TRACY CLARKE

TREE CONSULTANCY

Arboricultural Planning Report

Impact Assessment and Method Statement

Client: Countryside Properties Plc

Site: Land at Cuffley Hill
Goffs Oak
Waltham Cross
EN7 5EU

Report by: Tracy Clarke MICFor. F.Arbor.A. CEnv

Date: December 2018

Reference: TCTC-21217b

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Executive Summary

Trees have been assessed properly in accordance with best practice guidance to inform the development constraints of the site.

Loss of trees includes fifty seven of the one hundred and forty three trees and groups surveyed, including seven individual trees and one group within the TPO W1 at the north of the site, one individual of G1, and nine individual trees within lower part of the site. However, the tree loss is mainly concentrated on those of low value or quality or those trees where their loss will have limited impact on public amenity value and are necessary to facilitate a sustainable development scheme.

The most important and sustainable trees on the site are retained with the scheme. New landscaping secured for the site, ideally with a native theme will provide an opportunity to build on the existing mature native green infrastructure, providing a sustainable green resource and will help to integrate the development into the wider area.

My conclusions are that the proposed development is therefore acceptable in both arboricultural terms and in relation to planning policy as it relates to trees.

Contents

1 Introduction

Terms of reference

1.1 Tracy Clarke Tree Consultancy Ltd are instructed by Countryside Properties Plc to:

- provide a BS 5837 (2012) tree survey of trees relevant to the site, with recommendations for works, and
- provide an arboricultural impact assessment report which addresses the impacts on trees from the proposed development for planning submission, and provides measures for their protection during construction

1.2 The proposal is for the erection of 58 dwellings and associated infrastructure.

Method of assessment

1.3 This assessment follows best practice British Standard 5837: Trees in relation to design, demolition and construction (2012) which provides a methodology for the assessment of trees and other significant vegetation on development sites and aims to guide decision making towards sustainable design and tree cover on all new developments.

1.4 This assessment also has regard to national and local planning policies in consideration of the arboricultural impacts from the development proposals since these policies will guide the decision-making process of the local planning authority.

Scope and limitations

1.5 The tree survey is of a preliminary nature only; all trees have only been inspected from ground level applying [1]Mattheck's (1994) visual tree assessment method (VTA). No detailed decay investigations of the trees or detailed site investigations have been carried out to inform this report.

[1] Mattheck, C, Broeler, H. (1994). The body language of trees. A handbook for failure analysis – *Research for Amenity Trees* No.4 Research for Amenity Trees

1.6 This report is not an assessment of tree condition and the risk they represent to people or property, however where defects trees have been noted as requiring works, recommendations are included in the tree schedule included with this report.

1.7 All recommendations are given in the context of the site's current use, or to facilitate the proposed development. Trees are dynamic living organisms, and subject to a change in their condition.

1.8 This report should not be considered as a full assessment of the health and safety of trees on and adjacent to the site, and where trees do have the potential to harm people or property, an inspection of their condition by the relevant owner on an annual basis is recommended.

1.9 The assessment of trees within this report is valid for two years from its date.

Background documents supplied

1.10 The following documents have been supplied by the client team and relied upon for this report:

Supplier	Name	Date
Countryside Properties	Topographical survey update / boundary check – SURV 2329 Rev A	September 2016
Thrive Architects	Proposed site layout COUN18506 SL.01.B	June 2018
Ardent Consulting Engineers	Drainage Strategy 162101-004E	July 2018
Ardent Consulting Engineers	Levels Strategy 162101-002E	July 2018

2 Planning Policy Context

National and Local Planning Policy

2.1 National Planning policy is set out in the government's National Planning Policy Framework (NPPF) 2018, is a material consideration in any planning application and provides a framework for locally prepared plans for housing and other development. This framework policy promotes a presumption in favour of sustainable development, delivering good quality design and change for the better in our built and natural environment over the lifetime of the development. The NPPF recognises that the natural environment is an essential component of the health and wellbeing of society. Growth for communities delivered by the planning system requires the careful consideration of our natural environment during the design and development process to achieve sustainable development. This report considers how the development complies with the NPPF and how it achieves sustainable development.

2.2 Local Planning Authorities are governed in their decision-making process by the principle of sustainable development.

2.3 Broxbourne Borough Council has an emerging Local Plan (Regulation 19 Pre-submission Local Plan) which although not yet fully adopted is a material consideration to the development proposal. The following emerging polices are relevant in respect of trees and landscape:

2.4 **Planning Policy NEB1**: *General Strategy for Biodiversity* – enhance biodiversity, create new networks, connect habitat fragments, use of locally appropriate native species.

2.5 **Planning Policy NEB2:** *Green Infrastructure* – avoid loss / fragmentation, maximise opportunities for improvements to the green infrastructure, and opportunities for urban greening through landscaping.

2.6 **Planning Policy NEB3:** *Landscaping and Biodiversity in New Developments* – provide details on how existing landscape protected, enhanced and integrated into the development

2.7 **Planning Policy NEB4:** *Ancient woodland, Protected Trees and Hedgerows* – loss of ancient trees will not be permitted, demonstrate the loss of trees and hedgerows is essential for the proper development of the site.

3 Observations and Tree Information

The Site

3.1 The site was visited the site on 18 August 2018 to carry out a BS5837 (2012) survey and assessment of trees.

3.2 The development site is Land at Cuffley Hill , EN7 5EU

Fig. 1 Google Earth 2018 – Approximate Site location

Tree data

3.3 The data on the trees surveyed can be found in the tree schedule at Appendix A1. A total of 143 trees and groups have been assessed, proposed tree works are identified at Appendix A2.

3.4 The surveyed trees and their assessment of quality and value are indicated on the tree survey plan at Appendix B1.

3.5 The proposed layout and where relevant, trees for removal are shown at Appendix B2.

3.6 The tree protection plan is provided at Appendix B3.

3.7 An analysis of the tree quality and value, species mix and age diversity relevant to this proposal is included at Appendix C.

Site soils and influence on rooting

3.8 [2]Cranfield University Soilscapes map describes the soils at the site as Soilscape 18: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils

Legal status of trees / woodlands

3.9 The site is subject of a tree preservation order No.2 2017, which includes an area of woodland to the north, two groups and eleven individual trees. A copy of the TPO plan and schedule is included at Appendix D. According to the council's online interactive mapping, the site is not within a designated conservation area.

3.10 Prior to any works to prune or remove a tree with a Tree Preservation Order or one that is within a Conservation Area, written authorisation from the Local Planning Authority is required, unless granted consent through planning permission on the site.

[2] http://www.landis.org.uk

4 Discussion

Key arboricultural impacts

4.1 The following arboricultural impacts have been identified in relation to the proposed development:

4.2 The quality of the existing trees on the site is varied with no high quality trees; 36 % of the population consists of moderate quality trees, 54% of low quality trees, and 9% of poor quality trees.

4.3 As expected for a wooded area, the TPO woodland consists of a mix of poor, low and moderate quality trees as individuals and has a limited understorey layer, collectively the trees provide moderate landscape value.

4.4 **Tree loss from development –** the following trees are proposed for removal for development reasons directly to facilitate the proposal:

Category A	Category B	Category C	Category U
None	13 individual trees	31 individual trees 8 groups Partial removal of three groups	2 individual trees

4.5 The proposal involves the loss of a total of forty six individual trees, eight groups, and the partial removal of three groups to facilitate development, the main proportion of tree loss is concentrated on the lower quality trees and groups.

TC1. (18.08.2018) T2 sycamore to be removed – viewed south

TC2. (18.08.2018) T3 cypress to be removed – viewed south

TC4. (18.08.2018) T5, T6 ash trees to be removed – viewed south

TC5. (18.08.2018) T12, coppice stool of ash to be removed – viewed north

TC6. (18.08.2018) T17, T18, T19 ash and oak for removal – viewed north

TC7. (18.08.2018) View from within the site of T24, T25 west boundary trees

TC8. (18.08.2018) View of south east edge of the woodland area at the north of the site

TC9. (18.08.2018) View of western boundary hedgerow / group G56 – to be retained and slightly pruned back

TC10. (18.08.2018) Lime T101 at the southern extents of the site boundary line

TC11. (18.08.2018) Robinia (T99) and Yew (T100) at the southern extents of the site boundary line

4.6 **Tree Loss / Retention Strategy** - The strategy of the layout has been informed by a tree survey to assess the quality and value of the trees on site in accordance with recommendations of BS 5837 (2012). The woodland area of trees to the north of the site provide a significant public amenity and is intended to be incorporated into the long term use of the site, the retention of the better quality trees in this area has led the design of the drainage strategy so that the woodland character can remain intact Other good quality structure trees include a group of oak trees (T76, T77 and T78) within the site, that have the long term potential to make a significant contribution to the landscape character of the development and will be retained.

4.7 Most of the remaining trees or groups proposed for removal are focused further south into the site. Loss here is due to direct impact of the proposed buildings, access provision, infrastructure and changes in levels, and includes individual trees within the site that are generally of low public amenity value and lower quality trees or groups present on the boundaries.

4.8 **Loss of Protected Trees –** The loss of trees will include three low quality trees, one group, one poor quality tree, and three moderate quality individuals within the TPO woodland W1, one moderate quality tree from TPO G1, and individual TPO trees T1-3, T5-T11. To deliver a high quality, functional and viable design for the site the loss of trees on this site is inevitable. Those existing trees capable of making the most sustainable landscape contribution for redevelopment of the site is the woodland area to the north of the site and key trees within the southern part of the site which are to be retained. It is anticipated that new native tree and hedge planting on the site including strengthening the strip of retained land along the western boundary will help to mitigate for tree loss and will enhance the native character of the residential areas of the site once development is completed, providing a reasonable balance between achieving sustainable built development and the natural environment.

4.9 **Tree loss for other reasons** - a total of ten individual trees are proposed for removal for arboricultural reasons.

4.10 Summary of other direct development impacts:

Activity	Potential Impact
[3]RPA and tree crown Impact	The general impacts on retained trees can be managed by following the requirements of the tree protection plan and method statement at Appendix B3.
RPA incursion: Demolition	Provided the tree protection plan is used as a guide for demolition operations, this should ensure that any works will not harm retained trees.
RPA incursion: Construction	Construction operations are generally outside the RPA of retained trees and provided the tree protection plan and method statement at Appendix B3 is used as a guide for construction operations, this should ensure that any works will not harm retained trees. For the garage within the RPA of T1, specialist foundation methods will be required to avoid root damage, such approaches are well established and can be subject to arboricultural supervision during construction to ensure the process is implemented well. The proposed driveway for plot 37 is within the RPA of off-site tree T9, no-dig methods of construction will be required to avoid root damage to this tree, and a suggested detail is provided on the tree protection plan and method statement at Appendix B3.
RPA Incursion: Soil levels change	No soil level changes are anticipated within the root protection area of retained trees.
RPA Incursion: Underground services and drainage	No information is currently available relating to underground services, a drainage strategy is included with the submission. Where underground drainage or services runs fall within the RPAs of retained trees these operations should follow the recommendations in the NJUG guidelines. In addition, it is also recommended that these works are carried out under arboricultural supervision when being installed.
RPA Incursion Landscape operations	Provided the tree protection plan is used as a guide for landscape operations, this should ensure that any works for improving the hard and soft landscaping features will not harm trees. Any landscaping works within the tree protection areas should be undertaken by hand only avoiding using machinery. Where machinery is unavoidable this should be tracked and light weight only (max of 2

[3] RPA Section 3.7 of BS5837 (2012): 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

	tonnes). Temporary ground protection should always be installed beforehand as follows: • *Pedestrian* – single thickness scaffold boards placed on top of a compressible resistant layer of 100mm of woodchip laid onto a geotextile membrane • *Pedestrian operated plant* – gross weight of 2tonne, proprietary inter-linked ground protection boards placed on top of a compressible resistant layer of 150mm of woodchip laid onto a geotextile membrane
Pruning to facilitate development	T1, a mature pear will need to be crown lifted to facilitate the construction of the garage to plot 1, this will not be significant works (crown lifting to 3m above ground level) and can be maintained on this basis without harming the long term health or appearance of the tree.
Future growth of retained trees	This is not considered to be an issue as the layout is designed away from retained trees and tree crowns.
Daylight and sunlight	This is not considered to be an issue as the layout is well designed away from trees and tree crowns. Trees are an asset when it comes to the provision of shade and welcome cooling and can provide a natural alternative to the reliance on air conditioning (for example) to mitigate the effects of climate change resulting in warmer temperatures generally in the UK.

Changes from the proposal

4.11 The proposal will involve the loss of a total of fifty seven trees (including groups) of the one hundred and forty three trees / groups identified on and adjacent to the site. Loss includes trees protected by the 2017 tree preservation order on the site, however many of these trees are low quality individuals or of moderate landscape value, and not exceptional specimens. The proposals seek to retain those trees of most important landscape value, including the TPO woodland area and those within the site that are sustainable, and offer a long term landscape contribution for the site and locality generally.

4.12 Where better quality individual trees are proposed for removal, these are mostly internal to the site, and therefore of limited public amenity value. Boundary trees to be removed are also generally low quality.

4.13 New landscaping on the site which incorporates native mixed hedgerows as residential boundaries and native trees within shared spaces and along boundaries will help to integrate the development into the wider area and enhance biodiversity and contribute to providing an ecological network and connectivity with the woodland to the north.

Compliance with planning policy

4.14 This report demonstrates that trees have been considered properly in accordance with best practice, impacts identified, and mitigation suggested to ensure risks from demolition and construction operations associated with the proposal can be reasonably managed and implemented where necessary.

4.15 Provided the approaches suggested in this report are followed the proposal complies with national and local planning policy.

5 Conclusions

5.1 A BS5837 (2012) tree survey has been undertaken to inform the quality of the tree population on site, and the constraints of those trees to development of the site. Trees that are sustainable and important in maintaining the character of the site and wider landscape are retained with the proposal, and their constraints have been properly considered in leading the design and layout of the development, and associated infrastructure.

5.2 New landscaping will compensate for the loss of trees / groups proposed for removal and will help to integrate the development into the wider setting. Ensuring a native themed landscape scheme for the choice of trees, hedges and shrubs will enhance biodiversity and connectivity with the woodland to the north and the wider landscape character.

5.3 The proposal therefore complies with national and local planning policies NEB1, NEB2, NEB3 and NEB4.

Appendix A1 – BS 5837 Tree Data Schedule

TCTC-21217 Tree schedule (BS5837)

Cuffley Hill

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T1	1	Pyrus communis (Garden Pear)	11.0	50 COM	4	5.0		5.0		5.0		6.0		0.0		Post Mature	Structural condition Fair. Physiological condition Good. Die-back - Upper crown. Deadwood - Minor. Fork - Weak with included bark. Old pear, in good condition for age	18/08/2018	115.5	6.1	20-40	B2/B3
Tree T2	1	Acer pseudoplatanus (Sycamore)	13.0	45	1	5.2		5.8		5.8		5.8		0.5		Mature	Structural condition Good. Physiological condition Good. Fork - Suspected structurally sound.	18/08/2018	91.6	5.4	20-40	B1/B2
Tree T3	1	Cupressus sp. (Cypress sp.)	11.0	40 COM	5	2.5		2.5		2.5		2.5		0.5		Mature	Structural condition Fair. Physiological condition Fair. Thin crown	18/08/2018	73.1	4.8	10-20	C1
Tree T4	1	Fraxinus excelsior (Ash)	12.0	38	1	6.3		6.0		5.6		6.5		1.0		Mature	Structural condition Good. Physiological condition Fair. Access to inspect base - Restricted / obscured. Decline - Suspected. Deadwood - Major. Deadwood - Minor. Susceptible to ash dieback	18/08/2018	65.3	4.6	10-20	C1/C2
Tree T5	1	Fraxinus excelsior (Ash)	18.0	40	1	6.6		8.2		7.0		5.0		1.5		Mature	Structural condition Good. Physiological condition Fair. Deadwood - Minor. Girdling roots - Major. Suppressed crown - Major. Susceptible to ash dieback Crown bias to east	18/08/2018	72.4	4.8	10-20	C1/C2
Tree T6	1	Fraxinus excelsior (Ash)	18.0	43	1	8.4		6.0		7.1		7.8		4.0		Mature	Structural condition Good. Physiological condition Fair. Branch - Broken. Deadwood - Major. Deadwood - Minor. Root damage - Evident / observed. Suppressed crown - Minor. Susceptible to ash dieback Major buttress root damaged to west Thin crown	18/08/2018	83.6	5.2	10-20	C1/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

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Cuffley Hill

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T7	1	Fraxinus excelsior (Ash)	18.0	27	1	6.0		4.1		4.1		0.0		1.5		Mature	Structural condition Poor. Physiological condition Fair. Deadwood - Minor. Suppressed crown - Major. Susceptible to ash dieback	18/08/2018	33.0	3.2	10-20	C1/C2
Tree T8	1	Crataegus monogyna (Common Hawthorn/Quick/May)	6.0	12	1	2.1		3.7		2.5		2.4		0.5		Semi Mature	Structural condition Fair. Physiological condition Good. Epicormic growth - Base / bole / principal stems. Entwined with ash trees Deadwood hung up in crown Rib formation on south side	18/08/2018	6.5	1.4	20-40	C1/C2
Tree T9	1	Fagus sylvatica f. purpurea (Purple Beech)	12.0	50	1	6.5		5.0		5.0		5.0		2.0		Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible.	18/08/2018	113.1	6.0	40+	B1/B2
Tree T10	1	Cedrus deodara (Deodar)	15.0	35	1	4.0		4.0		4.0		4.0		3.0		Early Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor. Poor past pruning. Branch stubs in lower crown	18/08/2018	55.4	4.2	40+	B2
Tree T11	1	Fraxinus excelsior (Ash)	16.0	84	1	4.7		7.0		8.7		8.7		4.0		Mature	Structural condition Poor. Physiological condition Fair. Access to inspect base - Restricted / obscured. Die-back - Throughout crown. Deadwood - Major. Deadwood - Minor. Ivy or climbing plant. Root plate movement - Current (suspected unstable). Forks at 1m Diameter measured at narrowest point below fork Structural roots severed at 0.5m from stem and root plate lifting to south Fell - Ground level.	18/08/2018	319.2	10.1	0-10	U
Tree T12	1	Fraxinus excelsior (Ash)	16.0	79 COM	8	8.8		9.8		6.2		9.2		0.5		Veteran	Structural condition Fair. Physiological condition Good. Bark wound - Mammal. Bark wound - Minor. Coppice stool - Coppice origin / Mature stems. Deadwood - Minor. Decay / structural defect - Minor. Ivy or climbing plant. Susceptible to ash dieback	18/08/2018	283.7	9.5	20-40	B3
Tree T13	1	Betula pendula (Silver Birch)	12.0	30	1	4.5		4.5		4.5		4.5		4.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. C1 individual	18/08/2018	40.7	3.6	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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Cuffley Hill

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T14	1	Malus sp. (Apple sp.)	11.0	40	1	5.4		4.3		5.5		5.0		1.0		Mature	Structural condition Fair. Physiological condition Good. Branch - Broken. Branch - Suspended. Deadwood - Major. Deadwood - Minor. Pruning wounds - Decayed. Rubbing limbs.	18/08/2018	72.4	4.8	10-20	C1
Group G15	1	Fraxinus sp. (Ash sp.)	5.0	20 AVE	1									0.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Vegetation. Numbers in group not counted Ash tree possibly off site is 12m, rest of trees up to 5m	18/08/2018	18.1	2.4	10-20	C2
	1	Salix caprea (Goat Willow/Great Sallow)																				
Tree T16	1	Quercus robur (English Oak)	13.0	52	1	7.3		7.2		6.8		7.7		1.0		Early Mature	Structural condition Good. Physiological condition Good. Epicormic growth - Bole / principal stems. Epicormic growth - Base / bole / principal stems. Pruning wounds - Historic. Root environment - Compacted. Root damage - Suspected. Holly growing from base Appears stressed	18/08/2018	122.3	6.2	40+	B1
Tree T17	1	Fraxinus excelsior (Ash)	20.0	75 COM	2	10.7		8.5		10.2		6.2		0.5		Mature	Structural condition Fair. Physiological condition Fair. Decay / structural defect in crown limb / limbs - Open cavity / cavities. Deadwood - Minor. Decay / structural defect - Base. Decay / structural defect - Major. Decay / structural defect - Open cavity / cavities. Thin crown Large cavity in lower stem to east	18/08/2018	259.5	9.1	10-20	C1
Tree T18	1	Quercus robur (English Oak)	21.0	65	1	8.5		8.8		10.0		2.7		0.5		Mature	Structural condition Fair. Physiological condition Fair. Deadwood - Minor. Epicormic growth - Bole / principal stems. Ivy or climbing plant. Suppressed crown - Major. Unbalanced crown - Major.	18/08/2018	191.1	7.8	40+	C1/C2
Tree T19	1	Fraxinus excelsior (Ash)	19.0	81	1	11.2		11.3		11.9		11.8		3.0		Mature	Structural condition Fair. Physiological condition Fair. Deadwood - Major. Deadwood - Minor. Pruning wounds - Decayed. Shedding limb / limbs - Historic. Shedding limb / limbs - Major. Thin crown	18/08/2018	296.8	9.7	10-20	C1

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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Cuffley Hill

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T20	1	Quercus robur (English Oak)	20.0	54	1	8.2		8.3		2.3		8.5		6.0		Early Mature	Structural condition Fair. Physiological condition Fair. Deadwood - Major. Deadwood - Minor. Root environment - Compacted. Root damage - Suspected. Shedding limb / limbs - Historic. Suppressed crown - Major. Unbalanced crown - Major.	18/08/2018	131.9	6.5	20-40	C1
Tree T21	1	Fraxinus excelsior (Ash)	12.0	22	1	5.1		4.0		5.0		4.0		2.0		Early Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Restricted / obscured. Susceptible to ash dieback Soil bank within RPA	18/08/2018	21.9	2.6	20-40	C1/C2
Tree T22	1	Crataegus monogyna (Common Hawthorn/Quick/May)	12.0	29	1	5.3		5.0		5.0		4.0		3.0		Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Restricted / obscured. Soil bank within RPA	18/08/2018	38.0	3.5	20-40	C1/C2
Tree T23	1	Fraxinus excelsior (Ash)	16.0	59 COM	3	9.3		12.6		9.0		6.0		4.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Coppice stool - Coppice origin / Mature stems. Deadwood - Major. Deadwood - Minor. Foreign object - Ingrown metal. C1 individual Soil bank within RPA Over extended stem to the north east Deadwood - Remove. Remove over road	18/08/2018	162.6	7.2	20-40	B2
Tree T24	1	Cerasus avium (Wild Cherry)	12.0	30	1	4.1		4.4		4.6		4.3		2.0		Early Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor.	18/08/2018	40.7	3.6	20-40	B1/B2
Tree T25	1	Fraxinus excelsior (Ash)	20.0	80	1	9.7		9.7		9.7		9.7		6.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Deadwood - Minor. Ivy or climbing plant. Forks at 1m Diameter measured at narrowest point below fork C1 individual	18/08/2018	289.5	9.6	20-40	B2
Tree T26	1	Cerasus avium (Wild Cherry)	14.0	46	1	6.0		9.6		3.0		1.0		2.0		Mature	Structural condition Poor. Physiological condition Poor. Die-back - Throughout crown. Deadwood - Minor. Ivy or climbing plant. Heavy lean into site east	18/08/2018	95.7	5.5	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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Cuffley Hill

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T27	1	Quercus robur (English Oak)	15.0	58	1	6.7		8.3		9.7		11.3		0.0		Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor. Over extended limb to west Knopper galls throughout crown	18/08/2018	152.2	7.0	40+	B1
Tree T28	1	Quercus robur (English Oak)	15.0	53	1	7.0		6.2		7.8		6.9		0.0		Mature	Structural condition Fair. Physiological condition Good. Buttresses / buttress roots - Major adaptive growth / strong development. Deadwood - Minor. Epicormic growth - Bole / principal stems. Fork - Weak with included bark. Knopper galls throughout crown Maturing epicormic growth on stem	18/08/2018	127.1	6.4	20-40	C1
Tree T29	1	Picea abies (Norway Spruce)	16.0	34	1	3.5		2.2		3.9		2.9		0.5		Mature	Structural condition Good. Physiological condition Fair. Root damage - Mechanical. Suppressed crown - Major. Sparse crown, probably from suppression Structural roots severed to east at <0.3m from stem	18/08/2018	52.3	4.1	20-40	C1
Tree T30	1	Cerasus avium (Wild Cherry)	4.5	25	1	0.5		0.5		0.5		0.5		4.5		Early Mature	Structural condition Poor. Physiological condition Dead. Dead tree / trees. Standing dead stump, very decayed Fell - Ground level.	18/08/2018	28.3	3.0	0-10	U
Tree T31	1	Cerasus avium (Wild Cherry)	1.3	30	1	0.5		0.5		0.5		0.5		1.3		Early Mature	Structural condition Poor. Physiological condition Dead. Dead tree / trees. Standing dead stump, very decayed	18/08/2018	40.7	3.6	0-10	U
Tree T32	1	Salix caprea (Goat Willow/Great Sallow)	4.0	34 COM	4	5.5		11.0		2.5		2.0		0.0		Mature	Structural condition Poor. Physiological condition Poor. Excavation within root zone - Historic. Fallen tree / trees - Whole tree. Phoenix regeneration occurring	18/08/2018	53.0	4.1	0-10	U
Tree T33	1	Salix fragilis (Crack Willow)	6.0	45 COM	2	11.9		14.3		5.4		2.0		0.0		Mature	Structural condition Poor. Physiological condition Poor. Decay / structural defect - Base. Decay / structural defect - Extensive. Excavation within root zone - Historic. Fungal fruiting body - structural decay suspected. Fallen tree / trees - Whole tree. Phoenix regeneration occurring	18/08/2018	91.6	5.4	0-10	U

Stem green Estimated value
Stem AVE Average stem diameter for tree groups
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L.B. Height of lowest branch attachment (m) - where relevant

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Cuffley Hill

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Tree T34	1	Fraxinus excelsior (Ash)	16.0	40	1	7.4		7.6		6.8		7.4		1.0		Early Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor. Root environment - Restricted. Unsustainable in growing environment (linear raised, narrow planter/ wall) Susceptible to ash dieback	18/08/2018	72.4	4.8	10-20	C1
Tree T35	1	Quercus robur (English Oak)	4.0	18 COM	2	3.4		3.4		3.4		3.2		0.0		Semi Mature	Structural condition Fair. Physiological condition Good.	18/08/2018	15.2	2.2	40+	C1
Tree T36	1	Quercus robur (English Oak)	9.0	30	1	4.3		3.6		4.4		4.4		0.0		Early Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Not possible. Access to inspect base - Restricted / obscured. Base / stems obscured - Vegetation. Knopper galls throughout crown	18/08/2018	40.7	3.6	40+	B1
Tree T37	1	Quercus robur (English Oak)	12.0	85	1	8.5		6.0		7.4		7.9		0.0		Mature	Structural condition Fair. Physiological condition Poor. Die-back - Throughout crown. Decay / structural defect in crown limb / limbs - Localised. Deadwood - Major. Deadwood - Minor. Knopper galls throughout crown Stem exudations on main scaffold limbs	18/08/2018	326.9	10.2	10-20	C1
Tree T38	1	Quercus robur (English Oak)	18.0	40	1	3.2		6.7		6.5		2.3		0.5		Early Mature	Structural condition Fair. Physiological condition Good. Deadwood - Minor. Suppressed crown - Major. Unbalanced crown - Major. Growing as part of a group C1 individual	18/08/2018	72.4	4.8	40+	B2
Tree T39	1	Quercus robur (English Oak)	14.0	67	1	0.6		4.3		9.0		6.1		0.5		Mature	Structural condition Fair. Physiological condition Good. Deadwood - Minor. Fork - Weak with included bark. Suppressed crown - Major. Unbalanced crown - Major. Growing as part of a group - C1 individual Forks at 0.5m Diameter measured at narrowest point below fork	18/08/2018	203.1	8.0	20-40	B2

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Cuffley Hill

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Tree T40	1	Quercus robur (English Oak)	14.0	73	1	9.4		5.4		3.6		7.8		0.5		Mature	Structural condition Fair. Physiological condition Good. Branch - Broken. Branch - Suspended. Deadwood - Minor. Fork - Weak with included bark. Suppressed crown - Major. Unbalanced crown - Major. Growing as part of a group - C1 individual Forks at 0.5m Diameter measured at narrowest point below fork	18/08/2018	241.1	8.8	20-40	B2
Tree T41	1	Quercus robur (English Oak)	18.0	49	1	7.8		7.1		8.7		3.3		0.5		Mature	Structural condition Fair. Physiological condition Good. Deadwood - Minor. Unbalanced crown - Major. Growing as part of a group - C1 individual Old wound decaying on main stem to north at 0.3m	18/08/2018	108.6	5.9	40+	B2
Tree T42	1	Quercus robur (English Oak)	18.0	51	1	6.5		6.2		7.4		6.1		2.5		Early Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor. Suppressed crown - Minor. Knopper galls present Young birch regeneration around base	18/08/2018	117.7	6.1	40+	B1/B2
Tree T43	1	Quercus robur (English Oak)	18.0	39	1	5.5		7.8		6.0		2.0		0.5		Early Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor. Epicormic growth - Bole / principal stems. Suppressed crown - Minor. Slight suppression lean to north east Knopper galls present	18/08/2018	68.8	4.7	40+	B2
Tree T44	1	Quercus robur (English Oak)	18.0	52	1	3.0		3.0		9.5		8.2		0.5		Mature	Structural condition Good. Physiological condition Good. Deadwood - Major. Deadwood - Minor. Decay / structural defect - Open cavity / cavities. Decay / structural defect - Principal stems. Epicormic growth - Bole / principal stems. Suppressed crown - Minor. C1 individual Cavity at 5m	18/08/2018	122.3	6.2	40+	B2
Tree T45	1	Quercus robur (English Oak)	7.0	21	1	3.3		8.7		2.6		2.5		0.5		Semi Mature	Structural condition Fair. Physiological condition Good. Deadwood - Minor. Epicormic growth - Bole / principal stems. Suppressed crown - Major. C1 individual Slight lean to east	18/08/2018	20.0	2.5	40+	B2

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Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T46	1	Quercus robur (English Oak)	18.0	65	1	6.4		10.6		3.2		4.9		0.5		Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor. Epicormic growth - Bole / principal stems. Fork - Suspected structurally sound. Suppressed crown - Minor. Forks at 0.5m C1 individual Diameter measured at narrowest point below fork	18/08/2018	191.1	7.8	40+	B2
Tree T47	1	Quercus robur (English Oak)	18.0	39	1	7.5		4.1		4.7		3.6		0.5		Early Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor. Epicormic growth - Bole / principal stems. Fork - Suspected structurally sound. Suppressed crown - Minor. Unbalanced crown - Major. Forks at 0.5m - developing into weak fork - C1 individual Diameter measured at narrowest point below fork	18/08/2018	68.8	4.7	40+	B2
Tree T48	1	Quercus robur (English Oak)	18.0	54	1	8.5		6.7		4.3		5.7		3.0		Early Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor. Girdling roots - Minor. Suppressed crown - Major. C1 individual	18/08/2018	131.9	6.5	40+	B2
Tree T49	1	Quercus robur (English Oak)	18.0	49	1	9.3		5.6		5.0		5.1		0.5		Early Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor. Epicormic growth - Bole / principal stems. Suppressed crown - Minor.	18/08/2018	108.6	5.9	40+	B1/B2
Tree T50	1	Quercus robur (English Oak)	18.0	50	1	8.0		4.1		7.3		7.8		0.5		Early Mature	Structural condition Good. Physiological condition Good. Deadwood - Major. Deadwood - Minor. Epicormic growth - Bole / principal stems. Fork - Suspected structurally sound. Forks at 4m	18/08/2018	113.1	6.0	40+	B1/B2
Tree T51	1	Quercus robur (English Oak)	18.0	51	1	6.6		6.7		7.8		6.9		0.5		Early Mature	Structural condition Good. Physiological condition Good. Deadwood - Major. Deadwood - Minor. Epicormic growth - Bole / principal stems. Small cavity between buttress root to west	18/08/2018	117.7	6.1	40+	B1/B2

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Cuffley Hill

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Tree T52	1	Quercus robur (English Oak)	12.0	39	1	4.9		3.9		4.8		4.0		1.0		Early Mature	Structural condition Fair. Physiological condition Good. Deadwood - Major. Deadwood - Minor. Epicormic growth - Bole / principal stems. Poor form Maturing epicormic growth in mid crown	18/08/2018	68.8	4.7	20-40	C1/C2
Tree T53	1	Quercus robur (English Oak)	10.0	33	1	5.7		5.0		4.9		5.0		1.0		Early Mature	Structural condition Fair. Physiological condition Good. Deadwood - Major. Deadwood - Minor. Epicormic growth - Bole / principal stems. Main leader broken out Lateral branches with torsional tears	18/08/2018	49.3	4.0	20-40	C1/C2
Tree T54	1	Acer pseudoplatanus (Sycamore)	13.0	40 COM	3	5.4		5.4		5.4		5.4		2.0		Mature	Structural condition Poor. Physiological condition Good. Decay / structural defect - Open cavity / cavities. Decay / structural defect - Principal stems. Fork - Weak with included bark. Fungal fruiting body Kretzchmaria deusta substantial around main forks Fell - Ground level.	18/08/2018	73.9	4.9	0-10	U
Tree T55	1	Quercus robur (English Oak)	18.0	69	1	12.2		8.6		11.4		13.2		4.0		Mature	Structural condition Good. Physiological condition Fair. Buttresses / buttress roots - Major adaptive growth / strong development. Deadwood - Major. Deadwood - Minor. Slightly suppressed crown to east	18/08/2018	215.4	8.3	40+	B1

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Group G56	1	Prunus spinosa (Blackthorn/Sloe)	5.0	15 AVE	1									0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Hedgerow - Neglected / overgrown. Numbers in group not counted Gappy in places	18/08/2018	10.2	1.8	20-40	C1/C2
	1	Fraxinus excelsior (Ash)																				
	1	Salix caprea (Goat Willow/Great Sallow)																				
	1	Betula pendula (Silver Birch)																				
	1	Malus sp. (Apple sp.)																				
	1	Salix fragilis (Crack Willow)																				
Tree T57	1	Prunus insititia (Damson/Bullace)	4.0	47 COM	3	5.0		5.0		5.0		5.0		0.0		Mature	Structural condition Poor. Physiological condition Poor. Decay / structural defect - Base. Decay / structural defect - Extensive. Decay / structural defect - Open cavity / cavities. Fallen tree / trees - Whole tree. Ivy or climbing plant. Fungal fruiting body Ganoderma sp at base Fell - Ground level.	18/08/2018	102.0	5.7	0-10	U
Tree T58	1	Prunus insititia (Damson/Bullace)	4.0	49 COM	4	5.0		5.0		5.0		5.0		0.0		Mature	Structural condition Poor. Physiological condition Poor. Decay / structural defect - Base. Decay / structural defect - Extensive. Decay / structural defect - Open cavity / cavities. Fallen tree / trees - Whole tree. Ivy or climbing plant. Fungal fruiting body Ganoderma sp at base Fell - Ground level.	18/08/2018	109.0	5.9	0-10	U

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Tree T59	1	Salix fragilis (Crack Willow)	16.0	45	1	8.0		8.0		8.0		8.0		0.0		Mature	Structural condition Poor. Physiological condition Fair. Collapsed to east Crown dimensions estimated Fell - Ground level.	18/08/2018	91.6	5.4	0-10	U
Tree T60	1	Salix fragilis (Crack Willow)	5.0	40	1	2.0		0.0		2.0		8.0		0.0		Mature	Structural condition Poor. Physiological condition Poor. Decay / structural defect - Extensive. Fallen tree / trees - Partial collapse. Crown dimensions estimated Fell - Ground level.	18/08/2018	72.4	4.8	0-10	U
Group G61	1 1 1	Sambucus nigra (Elder) Crataegus monogyna (Common Hawthorn/Quick/May) Prunus insititia (Damson/Bullace)	7.0	50 AVE	1									0.0		Late Mature	Structural condition Poor. Physiological condition Poor. Decay / structural defect - Base. Decay / structural defect - Extensive. Fallen tree / trees - Partial collapse. Fallen tree / trees - Whole tree. Numbers in group not counted Stem diameter given for largest tree to give constraint for group Many trees have collapsed towards the east	18/08/2018	113.1	6.0	10-20	C1/C2
Tree T62	1	Quercus robur (English Oak)	16.0	48	1	5.3		5.3		7.6		6.7		3.0		Early Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor. Suppressed crown - Minor. C1 individual	18/08/2018	104.2	5.8	40+	B2
Tree T63	1	Quercus robur (English Oak)	18.0	49	1	4.1		5.3		5.7		5.0		3.0		Early Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor. Epicormic growth - Bole / principal stems. Ivy or climbing plant. Suppressed crown - Minor. C1 individual	18/08/2018	108.6	5.9	40+	B2
Tree T64	1	Quercus robur (English Oak)	18.0	39	1	4.7		5.0		6.6		3.6		4.0		Early Mature	Structural condition Good. Physiological condition Fair. Deadwood - Minor. C1 individual , poor form	18/08/2018	68.8	4.7	20-40	B2
Tree T65	1	Quercus robur (English Oak)	18.0	46	1	8.0		8.0		8.4		5.8		5.0		Early Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor.	18/08/2018	95.7	5.5	20-40	B1/B2

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Tree T66	1	Quercus robur (English Oak)	18.0	36	1	6.0		6.5		5.6		1.7		3.0		Early Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor. Suppressed crown - Major. C1 individual	18/08/2018	58.6	4.3	20-40	B2
Tree T67	1	Malus sp. (Apple sp.)	12.0	33 COM	2	6.5		6.4		6.0		4.9		1.0		Mature	Structural condition Fair. Physiological condition Good. Fork at base	18/08/2018	50.0	4.0	10-20	C1/C2
Tree T68	1	Quercus robur (English Oak)	18.0	55	1	7.5		7.8		9.6		7.5		3.0		Mature	Structural condition Good. Physiological condition Good. Deadwood - Major. Deadwood - Minor. Suppressed crown - Minor.	18/08/2018	136.8	6.6	20-40	B1/B2
Tree T69	1	Crataegus monogyna (Common Hawthorn/Quick/May)	7.0	28	1	4.7		5.3		2.1		3.0		2.0		Mature	Structural condition Fair. Physiological condition Fair. Deadwood - Major. Deadwood - Minor. Suppressed crown - Major.	18/08/2018	35.5	3.4	10-20	C1/C2
Tree T70	1	Quercus robur (English Oak)	18.0	57	1	7.4		9.2		8.4		6.0		4.0		Mature	Structural condition Good. Physiological condition Fair. Deadwood - Major. Deadwood - Minor. Suppressed crown - Minor.	18/08/2018	147.0	6.8	20-40	B1/B2
Tree T71	1	Quercus robur (English Oak)	18.0	54	1	6.1		10.0		8.6		7.5		1.0		Mature	Structural condition Good. Physiological condition Fair. Deadwood - Major. Deadwood - Minor. Epicormic growth - Bole / principal stems. Suppressed crown - Minor.	18/08/2018	131.9	6.5	20-40	B1/B2

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Group G72	1	Sambucus nigra (Elder)	5.0	30 AVE	1									0.5		Mature	Structural condition Poor. Physiological condition Fair. Access to inspect base - Restricted / obscured. Base / stems obscured - Debris. Numbers in group not counted Diameter given for larger stems in group Topped at 1m and regrown. Many older parts of the trees are decaying significantly	18/08/2018	40.7	3.6	10-20	C1
	1	Crataegus monogyna (Common Hawthorn/Quick/May)																				
	1	Populus tremula (Aspen)																				
	1	Prunus insititia (Damson/Bullace)																				
Tree T73	1	Quercus robur (English Oak)	18.0	41	1	5.0		4.0		5.6		6.8		1.0		Mature	Structural condition Good. Physiological condition Fair. Deadwood - Major. Deadwood - Minor. Epicormic growth - Bole / principal stems. Suppressed crown - Minor. Forks at 6m C1 individual	18/08/2018	76.0	4.9	20-40	B2
Tree T74	1	Quercus robur (English Oak)	21.0	74	1	6.8		9.9		11.2		11.0		1.0		Mature	Structural condition Good. Physiological condition Good. Suppressed crown - Minor.	18/08/2018	247.7	8.9	40+	B1/B2
Tree T75	1	Quercus robur (English Oak)	20.0	63	1	9.2		8.7		3.8		7.9		1.0		Mature	Structural condition Good. Physiological condition Good. Epicormic growth - Bole / principal stems. Fork - Suspected structurally sound. Suppressed crown - Major. Forks at 2.5m	18/08/2018	179.6	7.6	40+	B2
Tree T76	1	Quercus robur (English Oak)	17.0	46	1	4.8		6.9		7.3		7.0		0.5		Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor.	18/08/2018	95.7	5.5	40+	B1/B2

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Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T77	1	Quercus robur (English Oak)	16.0	66 COM	2	7.7		8.0		8.6		8.5		0.5		Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Restricted / obscured. Base / stems obscured - Debris. Deadwood - Minor. Fork - Suspected structurally sound. Root damage - Mechanical. Cup shaped fork	18/08/2018	200.0	8.0	40+	B1/B2
Tree T78	1	Quercus robur (English Oak)	12.0	36	1	4.2		6.0		5.5		4.0		1.0		Mature	Structural condition Fair. Physiological condition Fair. Deadwood - Minor. C1 individual	18/08/2018	58.6	4.3	40+	B2
Tree T79	1	Quercus robur (English Oak)	13.0	45	1	6.2		6.4		7.0		6.9		0.5		Mature	Structural condition Good. Physiological condition Fair. Deadwood - Minor. Suppressed crown - Minor. C1 individual Appears stressed	18/08/2018	91.6	5.4	40+	B2
Tree T80	1	Quercus robur (English Oak)	13.0	40	1	5.9		6.6		4.5		5.5		2.0		Mature	Structural condition Good. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Vegetation. Deadwood - Minor. C1 individual Appears stressed	18/08/2018	72.4	4.8	20-40	B2
Group G81	1	Crataegus monogyna (Common Hawthorn/Quick/May)	4.0	25 AVE	1									0.0		Mature	Structural condition Fair. Physiological condition Good. Hedgerow - Neglected / overgrown. Numbers in group not counted Useful boundary group for screening if desired Formally managed east side	18/08/2018	28.3	3.0	20-40	C1/C2
	1	Prunus spinosa (Blackthorn/Sloe)																				
	1	Fraxinus excelsior (Ash)																				
	1	Prunus insititia (Damson/Bullace)																				

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	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Group G82	1	Malus sp. (Apple sp.)	6.0	20 AVE	1									1.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Access to inspect base - Restricted / obscured. Base / stems obscured - Vegetation. Dimensions estimated	18/08/2018	18.1	2.4	10-20	C2
	1	Prunus spinosa (Blackthorn/Sloe)																				
	1	Sambucus nigra (Elder)																				
Tree T83	1	Fraxinus excelsior (Ash)	14.0	73 COM	6	8.4		8.4		8.4		6.7		1.0		Early Mature	Structural condition Poor. Physiological condition Fair. Access to inspect base - Restricted / obscured. Coppice stool - Coppice origin / Mature stems. Decay / structural defect - Principal stems. Susceptible to ash dieback Two mature stems cut to a height of 1.5-2m	18/08/2018	244.3	8.8	10-20	C1
Tree T84	1	Prunus insititia (Damson/Bullace)	5.0	12	1	2.5		2.5		2.5		2.5		0.5		Semi Mature	Structural condition Good. Physiological condition Good. No significant faults observed.	18/08/2018	6.5	1.4	40+	C1
Group G85	1	Crataegus monogyna (Common Hawthorn/Quick/May)	6.0	20 AVE	1									0.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Vegetation. Numbers in group not counted	18/08/2018	18.1	2.4	10-20	C2
	1	Malus sp. (Apple sp.)																				
Tree T86	1	Fraxinus excelsior (Ash)	9.0	30	1	6.0		6.0		2.0		6.0		2.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Vegetation. Susceptible to ash dieback Dimensions estimated	18/08/2018	40.7	3.6	10-20	C1

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Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T87	1	Fraxinus excelsior (Ash)	9.0	25 COM	2	2.0		6.0		6.0		6.0		2.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Vegetation. Susceptible to ash dieback Dimensions estimated	18/08/2018	28.3	3.0	10-20	C1
Tree T88	1	Salix caprea (Goat Willow/Great Sallow)	9.0	44 COM	5	6.0		6.0		6.0		6.0		3.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Vegetation. All dimensions estimated	18/08/2018	90.5	5.4	10-20	C1
Group G89	3	Fraxinus excelsior (Ash)	8.0	14 AVE	1									1.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Debris. Base / stems obscured - Vegetation. All dimensions estimated	18/08/2018	8.9	1.7	10-20	C2
Group G90	1	Prunus spinosa (Blackthorn/Sloe)	6.0	20	1									0.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Numbers in group not counted	18/08/2018	18.1	2.4	10-20	C2
Group G91	3 3	Abies sp. (Fir sp.) Prunus insititia (Damson/Bullace)	9.0	16 AVE	1									0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Deadwood - Minor. The mature plum has major stem damage to the north	18/08/2018	11.6	1.9	20-40	C2

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Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Group G92	1	Crataegus monogyna (Common Hawthorn/Quick/May)	8.0	30 AVE	1									0.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Blackthorn scrub, with rubbish and hardcore scattered underneath Numbers in group not counted	18/08/2018	40.7	3.6	10-20	C2
	1	Prunus spinosa (Blackthorn/Sloe)																				
	1	Fraxinus excelsior (Ash)																				
	1	Quercus cerris (Turkey Oak)																				
	1	Sambucus nigra (Elder)																				
	1	Laurocerasus sp. (Laurel)																				
	1	Buddleja sp. (Buddleja)																				
	1	Rubus fruticosus s. (Blackberry/Bramble)																				
Tree T93	1	Laurocerasus sp. (Laurel)	4.0	10	1	2.7		2.7		2.7		2.7		1.0		Early Mature	Structural condition Fair. Physiological condition Good. No significant faults observed.	18/08/2018	4.5	1.2	10-20	C1
Tree T94	1	Chamaecyparis lawsoniana (Lawson Cypress)	7.0	14	1	1.7		0.5		1.7		1.7		0.0		Early Mature	Structural condition Fair. Physiological condition Fair.	18/08/2018	8.9	1.7	20-40	C1/C2

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Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T95	1	Chamaecyparis lawsoniana (Lawson Cypress)	7.0	14	1	1.7		1.7		1.7		0.5		0.0		Early Mature	Structural condition Fair. Physiological condition Fair.	18/08/2018	8.9	1.7	20-40	C1/C2
Group G96	1	Crataegus monogyna (Common Hawthorn/Quick/May)	5.0	18 AVE	1									0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Hedgerow - Neglected / overgrown. Some dead hawthorn present	18/08/2018	14.7	2.2	20-40	C2
	1	Fraxinus excelsior (Ash)																				
	1	Ilex aquifolium (Holly)																				
	1	Malus sp. (Apple sp.)																				
	1	Rubus fruticosus s. (Blackberry/Bramble)																				
	1	Sambucus nigra (Elder)																				
Tree T97	1	Acer pseudoplatanus (Sycamore)	8.0	19	1	3.7		3.9		3.7		3.5		3.0		Early Mature	Structural condition Fair. Physiological condition Fair. Die-back - Upper crown. Decay / structural defect - Base. Sooty bark disease suspected	18/08/2018	16.3	2.3	10-20	C1
Tree T98	1	Tilia x vulgaris (Common Lime)	16.0	46	1	3.9		3.8		3.6		3.1		0.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Deadwood - Major. Decay / structural defect - Base. Decay / structural defect - Principal stems. Epicormic growth - Base. Wound at base with decay to north Epicormic growth - Remove. To allow closer inspection of lower stem	18/08/2018	95.7	5.5	20-40	B1

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Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T99	1	Robinia pseudoacacia (False Acacia sp./Black Locust)	15.0	55	1	6.1		4.9		4.0		3.3		4.5		Mature	Structural condition Poor. Physiological condition Fair. Crown reduction - Historic. Heavily crown reduced Bark wound main stem at 2m to north east, potential for decay	18/08/2018	136.8	6.6	10-20	C1
Tree T100	1	Taxus baccata (Yew)	7.0	30	1	2.8		3.3		4.2		4.2		2.0		Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Restricted / obscured. Epicormic growth - Base / bole / principal stems. Drought stress evident, poor form	18/08/2018	40.7	3.6	20-40	C1
Tree T101	1	Tilia x vulgaris (Common Lime)	16.0	57	1	4.3		5.6		5.0		3.7		0.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Die-back - Upper crown. Deadwood - Major. Deadwood - Minor. Epicormic growth - Base. Fork - Suspected structurally sound. Pruning wounds - Decayed.	18/08/2018	147.0	6.8	20-40	B1
Tree T102	1	Sorbus intermedia (Swedish Whitebeam)	7.0	31	1	3.5		3.2		3.9		3.4		2.0		Mature	Structural condition Good. Physiological condition Fair. Bark wound - Physical damage or vandalism. Deadwood - Minor. Decay / structural defect - Base. Thin crown Buttress and basal damage to south Minor wound on stem	18/08/2018	43.5	3.7	10-20	C1
Tree T103	1	Sorbus intermedia (Swedish Whitebeam)	7.0	30	1	3.7		3.6		3.3		3.4		2.0		Mature	Structural condition Good. Physiological condition Fair. Bark wound - Physical damage or vandalism. Decay / structural defect in crown limb / limbs - Localised. Deadwood - Minor. Decay / structural defect - Base. Thin crown Buttress and basal damage to north west	18/08/2018	40.7	3.6	10-20	C1
Tree T104	1	Sorbus intermedia (Swedish Whitebeam)	7.0	31	1	3.9		3.7		4.0		3.3		2.0		Mature	Structural condition Good. Physiological condition Fair. Bark wound - Physical damage or vandalism. Deadwood - Minor. Decay / structural defect - Base. Pruning wounds - Decayed. Thin crown Basal damage to south	18/08/2018	43.5	3.7	10-20	C1

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

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Cuffley Hill

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T105	1	Quercus robur (English Oak)	16.0	66	1	5.0		7.0		3.0		4.0		1.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	197.1	7.9	10-20	C1
Tree T106	1	Fraxinus excelsior (Ash)	15.0	42	1	4.0		7.0		6.0		8.0		5.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	79.8	5.0	10-20	C1
Tree T107	1	Quercus robur (English Oak)	18.0	60	1	7.0		8.0		2.0		3.0		3.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	162.9	7.2	10-20	C1
Group G108	1	Quercus robur (English Oak)	18.0	50	1									3.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	113.1	6.0	10-20	C1
Tree T109	1	Quercus robur (English Oak)	15.0	53	1	6.0		6.0		5.0		6.0		4.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	127.1	6.4	20-40	B1
Tree T110	1	Quercus robur (English Oak)	16.0	51	1	7.0		5.0		5.0		4.0		3.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	117.7	6.1	10-20	C1
Tree T111	1	Malus sylvestris (Wild Crab)	8.0	35	1	5.0		1.0		2.0		4.0		5.0		Post Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	55.4	4.2	0-10	U
Tree T112	1	Quercus robur (English Oak)	16.0	37	1	6.0		1.0		4.0		6.0		4.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	61.9	4.4	10-20	C1
Tree T113	1	Quercus robur (English Oak)	16.0	52 COM	2	7.0		4.0		6.0		7.0		5.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	126.1	6.3	10-20	C1
Tree T114	1	Quercus robur (English Oak)	16.0	37	1	6.0		5.0		2.0		3.0		5.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	61.9	4.4	10-20	C1

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Cuffley Hill

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T115		Quercus robur (English Oak)	14.0	26	1	1.0		5.0		3.0		1.0		6.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	30.6	3.1	10-20	C1
Tree T116	1	Quercus robur (English Oak)	16.0	39	1	3.0		4.0		4.0		5.0		5.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	68.8	4.7	10-20	C1
Tree T117	1	Quercus robur (English Oak)	15.0	46	1	5.0		5.0		4.0		6.0		3.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	95.7	5.5	20-40	B1
Tree T118	1	Quercus robur (English Oak)	15.0	43	1	6.0		4.0		1.0		5.0		1.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	83.6	5.2	10-20	C1
Tree T119	1	Quercus robur (English Oak)	13.0	23	1	1.0		1.0		2.0		4.0		0.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	23.9	2.8	10-20	C1
Tree T120	1	Quercus robur (English Oak)	16.0	40	1	5.0		5.0		5.0		6.0		7.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	72.4	4.8	10-20	C1
Tree T121	1	Quercus robur (English Oak)	16.0	36	1	3.0		2.0		4.0		5.0		3.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	58.6	4.3	10-20	C1
Tree T122	1	Quercus robur (English Oak)	16.0	40	1	2.0		5.0		6.0		4.0		4.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	72.4	4.8	20-40	B1
Tree T123	1	Quercus robur (English Oak)	16.0	40	1	5.0		4.0		5.0		4.0		5.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	72.4	4.8	20-40	B1
Tree T124	1	Fraxinus excelsior (Ash)	14.0	40	1	4.0		5.0		5.0		3.0		8.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	72.4	4.8	0-10	U

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Cuffley Hill

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T125		Quercus robur (English Oak)	14.0	58	1	5.0		4.0		4.0		6.0		4.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	152.2	7.0	10-20	C1
Tree T126	1	Quercus robur (English Oak)	17.0	48	1	6.0		5.0		4.0		6.0		2.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	104.2	5.8	20-40	B1
Tree T127	1	Quercus robur (English Oak)	16.0	51	1	4.0		6.0		5.0		2.0		5.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	117.7	6.1	10-20	C1
Tree T128	1	Quercus robur (English Oak)	14.0	28	1	4.0		3.0		2.0		2.0		3.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	35.5	3.4	10-20	C1
Tree T129	1	Quercus robur (English Oak)	14.0	29	1	4.0		2.0		3.0		3.0		3.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	38.0	3.5	10-20	C1
Tree T130	1	Quercus robur (English Oak)	16.0	70 COM	2	5.0		6.0		3.0		5.0		5.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	226.6	8.5	10-20	C1
Tree T131	1	Quercus robur (English Oak)	16.0	43	1	5.0		7.0		4.0		4.0		6.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	83.6	5.2	10-20	C1
Tree T132	1	Quercus robur (English Oak)	14.0	31	1	1.0		6.0		5.0		1.0		4.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	43.5	3.7	10-20	C1
Tree T133	1	Quercus robur (English Oak)	15.0	38	1	5.0		5.0		4.0		4.0		5.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	65.3	4.6	10-20	C1
Tree T134	1	Quercus robur (English Oak)	17.0	35	1	3.0		4.0		4.0		3.0		4.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	55.4	4.2	10-20	C1

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Cuffley Hill

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T135		Quercus robur (English Oak)	17.0	55 COM	2	5.0		4.0		4.0		4.0		3.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	137.7	6.6	20-40	B1
Tree T136	1	Quercus robur (English Oak)	16.0	50 COM	2	4.0		3.0		7.0		4.0		5.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	117.3	6.1	10-20	C1
Tree T137	1	Quercus robur (English Oak)	16.0	44	1	5.0		2.0		7.0		3.0		4.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	87.6	5.3	10-20	C1
Tree T138	1	Quercus robur (English Oak)	15.0	34	1	5.0		3.0		4.0		1.0		7.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	52.3	4.1	10-20	C1
Tree T139	1	Quercus robur (English Oak)	17.0	66	1	5.0		7.0		7.0		4.0		1.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	197.1	7.9	40+	B1
Tree T140	1	Quercus robur (English Oak)	5.0	13	1	2.0		0.0		3.0		3.0		1.0		Semi Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	7.6	1.6	10-20	C1
Tree T141	1	Quercus robur (English Oak)	15.0	34	1	5.0		1.0		3.0		6.0		4.0		Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	52.3	4.1	10-20	C1
Tree T142	1	Quercus robur (English Oak)	16.0	46 COM	2	6.0		4.0		5.0		3.0		3.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	98.6	5.6	0-10	U
Tree T143	1	Quercus robur (English Oak)	15.0	35	1	5.0		6.0		1.0		3.0		4.0		Early Mature	Note. Data from James Blake Associates survey and tree schedule dated May / Sept 2016	29/08/2018	55.4	4.2	10-20	C1

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

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Table 1 of BS5837 (2012) Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	* Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) * Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline * Trees infected with pathogens of significance to 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 arboricutural 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

Appendix A2 – Tree Work Schedule

Tree	No	Species	BS Category	Recommendations
T	1	Pear	B	Crown lift to 3m above ground level, remove deadwood
T	2	Sycamore	B	Fell to ground level to facilitate development
T	3	Cypress	C	Fell to ground level to facilitate development
T	4	Ash	C	Fell to ground level to facilitate development
T	5	Ash	C	Fell to ground level to facilitate development
T	6	Ash	C	Fell to ground level to facilitate development
T	7	Ash	C	Fell to ground level to facilitate development
T	8	Hawthorn	C	Fell to ground level to facilitate development
T	11	Ash	U	Fell to ground level for arboricultural reasons
T	12	Ash	B	Fell to ground level to facilitate development
T	14	Apple	C	Fell to ground level to facilitate development
G	15	Ash Goat willow	C	Fell to ground level to facilitate development
T	16	Oak	B	Fell to ground level to facilitate development
T	17	Ash	C	Fell to ground level to facilitate development
T	18	Oak	C	Fell to ground level to facilitate development
T	19	Ash	C	Fell to ground level to facilitate development
T	20	Oak	C	Fell to ground level to facilitate development
T	21	Ash	C	Fell to ground level to facilitate development
T	24	Cherry	B	Fell to ground level to facilitate development
T	25	Ash	B2	Fell to ground level to facilitate development
T	26	Cherry	U	Fell to ground level to facilitate development
T	27	Oak	B	Fell to ground level to facilitate development
T	28	Oak	C	Fell to ground level to facilitate development
T	30	Cherry	U	Fell to ground level for arboricultural reasons
T	31	Cherry	U	Fell to ground level for arboricultural reasons
T	32	Goat willow	U	Fell to ground level for arboricultural reasons
T	33	Willow	U	Fell to ground level for arboricultural reasons
T	34	Ash	C	Fell to ground level to facilitate development
T	35	Oak	C	Fell to ground level to facilitate development
T	36	Oak	B	Fell to ground level to facilitate development
T	37	Oak	C	Fell to ground level to facilitate development
T	52	Oak	C	Fell to ground level to facilitate development
T	53	Oak	C	Fell to ground level to facilitate development
T	54	Sycamore	U	Fell to ground level for arboricultural reasons
G	56	Blackthorn Ash Goat willow Silver birch Apple sp. Crack willow	C	Prune back to proposed residential fence lines
T	57	Plum	U	Fell to ground level for arboricultural reasons
T	58	Plum	U	Fell to ground level for arboricultural reasons
T	59	Willow	U	Fell to ground level for arboricultural reasons
T	60	Willow	U	Fell to ground level for arboricultural reasons
G	61	Hawthorn Elder Plum	C	Partial fell to ground level to facilitate development

T	64	Oak	B2	Fell to ground level to facilitate development
G	72	Elder Hawthorn Poplar Plum	C	Fell to ground level to facilitate development
T	74	Oak	B	Fell to ground level to facilitate development
T	79	Oak	B2	Fell to ground level to facilitate development
T	80	Oak	B2	Fell to ground level to facilitate development
G	81	Hawthorn Blackthorn Ash Plum	C	Partial fell to ground level to facilitate development
T	83	Ash	C	Fell to ground level to facilitate development
T	84	Plum	C	Fell to ground level to facilitate development
G	85	Hawthorn Apple	C	Fell to ground level to facilitate development
T	86	Ash	C	Fell to ground level to facilitate development
T	87	Ash	C	Fell to ground level to facilitate development
T	88	Goat willow	C	Fell to ground level to facilitate development
G	89	Ash	C	Fell to ground level to facilitate development
G	90	Blackthorn	C	Fell to ground level to facilitate development
G	91	Fir Plum	C	Fell to ground level to facilitate development
G	92	Hawthorn Blackthorn Ash Turkey oak Elder Laurel Buddleja Blackberry	C	Fell to ground level to facilitate development
T	93	Laurel	C	Fell to ground level to facilitate development
T	94	Cypress	C	Fell to ground level to facilitate development
T	95	Cypress	C	Fell to ground level to facilitate development
G	96	Hawthorn Holly Ash Apple Blackberry Elder	C	Partial fell to ground level to facilitate development
T	99	Robinia	C	Fell to ground level to facilitate development
T	100	Yew	C	Fell to ground level to facilitate development
T	101	Lime	B1	Fell to ground level to facilitate development
T	105	Oak	C	Fell to ground level to facilitate development
T	106	Ash	C	Fell to ground level to facilitate development
T	107	Oak	C	Fell to ground level to facilitate development
G	108	Oak	C	Fell to ground level to facilitate development
T	117	Oak	B	Fell to ground level to facilitate development
T	124	Ash	U	Fell to ground level to facilitate development

NOTE:

All tree works should comply with BS 3998 (2010) - Recommendations. If necessary, appropriate checks by a suitably qualified ecologist should be made before tree works are undertaken, and all works should only be carried out once planning pemission has been granted and any pre-commencement planning conditions relating to tree work have been discharged

Appendix B1 – Tree Survey Plan

North

BS5837:2012 Tree Categorisation

A Category
Trees of high quality with an estimated remaining life expectancy of at least 40 years

B Category
Trees of moderate quality with an estimated life expectancy of at least 20 years

C Category
Trees of low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

U Category
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

Key

Root Protection Area (RPA)
The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability.

TRACY CLARKE
TREE CONSULTANCY

5 High Street, Great Bardfield,
Essex, CM7 4RF

www.tracyclarke.co.uk

T: 01371 811831 / E: info@tracyclarke.co.uk

0 5m 10m 20m 30m 40m 50m

Date	Revision	Description
---	---	----

Title
Tree Survey

Client
Countryside Properties

Site
Land at Cuffley Hill, Goffs Oak, Waltham Cross, EN7 5EU

Dwg Ref: TCTC-21217-PL-01	**Rev:** -	**Scale:** 1:500 @ A1
Status: Planning	**Date:** August 2018	**Drawn By:** AC

Do not scale from this drawing, tree positions and dimensions should always be checked on site.

The original of this drawing is in colour, do not rely on monochrome versions.

Appendix B2 – Proposal and Tree Work Plan

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BS5837:2012 Tree Categorisation

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Key

Root Protection Area (RPA)
The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability.

Trees to be removed for development

Trees to be removed for arboricultural reasons

0 5m 10m 20m 30m 40m 50m

Date	Revision	Description
10.10.18	A	Revisions to Tree Retention Site Plan SL.01.A*
12.12.18	B	Updated site layout SL.01.B

Title Proposed Layout

Client Countryside Properties

Site Land at Cuffley Hill, Goffs Oak, Waltham Cross, EN7 5EU

Dwg Ref: TCTC-21217-PL-02	**Rev:** B	**Scale:** 1:500 @ A1
Status: Planning	**Date:** August 2018	**Drawn By:** AC

Do not scale from this drawing, tree positions and dimensions should always be checked on site.

The original of this drawing is in colour, do not rely on monochrome versions.

Appendix B3 – Tree Protection Plan and Heads of Terms Method Statement

North

Attenuation Pond

Attenuation Pond

T55 T111 T112 T113 T114 T110 T118 T119 T62 T63 T115 T120 T116 T121 T122 T123 T109 T125 T65 G61 T126 T129 T127 T128 T130 T66 T48 T47 T46 T45 T44 T43 T51 T50 T49 T42 T131 T132 T133 T134 T135 T67 T41 T136 T138 T137 T68 T75 T40 T39 T38 G56 T140 T139 T73 T141 T142 T143 T71 T70 T69 T76 T78 T77 T29 G96 T23 T22 G81 T1 T13 T10 T9 T104 T103 T102 T98 T97

BS5837:2012 Tree Categorisation

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Trees of high quality with an estimated remaining life expectancy of at least 40 years

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Trees of moderate quality with an estimated life expectancy of at least 20 years

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Trees of low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

U Category
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

Root Protection Area (RPA)
The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability.

Key

BS 5837 2012 Default weldmesh specification for protective barrier

Construction exclusion zone

No-dig construction
Permeable hard surface

Foundation construction requiring specialist approach

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0 5m 10m 20m 30m 40m 50m

Date	Revision	Description
10.10.18	A	Revisions to Tree Retention Site Plan SL.01.A*
12.12.18	B	Updated site layout SL.01.B

Title
Tree Protection Plan

Client
Countryside Properties

Site
Land at Cuffley Hill, Goffs Oak, Waltham Cross, EN7 5EU

Dwg Ref: TCTC-21217-PL-03	**Rev:** B	**Scale:** 1:500 @ A1
Status: Planning	**Date:** August 2018	**Drawn By:** AC

Do not scale from this drawing, tree positions and dimensions should always be checked on site.

The original of this drawing is in colour, do not rely on monochrome versions.

ARBORICULTURAL METHOD STATEMENT (HEADS OF TERMS)

Tree works
All tree works recommended with the proposal will be carried out in accordance with BS 3998:2010 *Tree work - Recommendations* prior to any construction machinery arriving on site. Once completed, installation of protective barriers and temporary ground protection will take place immediately.

Protective Barriers
Protective barriers will be installed in the locations specified on this drawing prior to any works starting on site. The default fencing specification will be used due to the high demolition and construction intensity and risk to trees.

Temporary ground protection
None specified.

Foundation Construction
Foundations within the root protection area of trees will be constructed only using special engineering solutions which will avoid significant root pruning, methods such as piles and suspended ground beams or slabs will be used, appropriate design for the site conditions will be specified by an engineer in liaison with an arboriculturist. Any excavations in existing built footprints will not exceed the existing building footprint or depth of existing footings.

No-Dig Construction
Where no-dig construction is specified on this drawing the method of construction and installation will retain existing ground levels, any existing vegetation sprayed and hollows filled with sharp sand to create a level finish. The use of a load bearing three dimensional system with a permeable surface, and low impact kerb edging will be used to avoid soil compaction and potential damage to tree roots and stems. Appropriate tree root protection systems are available from www.geosyn.co.uk, or www.terram.com and this should be installed only by the manufacturer to ensure it is effective.

Underground drainage and services
Drainage and services installation will avoid the root protection area of trees, where this is unavoidable the approach to install will follow NJUG (2007 Volume 4, Issue 2). All manholes must avoid root protection areas entirely.

General Tree Protection Measures

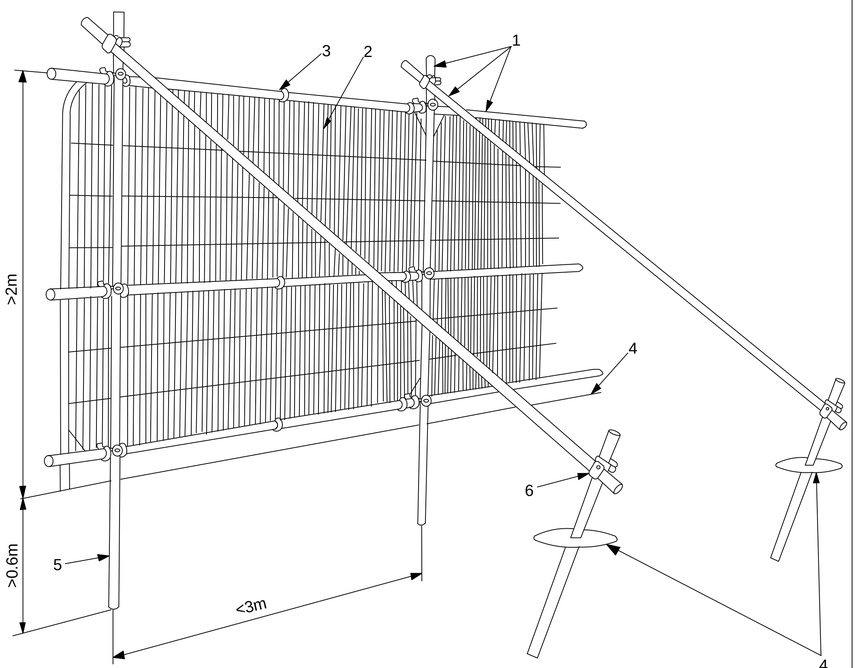
- No construction or demolition works will take place within any protection zone identified on this drawing. Barriers and ground protection will remain intact and in position until works on site are completed, no alterations will take place without consulting the project arboriculturist beforehand
- No chemicals will be used within 3m of a tree, including hazardous material, cement or other toxic materials

Supervision of Works
Once protection measures as specified on this drawing are in place, the project arboriculturist will be notified and a site visit will take place to approve the installations are fit for purpose. Site operations can commence once this has been approved.

Ongoing site visits by the project arboriculturist will take place at intervals to ensure that tree protection measures are adhered to for the duration of the project works on site.

North

Protective Fencing Specification



Key

1 Standard scaffold poles.
2 Heavy gauge 2m tall galvanized tube and welded mesh infill panels.
3 Panels secured to upright and cross-members with wire ties.
4 Ground level.
5 Uprights driven into the ground until secure (minimum depth 0.6m).
6 Standard scaffold clamps.

BS5837:2012 Tree Categorisation

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Key

Root Protection Area (RPA)
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BS 5837 2012 Default weldmesh specification for protective barrier

Construction exclusion zone

No-dig construction
Permeable hard surface

Foundation construction requiring specialist approach

0 10m 20m 40m 80m 100m

Date	Revision	Description
10.10.18	A	Revisions to Tree Retention Site Plan SL.01.A*
12.12.18	B	Updated site layout SL.01.B

Title
Arboricultural Method Statement - Heads of Terms

Client
Countryside Properties

Site
Land at Cuffley Hill, Goffs Oak, Waltham Cross, EN7 5EU

Ref: TCTC-21217-PL-04	**Rev:** B	**Scale:** 1:1000 @ A1
Status: Planning	**Date:** August 2018	**Drawn By:** AC

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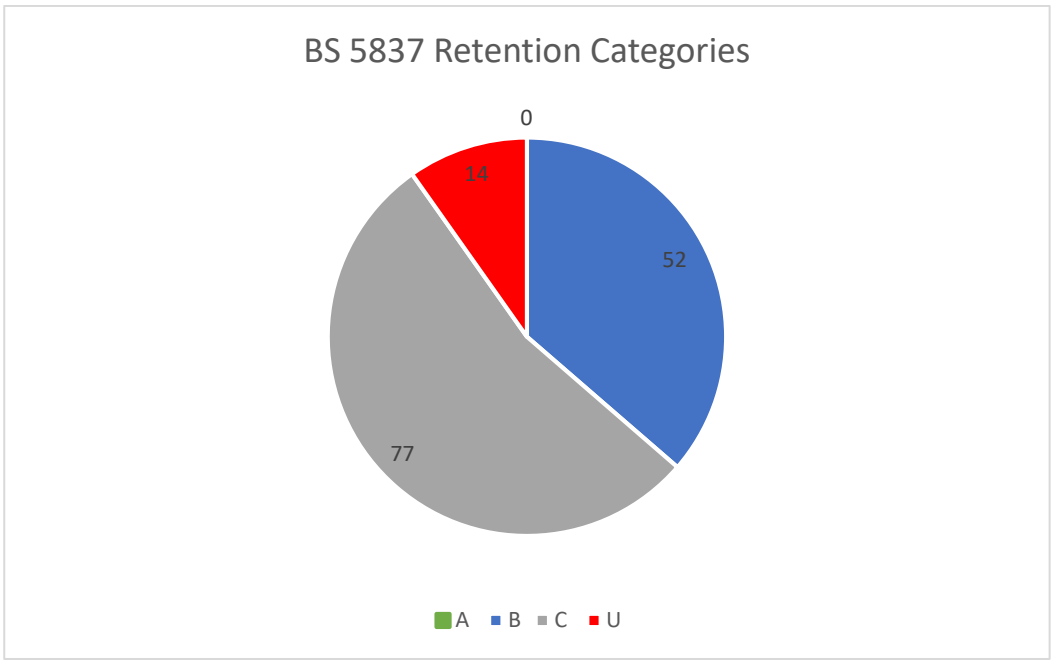
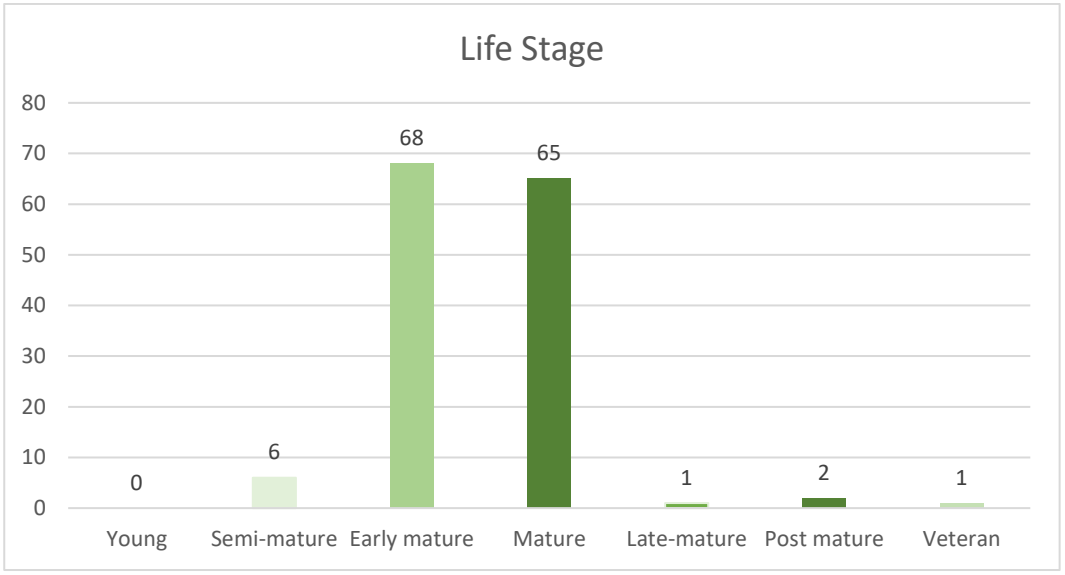
Appendix C – Tree Data Analysis

BS5837 (2012) quality and value of the tree population

A total of 143 trees and groups have been assessed and are included in the survey



Life Stage



Appendix D – Tree Preservation Order

90 Cuffley Hill New TPO

Tree Preservation Order Evaluations

Score <6 TPO indefensible; 7-10 Does not Merit TPO; 11-14 TPO defensible; 15+ Definitely merits TPO

See Attached Guidance Sheet

Ref	Condition	Retention	Visibility	Other Factors	Expediency	Score	Notes
W1	3	4	4	4	3	**18**	**All trees of whatever species, mainly Oak.**
G1	3	4	4	4	3	**18**	**Four Oaks (23,24,25&26 on the schedule), two trees are supressed or have poor form but crowns are conjoined and all four trees form a coherent group**
G2	3	4	4	4	3	**18**	**Four Oaks (89,90,91&92 on the schedule), some are twin stemmed, one is misshapen but crowns are conjoined and all four trees form a coherent group**
T1	3	4	4	3	3	**17**	**Oak T105 on the schedule. Crown unbalanced but visually important at the site boundary.**
T2	3	4	4	3	3	**17**	**Oak T106 on the schedule. Swept stem at base, visually important near the site boundary.**
T3	3	3	4	3	3	**16**	**Ash T109 on the schedule, visually important at the site boundary.**

Ref	Condition	Retention	Visibility	Other Factors	Expediency	Score	Notes
T4	3	4	4	3	3	**16**	**Ash T111 on the schedule, visually important at the site boundary.**
T5	3	4	4	3	3	**16**	**Oak T112 on the schedule, unbalanced crown that could be improved by pruning.**
T6	4	4	4	4	3	**19**	**Oak T114 on the schedule, good quality specimen**
T7	4	4	4	4	3	**19**	**Oak, T118 on the schedule, good quality and highly visible**
T8	3	3	4	3	3	**16**	**Apple T119 on the schedule, prominent tree of good form**
T9	3	3	4	3	3	**16**	**Ash T120 on the schedule, visually prominent with no significant defects**
T10	3	3	4	3	3	**16**	**Hawthorn T121 on the schedule, on boundary, provides screening**
T11	3	3	4	3	3	**16**	**Pear T5 on the schedule. Provides visual screening of the site from nearby properties.**

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BROXBOURNE BOROUGH COUNCIL
BOROUGH OFFICES
CHURCHGATE
CHESHUNT
WALTHAM CROSS
EN8 9QX TEL:-01992 785555

BOROUGH OF BROXBOURNE

Title

Tree Preservation Order No 2.2017

Location **Land rear of 90a Cuffley Hill, Goffs Oak**

Centre: 531739.51 , 203055.06
User SB
Scale: 1/1250 Date: 12/1/2017

Appendix E – Qualifications

I am a qualified arboriculturist with significant experience in dealing with trees in relation to the living environment.

I am a Registered Chartered arboriculturist with the Institute of Chartered Foresters, a Fellow of the Arboricultural Association, a Chartered Environmentalist and I have a Higher National Diploma in arboriculture and a Postgraduate Diploma in arboriculture and community forest management from Middlesex University, I have twenty years' experience in the field of Arboriculture.

Tracy Clarke MICFor. F.Arbor.A. CEnv

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