDIX B - Schedules

- 250237-PD-10 Tree Schedule

APPENDIX A - Plans

- 250237-P-10 Tree Survey
- 250237-P-11 Existing Layout and Tree Works
- 250237-P-12 Proposed Layout and Tree Works
- 250237-P-13 TPP



BS 5837:2012 TREE RETENTION CATEGORIES

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

- Canopy spread (m)
- Tree Stem
- Unique tree identification number
- Root Protection Area (RPA)
- Group canopy extents shown in their retrospective retention category.
- Unique group identification number
- Root Protection Area (RPA)
- Category A
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
- Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.

rev	date	description	drawn by
Base Drawing		Topographical Survey	

Title
BS 5837 Tree Survey Plan

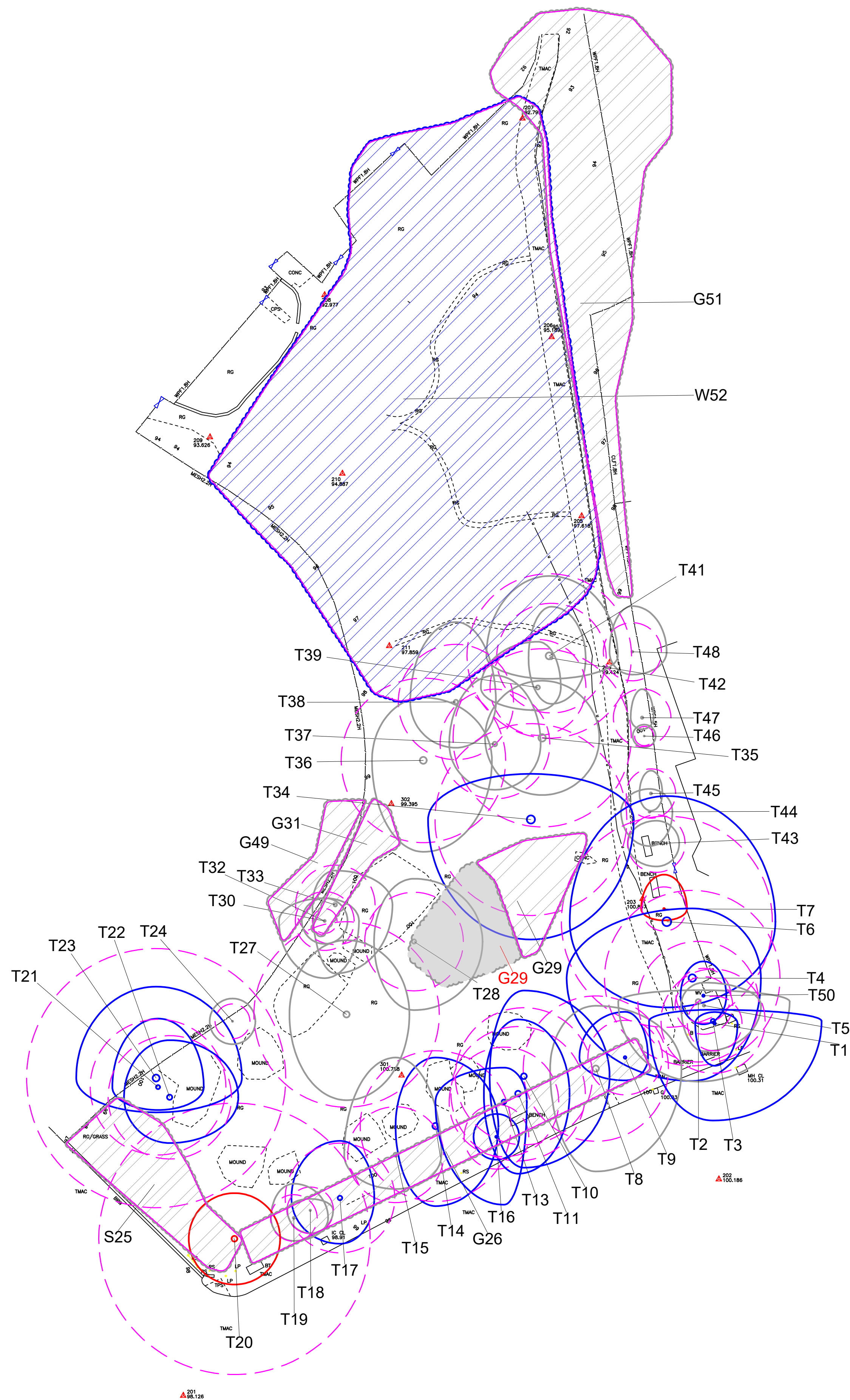
Client
London Borough of Haringey

Project
Shepherds Hill, Highgate, London, N6 5QJ

Date	Drawn by	Authorised	Scale
07/03/2025	HR	CW	1:250@A1

Drawing No	Rev
250237-P-10	-





BS 5837:2012 TREE RETENTION CATEGORIES

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- Tree Stem
- Unique tree identification number
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- Group canopy extents shown in their retrospective retention category.
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- Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
- The western extents of the shrub group G29 are to be removed as identified indicatively on this plan.

rev	date	description	drawn by
Base		Drawing: Topographical Survey	

Title
Existing Layout and Tree Works Plan

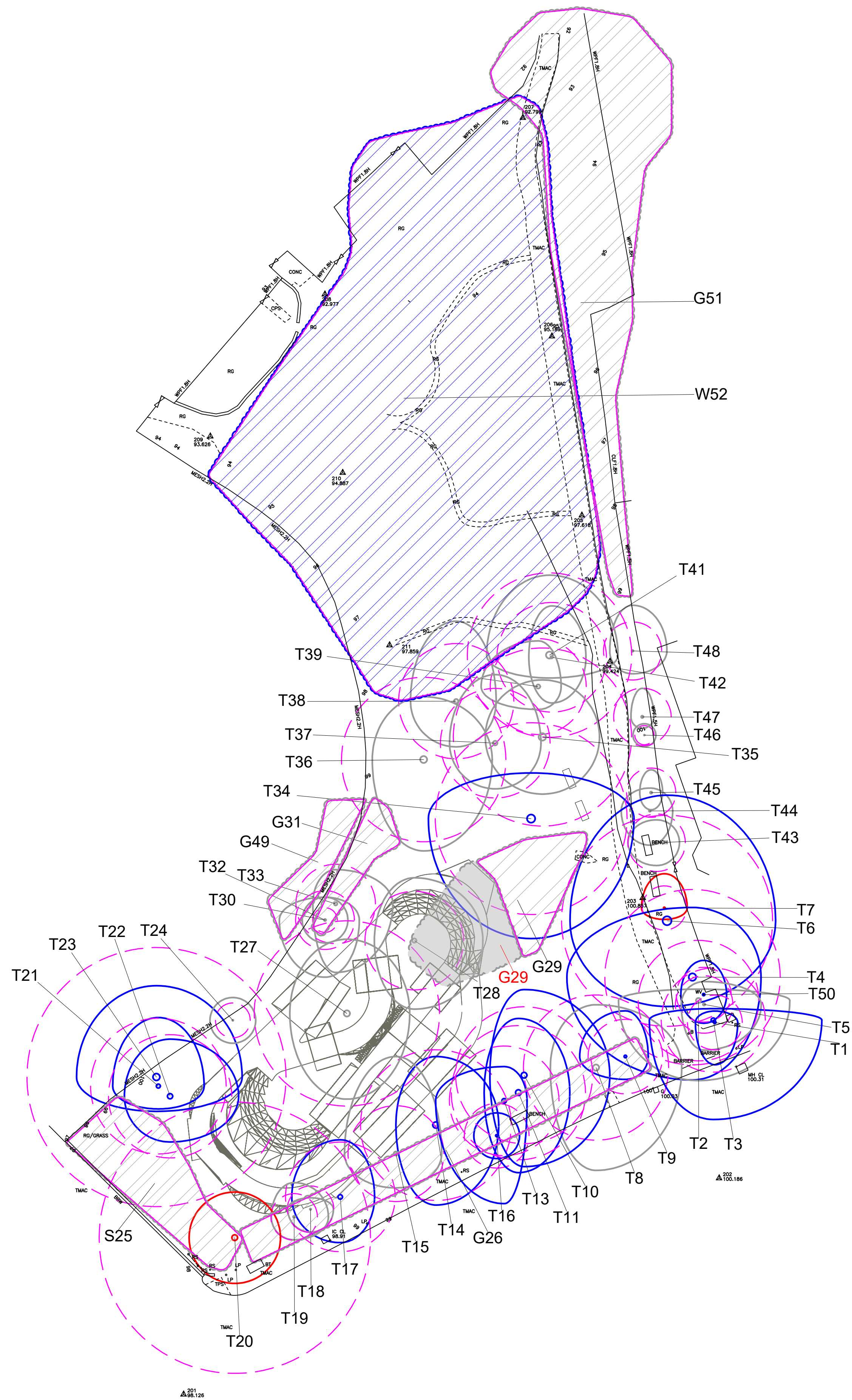
Client
London Borough of Haringey

Project
Shepherds Hill, Highgate, London, N6 5QJ

Date	Drawn by	Authorised	Scale
24/03/2025	HR	CW	1:250@A1

Drawing No	Rev
250237-P-11	-





BS 5837:2012 TREE RETENTION CATEGORIES

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- Canopy spread (m)
- Tree Stem
- Unique tree identification number
- Root Protection Area (RPA)
- Group canopy extents shown in their retrospective retention category.
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- BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
- The western extents of the shrub group G29 are to be removed as identified indicatively on this plan.

rev	date	description	drawn by
Base Drawing:	Plan RevC	v2024	

Title
Proposed Layout and Tree Works Plan

Client
London Borough of Haringey

Project
Shepherds Hill, Highgate, London, N6 5QJ

Date	Drawn by	Authorised	Scale
24/03/2025	HR	CW	1:250@A1

Drawing No	Rev
250237-P-12	-



General Arboricultural Method Statement

TREE WORKS

Only the tree works specified within this report may be undertaken, after the appropriate planning consents have been acquired and in order to implement the consent. In the event of any uncertainty regarding tree works, the arboriculturist will be consulted and where appropriate the Local Planning Authority.

All tree works will be undertaken, in accordance with the best-practice recommendations provided in BS 3998:2010. The statutory responsibilities as outlined in the Wildlife and Countryside Act 1981 (as amended) and the The Conservation of Habitats and Species Regulations 2017 and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

TREE PROTECTION FENCING

The tree protection fencing and (where appropriate) ground protection, will be installed as specified within this plan, prior to the commencement of any demolition and construction works. No plant or materials will be delivered to site prior to the construction of the tree protective fencing other than those required to install the tree protection fencing. On every third panel, a sign will be fixed that states "Tree Protection Zone (CEZ). Keep out. Any incursion into this area must be agreed in advance with the arboriculturist and Local Planning Authority." An example of this sign is provided within this plan.

The position of the tree protection fencing must not be amended and no individual panels will be uncoupled, without the agreement of the arboriculturist and/or Local Planning Authority.

SERVICES AND DRAINAGE

The installation of drainage runs, manholes, storage tanks, and utilities will be positioned outside the root protection areas of retained trees. If the installation of new services and drainage runs are required within the root protection areas (RPAs) of retained trees, all methods of working will follow the guidance within Table 3 of BS 5837 or the National Joint Utilities Group's (NJUG) Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees (volume 4, issue 2).

Excavation works within the RPAs of retained trees will be undertaken manually with the use of hand tools only (under the supervision of the arboriculturist), unless otherwise agreed in advance by the arboriculturist. It is recommended that an air lance - and if required a soil vacuum - is used, to excavate service trenches within RPAs. If soil conditions are not suitable for this method of excavation, alternative hand tools can be used once agreed in advance by the arboriculturist.

All roots greater than 25mm in diameter will be retained and will immediately be wrapped in hessian or another appropriate material, to prevent desiccation and temperature fluctuations. Roots will be pushed aside to allow for runs to be installed, where this is practical and without causing root damage.

No machinery will be permitted within the CEZ, at any time, unless agreed in advance with the arboriculturist.

NO-DIG CONSTRUCTION AREAS

Areas that will require no-dig methods of construction are shown within this plan. Working methods within these areas will comply with the details outlined in the main report and in advance of works being undertaken will be agreed with the arboriculturist.

ARBORICULTURAL CLERK OF WORKS

Attendance by the arboriculturist on Site is required, as per the specifications outlined within the Report to which this plan is appended.

It will be the responsibility of the main contractor (or other managing individual or organisation) to confirm the date and time of attendance, providing at least five working days of notice so that the project arboriculturist can confirm attendance.

GENERAL PROTECTION METHODS

No fires will be permitted, within 20m of the crown of any tree or other area of vegetation that includes hedgerows and groups of trees.

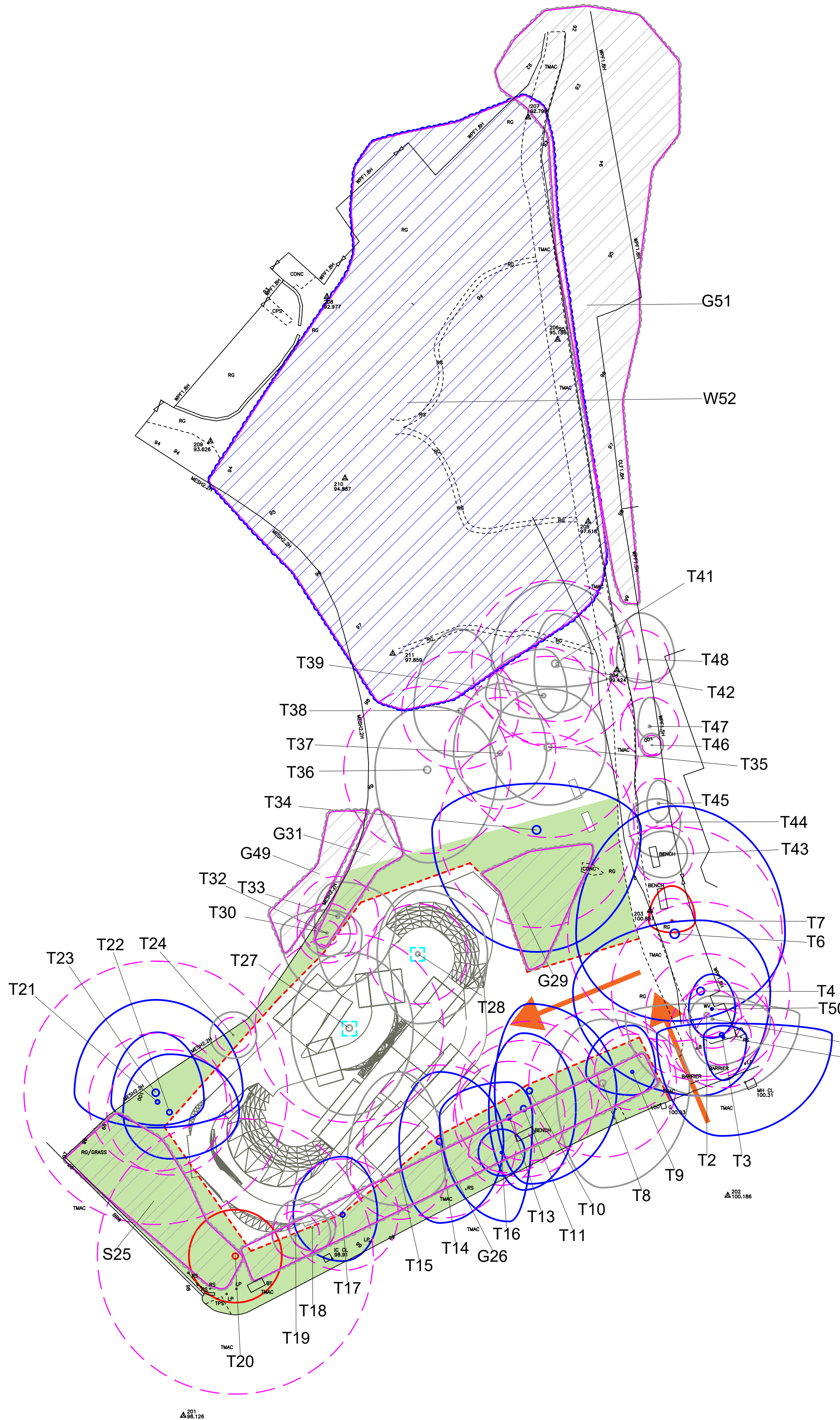
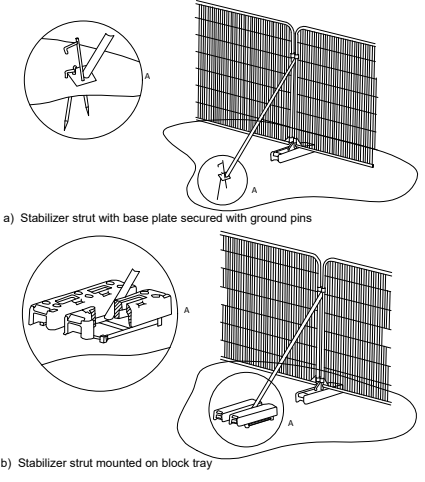
No changes in soil level will occur, within the CEZs and RPAs, without agreement in advance with the arboriculturist.

The CEZs will at all times remain free of liquids, materials, vehicles, plant, and personnel, without agreement in advance with the arboriculturist.

Any liquid materials spilled on site will immediately be cleared up. If liquids are spilled within 2m of any CEZ or RPA, the incident will immediately be reported to the arboriculturist, to determine the appropriate response.

All damage to trees and other vegetation will immediately be reported to the arboriculturist, to determine the appropriate response.

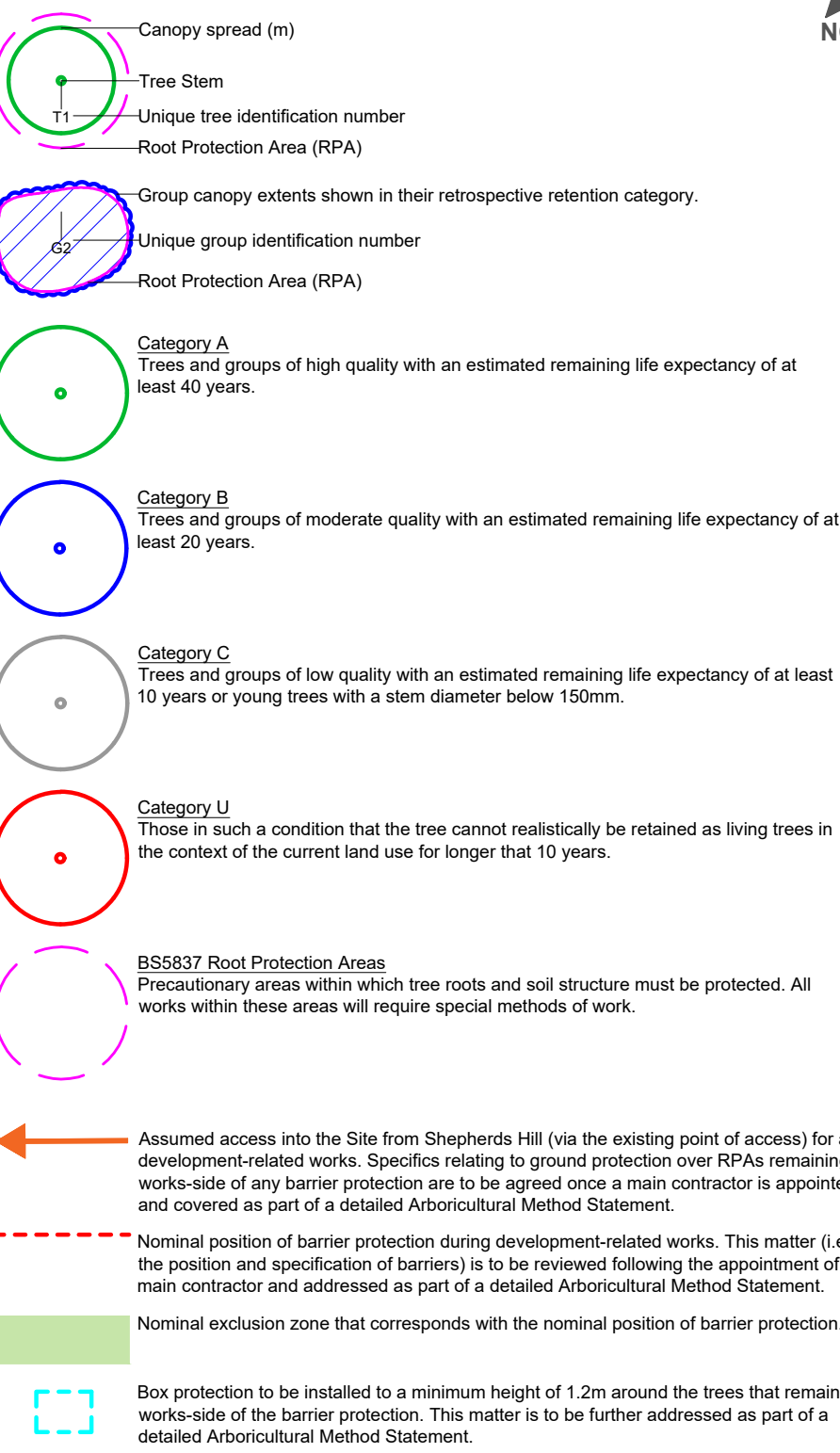
Figure 3 - Examples of above-grounds stabilizing systems



0 5m 10m 15m 20m 25m

BS 5837:2012 TREE RETENTION CATEGORIES

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.



rev	date	description	drawn by
Base Drawing	Plan RevC	v2024	

Title
Draft Tree Protection Plan

Client
London Borough of Haringey

Project
Shepherds Hill, Highgate, London, N6 5QJ

Date	Drawn by	Authorised	Scale
24/03/2025	HR	CW	1:250@A1

Drawing No	Rev
250237-P-13	-



APPENDIX B - Schedules

- 250237-PD-10 Tree Schedule

250237-PD-10-Tree Schedule (BS5837)

250237 - Shepherds Hill

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T1	Ilex sp. (Holly sp.)	10.0	20	1	1.0		2.0		3.7		1.7		2.0	E	Semi Mature	Structural condition Good. Physiological condition Fair. Buttresses / buttress roots - Minor adaptive growth / moderate development. Competition - Adjacent trees. Crown conflict - Structure / boundary / wire / tree. Dense crown. Suppressed crown - Major. Unbalanced crown - Major.	03/03/2025	18.1	2.4	20-40	B2
Tree T2	Fraxinus excelsior (Ash)	21.0	44	1	1.0		8.0		7.0		7.0		7.5	S	Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Base / stems obscured - Structure. Base / stems obscured - Vegetation. Ivy or climbing plant. Pruning wounds - Recent. Crown - Undeveloped on one side due to historic tree competition. Lower lateral branches recently reduced over road footpath. Stem - Conflict with neighbouring tree stem, ivy at base obscuring visibility	03/03/2025	87.6	5.3	20-40	C2
Tree T3	Fraxinus excelsior (Ash)	19.0	38	1	1.0		9.5		8.7		5.6		15.0	E	Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Recent. Competition - Adjacent trees. Crown conflict - Structure / boundary / wire / tree. Crown reduction - Historic. Deadwood - Minor. Form - Spreading crown. Leaning trunk - Minor. Suppressed crown - Minor. Unbalanced crown - Minor. Crown - Undeveloped on one side due to historic tree competition.	03/03/2025	65.3	4.6	20-40	B2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

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Generated By

250237 - Shepherds Hill

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T4	Acer pseudoplatanus (Sycamore)	21.0	64	1	6.1		6.0		9.0		11.0		3.0	W	Mature	Structural condition Good. Physiological condition Fair. Crown - Lowest sublateral limb on westerly aspect over pre existing dirt bmx track at 2.5m. Lowest lateral at 5m. Stem - Conflict with neighbouring tree base, ivy at base obscuring visibility.	03/03/2025	185.3	7.7	20-40	B2
Tree T5	Ilex sp. (Holly sp.)	9.0	21	1	2.0		5.0		4.0		2.0		2.0	S	Semi Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Base / stems obscured - Vegetation. Suppressed crown - Minor. Unbalanced crown - Major. Crown - Undeveloped on one side due to historic tree competition.	03/03/2025	20.0	2.5	10-20	C2
Tree T6	Fraxinus excelsior (Ash)	22.0	77	1	11.0		9.5		7.5		8.5		9.0	NW	Mature	Structural condition Fair. Physiological condition Good. Arboricultural work - Recent. Buttresses / buttress roots - Major adaptive growth / strong development. Deadwood - Minor. Foliar / bud damage - Unconfirmed. Form - Spreading crown. Poor past pruning. Reaction wood / Adaptive growth - Limb / limbs. Unbalanced crown - Minor. Stem- Co dominant. Poor past pruning - Tree pruned back to boundary.	03/03/2025	268.2	9.2	20-40	B2
Tree T7	Sambucus sp. (Elder sp.)	4.0	16 COM	2	3.0		2.0		1.0		2.0		2.0	E	Semi Mature	Structural condition Poor. Physiological condition Poor. Access to inspect base - Restricted / obscured. Base / stems obscured - Vegetation. Die-back - Mid crown. Deadwood - Major. Form - Low canopy. Ivy or climbing plant. Stems - Sub-dominant. Suppressed crown - Minor. Unbalanced crown - Minor. Stem - Secondary leader has died off, living stem well furnished with epicormic growth from base upwards.	03/03/2025	11.8	1.9	0-10	U

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

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Generated By

250237 - Shepherds Hill

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T8	Acer pseudoplatanus (Sycamore)	18.0	53	1	5.5		7.5		9.0		4.0		3.5	E	Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Base / stems obscured - Debris. Base / stems obscured - Vegetation. Pruning wounds - Historic. Visibility of base and lower stem is inhibited due to dense ivy & surrounding vegetation. There are no overt indications of physiological decline or structural decay observed. With all aspects of the tree inspection considered, ivy/ vegetation clearance to improve access around the base is not considered necessary at the time of inspection.	03/03/2025	127.1	6.4	10-20	C2
Tree T9	Euonymus latiflorus (Spindle sp.)	5.0	27 COM	2	4.0		2.0		2.0		4.0		2.0		Mature	Structural condition Fair. Physiological condition Fair. Visibility of base and lower stem is inhibited due to dense ivy & surrounding vegetation. There are no overt indications of physiological decline or structural decay observed. With all aspects of the tree inspection considered, ivy/ vegetation clearance to improve access around the base is not considered necessary at the time of inspection.	03/03/2025	33.5	3.3	10-20	B2
Tree T10	Acer pseudoplatanus (Sycamore)	18.0	50	1	7.5		7.5		8.0		3.0		8.0	N	Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Base / stems obscured - Debris. Base / stems obscured - Vegetation. Excavation within root zone - Recent. Root environment - Compacted. Visibility of base and lower stem is inhibited due to dense ivy & surrounding vegetation.	03/03/2025	113.1	6.0	10-20	B2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

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250237 - Shepherds Hill

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T11	Acer pseudoplatanus (Sycamore)	17.0	49	1	6.5		4.5		7.0		3.0		6.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Altered ground level - Recent. Base / stems obscured - Debris. Base / stems obscured - Vegetation. Deadwood - Minor. Excavation within root zone - Recent. Root environment - Compacted. Suppressed crown - Minor. Unbalanced crown - Minor. Visibility of base and lower stem is inhibited due to dense ivy & surrounding vegetation.	03/03/2025	108.6	5.9	10-20	B2
Tree T13	Acer pseudoplatanus (Sycamore)	19.5	40	1	3.0		2.0		9.0		6.0		6.0	S	Early Mature	Structural condition Fair. Physiological condition Fair. Altered ground level - Recent. Crown conflict - Structure / boundary / wire / tree. Deadwood - Minor. Excavation within root zone - Recent. Suppressed crown - Minor. Unbalanced crown - Minor. Visibility of base and lower stem is inhibited due to dense ivy & surrounding vegetation. Crown - Undeveloped on one side due to historic tree competition.	03/03/2025	72.4	4.8	10-20	B2
Tree T14	Acer pseudoplatanus (Sycamore)	19.0	55	1	6.0		5.5		7.0		3.5		8.0	S	Early Mature	Structural condition Good. Physiological condition Good. Altered ground level - Recent. Crown conflict - Structure / boundary / wire / tree. Deadwood - Minor. Excavation within root zone - Recent. Root environment - Compacted. Suppressed crown - Minor. Unbalanced crown - Minor. Visibility of base and lower stem is inhibited due to dense ivy & surrounding vegetation.	03/03/2025	136.8	6.6	20-40	B2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T15	Acer pseudoplatanus (Sycamore)	19.5	35	1	8.5		4.0		3.0		4.5		3.0	N	Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Base / stems obscured - Debris. Base / stems obscured - Vegetation. Decay / structural defect - Localised. Epicormic growth - Base / bole / principal stems. Exposed crown - Recent. Fork - Weak with included bark. Ivy or climbing plant. Leaning trunk - Minor. Pruning wounds - Decayed. Suppressed crown - Minor. Unbalanced crown - Major. Stem - Historically felled second stem, stump remains in southern aspect with epicormic growth. Crown - Undeveloped on one side due to historic tree competition.	03/03/2025	55.4	4.2	10-20	C2
Tree T16	Euonymus latiflorus (Spindle sp.)	4.0	23 COM	2	2.0		2.0		2.0		2.0		1.5		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Altered ground level - Recent. Base / stems obscured - Debris. Base / stems obscured - Vegetation. Buttresses / buttress roots - Minor adaptive growth / moderate development. Excavation within root zone - Recent. Form - Low canopy. Ivy or climbing plant. Suppressed crown - Minor. Unbalanced crown - Minor. Visibility of base and lower stem is inhibited due to dense ivy & surrounding vegetation.	03/03/2025	25.2	2.8	10-20	B2
Tree T17	Acer pseudoplatanus (Sycamore)	19.0	40	1	5.0		3.0		4.0		4.25		10.0	N	Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Altered ground level - Recent. Base / stems obscured - Debris. Base / stems obscured - Vegetation. Crown conflict - Structure / boundary / wire / tree. Excavation within root zone - Historic. Root environment - Compacted. Crown - Undeveloped on one side due to historic tree competition. Visibility of base and lower stem is inhibited due to dense ivy & surrounding vegetation. Crown - Lower lateral branches historically reduced over road/footpath/BMX track.	03/03/2025	72.4	4.8	10-20	B2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T18	Crataegus monogyna (Common Hawthorn/Quick/May)	6.0	16 COM	2	1.0		2.0		2.0		2.0		1.5	S	Early Mature	Structural condition Fair. Physiological condition Fair. Visibility of base and lower stem is inhibited due to dense ivy & surrounding vegetation.	03/03/2025	13.0	2.0	10-20	C2
Tree T19	Acer platanoides (Norway Maple)	7.0	17	1	3.0		3.0		2.0		2.0		0.5	N	Young	Structural condition Fair. Physiological condition Fair. Altered ground level - Recent. Deadwood - Minor. Excavation within root zone - Historic. Leaning trunk - Minor. Natural regeneration. Root environment - Compacted. Visibility of base and lower stem is inhibited due to dense ivy & surrounding vegetation.	03/03/2025	13.1	2.0	10-20	C2
Tree T20	Acer pseudoplatanus (Sycamore)	14.0	98 COM	5	4.0		4.0		4.0		4.0		7.0	S	Mature	Structural condition Poor. Physiological condition Poor. Access to inspect base - Restricted / obscured. Base / stems obscured - Debris. Base / stems obscured - Vegetation. Crown reduction - Recent. Die-back - Throughout crown. Decline - Evident / observed. Pruning wounds - Decayed. Weak live growth. Visibility of base and lower stem is inhibited due to dense ivy. Crown Historically topped at 13m with poor regrowth. Pollard points decayed in places, varying degree of severity of decay in each point.	03/03/2025	443.3	11.9	0-10	U
Tree T21	Acer pseudoplatanus (Sycamore)	16.0	49 COM	2	6.0		4.0		2.0		4.0		2.0		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Altered ground level - Recent. Arboricultural work - Historic. Base / stems obscured - Vegetation. Epicormic growth - Base / bole / principal stems. Excavation within root zone - Recent. Ivy or climbing plant. Root environment - Compacted.	03/03/2025	110.8	5.9	20-40	B2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

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Generated By

MyTREES
tree management software

250237 - Shepherds Hill

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T22	Acer pseudoplatanus (Sycamore)	21.0	45	1	5.0		6.0		4.0		4.0		6.0	SE	Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Altered ground level - Historic. Arboricultural work - Historic. Base / stems obscured - Debris. Base / stems obscured - Vegetation. Epicormic growth - Bole / principal stems. Excavation within root zone - Recent. Exposed crown - Historic. Ivy or climbing plant. Pruning wounds - Historic. Suppressed crown - Minor. Unbalanced crown - Minor.	03/03/2025	91.6	5.4	20-40	B2
Tree T23	Acer pseudoplatanus (Sycamore)	21.0	94 COM	3	8.0		7.5		3.0		7.0		4.0	SE	Mature	Structural condition Fair. Physiological condition Fair. Altered ground level - Historic. Arboricultural work - Historic. Base / stems obscured - Debris. Base / stems obscured - Vegetation. Buttresses / buttress roots - Major adaptive growth / strong development. Epicormic growth - Crown. Epicormic growth - Bole / principal stems. Exposed crown - Historic. Ivy or climbing plant. Pruning wounds - Historic. Suppressed crown - Minor. Unbalanced crown - Minor. Crown - Undeveloped on one side due to historic tree competition.	03/03/2025	404.2	11.3	20-40	B2
Tree T24	Acer platanoides (Norway Maple)	5.0	12 COM	2	2.0		2.0		2.0		2.0		0.5	N	Young	Structural condition Fair. Physiological condition Fair. Visibility of base and lower stem is inhibited due to dense ivy & surrounding vegetation. There are no overt indications of physiological decline or structural decay observed. With all aspects of the tree inspection considered, ivy/ vegetation clearance to improve access around the base is not considered necessary at the time of inspection.	03/03/2025	7.3	1.5	10-20	C2/C3
Shrub S25	Cornus sp. (Dogwood sp.)	2.0	7 AVE		1.0		1.0		1.0		1.0				Semi Mature	Structural condition Good. Physiological condition Good. Hedgerow - Neglected / overgrown. Multi-stemmed. Natural regeneration. Scrubby shrubs forming natural screening on steep bank.	03/03/2025	-	-	10-20	C2

Stem **green** Estimated value

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Group G26	Quercus ilex (Holm Oak) Cerasus serrulata (Japanese Cherry) Corylus sp. (Hazel sp.) Acer pseudoplatanus (Sycamore)	3.0	7 AVE		1.0		1.0		1.0		1.0				Young	Structural condition Fair. Physiological condition Fair. Hedgerow - Neglected / overgrown. Multi-stemmed. Natural regeneration. Scrubby shrubs and self seeded natural regen forming natural screening on steep bank. Dimensions - Height, spread and stem diameter estimated as an average for the group. Species mix as seen, tree numbers indicative of species ratio.	03/03/2025	-	-	20-40	C2
Tree T27	Acer pseudoplatanus (Sycamore)	20.0	67 COM	2	6.5		5.5		7.5		5.0		3.0	E	Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Buttresses / buttress roots - Major adaptive growth / strong development. Bark wound - Minor. Deadwood - Minor. Decay / structural defect - Localised. Epicormic growth - Base. Epicormic growth - Crown. Fork - Weak with included bark. Root environment - Compacted. Raised surface roots. Stems - Co-dominant. Lowest branch - Epicormic. Next lowest branch is at approx 5m on Eastern stem.	03/03/2025	206.9	8.1	10-20	C2
Tree T28	Acer pseudoplatanus (Sycamore)	19.0	36	1	5.5		6.0		6.0		3.5		3.0	S	Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Base / stems obscured - Vegetation. Crown - Suppressed/drawn up between adjacent trees.	03/03/2025	58.6	4.3	10-20	C2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

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Generated By

250237 - Shepherds Hill

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Group G29	Cornus sp. (Dogwood sp.) Acer pseudoplatanus (Sycamore) Quercus ilex (Holm Oak)	5.0	9 AVE	1	1.0		1.0		1.0		1.0				Young	Structural condition Fair. Physiological condition Fair. Hedgerow - Neglected / overgrown. Multi-stemmed. Natural regeneration. Understory of Scrubby shrubs and natural regrowth. Dimensions - Height, spread and stem diameter estimated as an average for the group. Species mix as seen, tree numbers indicative of species ratio.	03/03/2025	-	-	20-40	C2/C3
Tree T30	Acer pseudoplatanus (Sycamore)	17.0	21 COM	2	2.0		3.0		5.0		4.0		4.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Buttresses / buttress roots - Minor adaptive growth / moderate development. Bark wound - Minor. Crown conflict - Structure / boundary / wire / tree. Form - Low canopy. Ivy or climbing plant. Rubbing limbs. Conflict with neighbouring natural regen sycamore growing in rooting area.	03/03/2025	20.9	2.6	20-40	C2/C3
Group G31	Crataegus sp. (Hawthorn sp.)	5.0	9 AVE	1	1.0		1.0		1.0		1.0				Young	Structural condition Fair. Physiological condition Fair. Multi-stemmed. Natural regeneration. Understory of natural regrowth. Dimensions - Height, spread and stem diameter estimated as an average for the group. Species mix as seen, tree numbers indicative of species ratio.	03/03/2025	-	-	20-40	C2/C3
Tree T32	Acer pseudoplatanus (Sycamore)	5.0	9	1	2.0		2.0		2.0		2.0		2.0	N	Young	Structural condition Fair. Physiological condition Fair. Bark wound - Mammal. Bark wound - Major. Crown conflict - Structure / boundary / wire / tree.	03/03/2025	3.7	1.1	10-20	C2/C3

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

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Generated By

MyTREES
tree management software

250237 - Shepherds Hill

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T33	Acer pseudoplatanus (Sycamore)	17.0	29	1	3.0		5.0		6.0		2.0		5.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Altered ground level - Recent. Base / stems obscured - Vegetation. Buttresses / buttress roots - Minor adaptive growth / moderate development. Bark wound - Minor. Foreign object - Ingrown metal. Girdling roots - Minor. Ivy or climbing plant. Root damage - Severence. Root damage - Evident / observed. Raised surface roots. Crown - Suppressed/drawn up between adjacent trees.	03/03/2025	38.0	3.5	20-40	C2/C3
Tree T34	Fraxinus excelsior (Ash)	19.0	70	1	4.0		9.0		10.5		9.0		6.0	NW	Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Debris. Base / stems obscured - Vegetation. Epicormic growth - Crown. Foliar / bud damage - Unconfirmed. Form - Spreading crown. Ivy or climbing plant.	03/03/2025	221.7	8.4	10-20	B2
Tree T35	Acer pseudoplatanus (Sycamore)	14.0	65	1	5.0		5.0		5.0		5.0		5.0	S	Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Arboricultural work - Recent. Base / stems obscured - Vegetation. Decay / structural defect - Major. Decay / structural defect - Open cavity / cavities. Decay / structural defect - Principal stems. Hollow trunk - Suspected. Ivy or climbing plant. Poor past pruning. Pruning wounds - Decayed. Reaction wood / Adaptive growth - Stem / stems. Crown - Recent heavy reduction work.	03/03/2025	191.1	7.8	10-20	C2
Tree T36	Acer pseudoplatanus (Sycamore)	19.0	60	1	5.5		6.0		8.0		4.5		6.0	S	Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Base / stems obscured - Vegetation. Crown conflict - Structure / boundary / wire / tree. Ivy or climbing plant. Pruning wounds - Decayed. Crown - Suppressed/drawn up between adjacent trees.	03/03/2025	162.9	7.2	10-20	C2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T37	Acer pseudoplatanus (Sycamore)	17.0	40	1	6.0		4.0		4.0		4.0		6.0	N	Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Vegetation. Ivy or climbing plant. Crown - Suppressed/drawn up between adjacent trees.	03/03/2025	72.4	4.8	10-20	C2/C3
Tree T38	Acer pseudoplatanus (Sycamore)	17.0	42 COM	2	7.0		3.5		4.0		4.0		6.0	N	Early Mature	Structural condition Fair. Physiological condition Fair. Base / stems obscured - Vegetation. Ivy or climbing plant. Crown - Suppressed/drawn up between adjacent trees.	03/03/2025	80.0	5.0	10-20	C2/C3
Tree T39	Acer pseudoplatanus (Sycamore)	17.0	35	1	4.0		2.0		2.0		5.0		8.0		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Debris. Base / stems obscured - Vegetation. Crown conflict - Structure / boundary / wire / tree. Ivy or climbing plant. Crown - Suppressed/drawn up between adjacent trees.	03/03/2025	55.4	4.2	10-20	C2/C3
Tree T41	Corylus avellana (Common Hazel)	6.0	40 COM	4	4.5		3.0		4.0		2.0		2.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Coppice stool - Regrown. Dimensions - Stem diameter estimated at base.	03/03/2025	72.4	4.8	10-20	C2/C3
Tree T42	Acer pseudoplatanus (Sycamore)	17.0	60	1	7.0		6.0		2.0		5.5		8.0		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Debris. Base / stems obscured - Vegetation. Crown conflict - Structure / boundary / wire / tree. Epicormic growth - Base. Ivy or climbing plant. Leaning trunk - Minor. Crown - Undeveloped on one side due to historic tree competition.	03/03/2025	162.9	7.2	10-20	C2/C3
Tree T43	Acer pseudoplatanus (Sycamore)	12.0	21	1	2.0		2.0		2.0		2.5		2.5		Semi Mature	Structural condition Fair. Physiological condition Fair. Ivy or climbing plant. Natural regeneration.	03/03/2025	20.0	2.5	20-40	C2
Tree T44	Acer pseudoplatanus (Sycamore)	13.0	COM	6	2.0		2.0		3.0		2.5		2.5		Semi Mature	Structural condition Fair. Physiological condition Fair. Ivy or climbing plant. Natural regeneration.	03/03/2025			20-40	C2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T45	Fraxinus excelsior (Ash)	9.0	18	1	2.0		1.0		1.5		1.0		2.5		Semi Mature	Structural condition Fair. Physiological condition Fair. Ivy or climbing plant. Natural regeneration.	03/03/2025	14.7	2.2	20-40	C2
Tree T46	Fraxinus excelsior (Ash)	9.0	7	1	1.0		1.0		1.0		1.0		2.5		Semi Mature	Structural condition Fair. Physiological condition Fair. Ivy or climbing plant. Natural regeneration.	03/03/2025	2.2	0.8	20-40	C2
Tree T47	Fraxinus excelsior (Ash)	13.0	21	1	2.5		1.0		1.0		1.0		2.5		Semi Mature	Structural condition Fair. Physiological condition Fair. Ivy or climbing plant. Leaning trunk - Minor. Natural regeneration.	03/03/2025	20.0	2.5	20-40	C2
Tree T48	Fraxinus excelsior (Ash)	14.0	21 COM	3	4.0		3.0		2.0		2.0		2.5		Semi Mature	Structural condition Fair. Physiological condition Fair. Buttresses / buttress roots - Major adaptive growth / strong development. Crown conflict - Structure / boundary / wire / tree. Coppice stool - Coppice origin / Mature stems. Decay / structural defect - Localised. Decay / structural defect - Open cavity / cavities. Decay / structural defect - Principal stems. Excavation within root zone - Burrowing. Ivy or climbing plant. Leaning trunk - Minor. Natural regeneration. Root decay - Localised. Poor past pruning - Tree pruned back to boundary.	03/03/2025	20.4	2.5	20-40	C2
Group G49	Acer pseudoplatanus (Sycamore)	16.0	30 AVE	1	4.0		3.0		2.0		4.0		9.0		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Crown conflict - Structure / boundary / wire / tree. Ivy or climbing plant. Natural regeneration. Dimensions - Height, spread and stem diameter estimated as an average for the group. Species mix as seen, tree numbers indicative of species ratio. Offsite trees	03/03/2025	-	-	20-40	C2/C3

Stem **green** Estimated value

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T50	Ilex sp. (Holly sp.)	10.0	20	1	3.0		2.0		2.5		2.0		2.0	W	Semi Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Restricted / obscured. Base / stems obscured - Structure. Buttresses / buttress roots - Minor adaptive growth / moderate development. Competition - Adjacent trees. Crown conflict - Structure / boundary / wire / tree. Dense crown. Suppressed crown - Major. Unbalanced crown - Major.	03/03/2025	18.1	2.4	20-40	B2
Group G51	Acer pseudoplatanus (Sycamore)	17.0	30 AVE	1	5.0		5.0		5.0		5.0		3.0		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Arboricultural work - Historic. Base / stems obscured - Vegetation. Deadwood - Minor. Ivy or climbing plant. Suppressed crown - Minor. Unbalanced crown - Minor. Dimensions - Height, spread and stem diameter estimated as an average for the group. Species mix as seen, tree numbers indicative of species ratio. Woodland group along eastern boundary intersected by footpath running north to south. Trees on boundary with offsite third party land.	03/03/2025	-	-	10-20	C2
Woodland W52	Acer pseudoplatanus (Sycamore) Ilex aquifolium (Holly)	17.0	40 AVE	1	4.5		4.5		4.5		4.5		6.0		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Adventitious roots - Basal. Altered ground level - Historic. Base / stems obscured - Debris. Base / stems obscured - Structure. Base / stems obscured - Vegetation. Competition - Adjacent trees. Crown conflict - Structure / boundary / wire / tree. Epicormic growth - Base / bole / principal stems. Ivy or climbing plant. Stems - Co-dominant. Dimensions - Height, spread and stem diameter estimated as an average for the group. Species mix as seen, tree numbers indicative of species ratio. Woodland group to ther north of woodland intersected by footpath running north to south on eastern boundary. Trees on boundary with offsite third party land.	03/03/2025	-	-	10-20	B2

Stem **green** Estimated value

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Summary table with retention category

	Group	Shrub	Tree	Woodland	Total
B2	0	0	16	1	17
C2	2	1	16	0	19
C2/C3	3	0	9	0	12
U	0	0	2	0	2
Total	5	1	43	1	50

Summary table with life stage

	Group	Shrub	Tree	Woodland	Total
Early Mature	2	0	12	1	15
Mature	0	0	15	0	15
Semi Mature	0	1	13	0	14
Young	3	0	3	0	6
Total	5	1	43	1	50

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 health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7			RED
	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	Tree 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).	GREEN
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.	BLUE
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.	GREY



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