

Maple House, Nos 8-16 (even) & 30-32 High Street
and Nos 1-7 Princes Parade, Potters Bar

**Tree Survey review,
Arboricultural Impact Assessment
and Arboricultural Method Statement**

for

Chase New Homes

Contact:



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The Landscape Partnership Ltd is a practice of Chartered Landscape Architects, Chartered Ecologists and Chartered Environmentalists, registered with the Landscape Institute and a member of the Institute of Environmental Management & Assessment and the Arboricultural Association.

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1 Introduction

- 1.1 The Landscape Partnership has been commissioned by Chase New Homes to carry out an arboricultural survey at Maple House, Nos 8-16 (even) & 30-32 High Street and Nos 1-7 Princes Parade, Potters Bar and assess the potential arboricultural impact of the proposed development. This report also seeks to develop an Arboricultural Method Statement for the scheme.
- 1.2 Interrogation of Hertsmere Borough Council's webpages confirms that the site is not within a Conservation Area. Tree Preservation Order (TPO) records (i.e., *'Tesco Supermarket and Land rear of Canada Life, Mutton Lane, Potters Bar, Herts - No. 11/2005'*) are provided at *Appendix 04* which is thought to apply to T95-T97, and T100. It appears that some of the trees from the original 2005 TPO are no longer present on site or have been replaced with new tree planting.
- 1.3 **Proposed development:** *'Partial demolition of existing buildings (with retention of existing two-storey car park and substation) and redevelopment of the site to provide a mixed-use development comprising residential apartments (Class C3) and flexible commercial floorspace (Class E) across 4 Blocks and associated internal roads, parking, drainage, landscaping, amenity space and associated works.'*
- 1.4 The arboricultural survey site visit was carried out by the Landscape Partnership in June 2025.

2 Site description

- 2.1 The site is located in Potters Bar, a town on the southern edge of Hertfordshire. It occupies a prominent position on the north-western side of a major four-arm junction at the heart of the local road network.
- 2.2 The site is bounded by Mutton Lane to the south and Potters Bar High Street to the east. Properties along both frontages are predominantly in commercial use, with residential accommodation above. Notable buildings opposite the site on the eastern side of the High Street include Key Point, a former office block currently undergoing conversion to residential use, and the Cask and Stillage public house.
- 2.3 To the west of the site lies a Tesco superstore, which includes a large surface car park and petrol filling station. A prominent phone mast is also located within the Tesco car park. Immediately north of the site is Goodacre Court, a sheltered housing development, and a BP petrol station.
- 2.4 The site itself comprises a mix of buildings and uses, including the Canada Life Building (note: Canada Life Building is being retained and falls outside the scope of this application), Maple House office building, two parades of commercial units fronting the High Street with residential flats above, a car wash, and associated surface car parking (providing approximately 355 spaces).

3 The trees and hedges

- 3.1 The trees and hedges fall into two-character groups as described below.

Character Group One

- 3.2 Includes the higher-quality trees (i.e., Category A and B, in BS5837 terms) which are typically prominent features of the landscape or those trees with good form, condition, and size. The Category A trees

include the northern most pedunculate oak (T91, T93, and T97) and horse chestnut (T90) which line the car park edge in the soft landscape boarder. The Scots pine (T100) is also a prominent tree located to the west adjacent to the car park edge, as seen *Figure 1*. Examples of some of the Category B trees associated with the existing building are shown in *Figures 2 and 3* (note some of these trees are Category C). Although these trees are not large features of the landscape, they are generally in good health and provide amenity value from Mutton Lane. Generally, Category A and B trees are estimated as having the capacity to provide continued arboricultural benefits to the landscape for 40+ years and 20+ years, respectively. Collectively, these trees help to soften the urban setting by providing greenery (summer months for broadleaved trees) around the site enhancing the urban setting.



Figure 1. Western boundary trees including the Scots pine (T100).



Figure 2. Trees along / within the site frontage to the south at Mutton Lane.



Figure 3. Trees located in the south-eastern corner of the site visible from Mutton Lane.



Figure 4. Northern area with small trees of a typical condition for a car park setting.

Character Group Two

- 3.3 Includes trees of lower quality (i.e., Category C and U, in BS5837 terms) on / adjacent to the site. These trees are typically relatively small specimens (i.e., young trees below the threshold of <150 mm stem dbh for Category C trees stated within BS5837) and / or are of impaired condition. *Figure 4* provides

examples of such trees; typical car park setting with trees growing in restrictive soil conditions and in a poor to fair condition. These survey items may also have low or limited visibility from within the wider landscape which in turn reduces their importance visually. Whilst it may be desirable to retain Category C survey items, their loss and replacement in context to development is typically considered acceptable in arboricultural terms. These trees at present make a low contribution to the urban setting.

4 Arboricultural Impact Assessment (AIA)

- 4.1 The AIA uses information provided in the tree survey to identify areas where the proposed development construction may be at odds with accepted standards in terms of a tree's requirements for soil volume in which to maintain existing roots and shoots and soil volume for future growth.
- 4.2 Details of the trees surveyed are given in the accompanying Tree Survey Schedule. Tree locations are shown on the accompanying Tree Survey *Drawings 01 and 02*.
- 4.3 The quality and relative importance of each is shown as coloured polygons. The colour used relates to the British Standard categories as follows: A, green; B, blue; C, grey and U, red (see *Drawings 01 and 02*) Red trees are typically discounted as they are of poor overall condition with limited useful life expectancy (i.e., <10 years). In general, the design process will seek to retain all viable trees, but in particular Category A and B trees.
- 4.4 The root protection area (RPA) is shown as a circle for individual trees and a polygon for tree groups on the Tree Survey *Drawings 01 and 02*.
- 4.5 This report considers existing site conditions and the effect that they may have on the development of the surveyed trees' root systems. Hard structures such as buildings and paved roads and paths can influence the root activity of trees by reducing the availability of both moisture and nutrients.

5 Impact of proposed development on retained trees and hedges

- 5.1 Refer to the accompanying AIA AMS *Drawings 03 and 04* for the relationship between the approved development and the trees on the site.
- 5.2 **Tree retention:** all Category A trees will be retained as part of the development.
- 5.3 **Tree removal for development purposes:** with reference to the Tree Removal Schedule provided at *Appendix 05*, the following 86no. individual trees and other forms of vegetation will need to be removed for development purposes:
 - 47no. individual Category B trees;
 - 33no. individual Category C trees;
 - 6no. individual Category U trees;
 - 12no. Category C shrub mass groups; and,
 - a relatively small portion of the Category C hedge H2, to the north, as shown at *Drawing 03*.
- 5.4 Tree loss is largely due to the removal of the existing basement below Maple House.

- 5.5 **Landscape improvement:** of the above tree removal, the 6no. Category U trees to be removed are in a poor condition with limited life expectancy. Therefore, their removal and /or replacement would likely be required within the next 10 years irrespective of development.
- 5.6 **Proposed landscape planting:** the Landscape General Arrangement plan (i.e., 'MRG-268-PBH-PL-0100 - General arrangement') has been used to form AIA AMS *Drawings 03 and 04*). Proposed planting includes provision for 120no. new individual trees of varying type. Subject to successful establishment, proposed tree planting has the potential to provide a net gain of 34no. individual trees on the site.
- 5.7 **Arboricultural and amenity impacts:** the scheme requires the removal of 86no. individual trees located within existing areas of soft landscape and in the car park to the north. Boundary trees and vegetation to the west and north which offer a degree of visual separation to / from the site shall be retained. Arboricultural and amenity impacts are considered to be moderate to high. However, the landscape scheme will seek to replace these trees with a net gain of 34no. individual trees. Subject to the successful establishment of new trees in the landscape, the scheme in time, shall reinstate tree numbers whilst enhancing the developments amenity.
- 5.8 None of the retained trees or hedges shall be adversely affected by the approved development and associated construction works to such a degree that their overall quality is reduced in BS5837 terms.

6 Root Investigation – Tree Root Radar

- 6.1 The Executive Summary taken from the Tree Root Radar Report (i.e., 'Root Investigation by TreeRadar, TRA Consulting – Ref: TRA 0555 Maple House, Potter's Bar, Herts, Dated 26-03-2026'), in relation to the north-eastern boundary horse chestnut (T90) and pedunculate oak (T91), states:
- 6.2 *"The results show that the trees are rooting in reduced densities beneath the survey area, with the densities seen being significantly lower than would be typical for trees of this size, species and proximity. This is likely due to the very high levels of disturbance within the soils and the sub-optimal rooting conditions. In particular the densities beyond the existing parking bays fall to almost zero, despite being well within the RPAs of the trees.*
- Little rooting is seen in the upper 30-40cm of material away from the edges of the shrub beds, though there is some visible deflection of the surfacing in the north east corner of the car park."*
- 6.3 Tree Root Radar was undertaken in relation to T90 and T91 to investigate for the presence of roots in the north-eastern corner of the existing car park to inform the design process, including plant and road layout. The Tree Radar Results Plan (report extract) is shown at *Appendix 06* which illustrates the reduction of root density away from the car park edge. Through careful consideration it was concluded that the plant buildings and their foundations, located as far from tree stems as possible, will result in low impacts to the tree roots due to limited root densities. The plant access road also encroaches into RPAs and will be finished close to existing surface levels but with some degree of excavation. In these areas impacts to tree roots are also expected to be low, due to the very high levels of disturbance within the soils and sub-optimal rooting conditions.
- 6.4 In addition, as discussed below at Section 8 and identified at AIA AMS *Drawings 03 and 04*, it is proposed to convert existing areas of hard landscape to soft landscape within RPAs. Works shall

include the careful removal of hard surfaces and made ground within the RPAs of T90, T91, T93, T97, and T100 whilst retaining tree roots (should they be present) to an appropriate depth before backfilling with topsoil to promote enhancement of growing conditions. Increased soft landscape areas within RPAs is considered to be positive and should help to offset the impacts of minor root loss.

7 Arboricultural Method Statement methodology

- 7.1 The arboricultural method statement provides the means by which areas of demolition and construction activity, or working space requirements, can be achieved whilst avoiding / minimising the impact of that construction activity on the affected trees.
- 7.2 Demolition and construction activity can result in physical damage to trees and compromise of their rooting environment. Where construction activity is predicted to be in close proximity to trees, it is important that an appropriate method of construction is followed to avoid or minimise impact on retained trees.

8 Arboricultural Method Statement – Heads of Terms

- 8.1 The following heads of terms have been prepared based on currently available design information and should be developed into a detailed AMS which can be secured by condition of planning permission.
- 8.2 **Tree Protection:** Prior to works commencing on site protective tree barriers will be installed in the primary locations shown on the accompanying AIA AMS Drawing 02. Allowance has been made to provide phased secondary protective tree barrier locations following the conversion of hard standing areas to soft landscape within tree RPAs (i.e., T90, T91, T93, T97, and T100). The primary and secondary protective barriers shall not be removed or altered without prior consultation with the Project Arboriculturist.
- 8.3 The areas protected by fencing be subject to the following restrictions:
 - Existing soil levels within the protected areas shall not be altered.
 - No excavation of any kind shall take place within the protected areas.
 - The protected areas shall not be used for storage of any kind.
 - No vehicles or machinery shall be allowed into the areas protected by fencing.
 - No dumping of waste liquids or other materials.
- 8.4 Additionally, the following restrictions apply to the areas beyond the RPA of retained trees:
 - Waste liquids which may be harmful to trees, such as cement washings, shall not be tipped within 10 m of RPAs.
 - Chemicals which may be harmful to trees such as oil, diesel and bitumen shall not be stored or poured within 10 m of RPAs.
 - Fires are not allowed within 15 m of tree canopies, or RPAs.

- 8.5 Should the developer require the above restrictions to be breached for unforeseen reasons, an appropriate method of works must be agreed with the Local Authority prior to any works taking place within the protected areas.
- 8.6 **Protective Barriers:** Protective Barriers shall be erected to prevent access into designated areas around retained trees. Once installed, all weather notices shall be attached to each barrier with words such as: "Construction Exclusion Zone – No Access".
- 8.7 Protective Barriers shall be erected in accordance with *BS5837: 2012 Fig. 2 (Figure 5, below)*.
- 8.8 There may be instances where existing boundary treatments are sufficient to act as the protective barrier for off-site trees and hedges, which shall be confirmed (if required) during the pre-commencement site meeting.

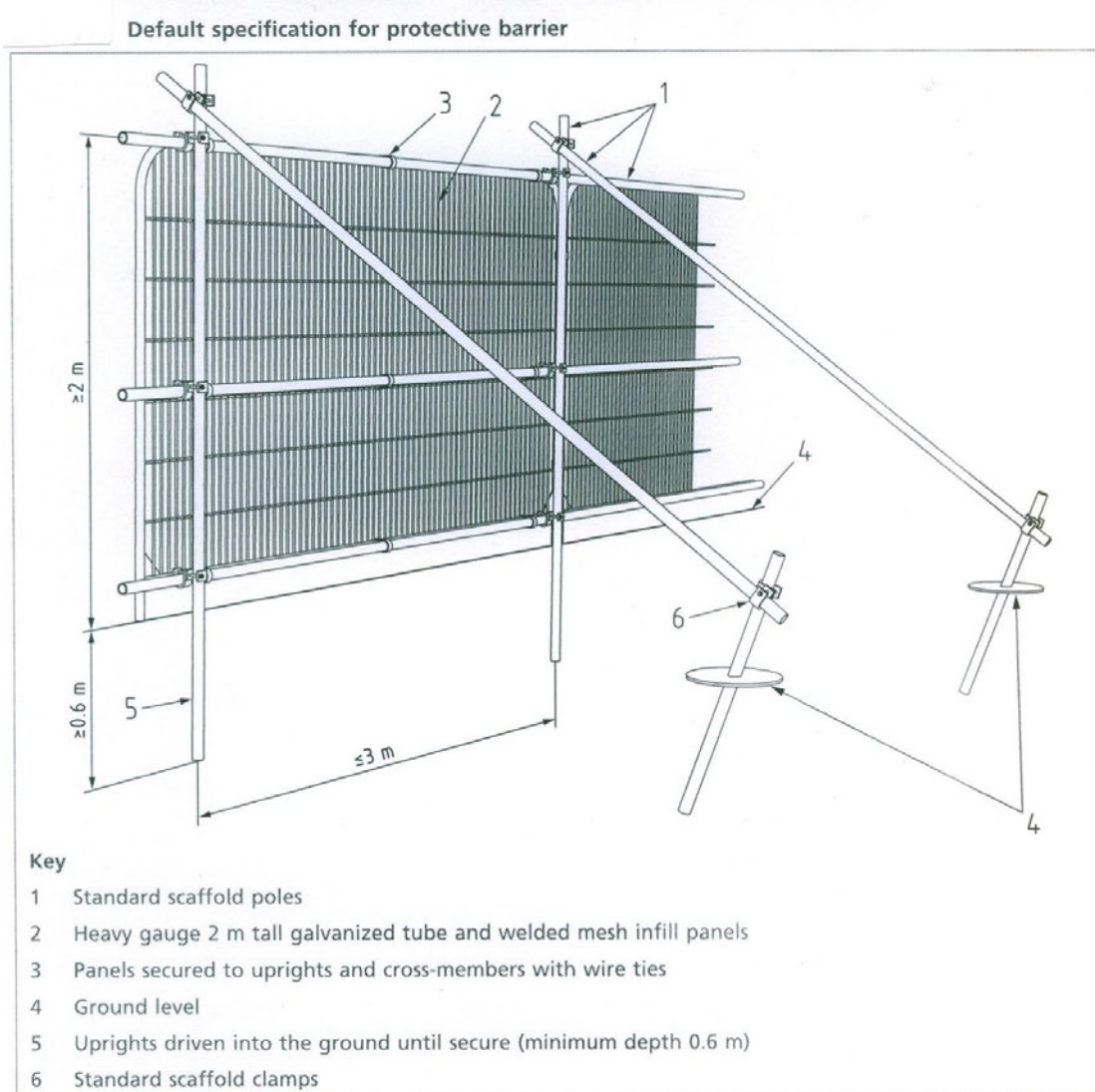


Figure 5. *BS5837: 2012 Fig 2.*

- 8.9 **Careful demolition of hard surfaces within RPAs:** Existing areas of hardstanding located in parts of RPAs (primarily T90, T91, T93, T97, and T100) will be removed and converted to soft landscape. Where new paved surfaces or structures are proposed, the existing hard surfaces may be retained either

temporarily to provide ground protection / piling mat, or permanently as a sub-base to new paving. Where it is necessary to remove structures or surfaces from RPAs, works shall be carried out as follows:

- Existing surfaces shall be carefully broken up, with a mechanical hand-held tool, taking care not to compact or disturb the ground beneath as there may be root growth immediately below the surfaces or structures.
- The broken material shall be removed immediately by hand. Alternatively, by mechanical excavator, fitted with toothless bucket, working from the edge closest to the trees outwards, ensuring that the ground surface below the structure is not disturbed machine does not run over unprotected ground within of the RPA.
- If surface roots are present, then the area shall be covered with a damp hessian, or a layer of sharp sand, to minimise desiccation.
- If roots over 25 mm diameter are uncovered, the advice of the Project Arboriculturist should be taken in respect of pruning or adapting the proposed structure / surface to accommodate them.
- Existing sub-bases should be retained where possible as part of the proposed pavement structure; where this can be achieved and additional compaction is not required, the use of cellular confinement ground protection will not be necessary.
- Immediately upon completion of surface removal the areas (as identified at *Drawing 03 and 04*) shall be replaced with soft landscape; comprised of good quality topsoil. Additions of topsoil shall not be built upwards in existing areas of soft landscape greater than 50-100 mm than existing levels.
- Following the completion of these works, tree protection measures such as ground protection or secondary protective trees barriers shall be reinstated, in the locations shown on the accompanying drawings 03 and 04.

8.10 Careful excavation and root pruning operations: The proposed plant and access road foundations which encroach into the RPAs with what is considered to be relatively minor impacts to tree roots due to limit root density. To avoid / minimise injurious harm to tree roots during the excavation of building and surface foundations, careful excavation with root pruning operations will be carried out. Excavations will be carried out using hand tools, air spade, or vacuum excavator under arboricultural monitoring with the Project Arboriculturist carefully exposing tree roots to the required depth (equal to the foundation depth). Tree roots will then be cut using clean and sharp tree pruning tools to the outer edge of the excavated areas. To prevent phytotoxic leachates from causing harm to tree roots the foundation trench will be lined with an impermeable membrane prior to the pouring of concrete.

8.11 Installation of Belowground Services: Underground services should avoid RPAs wherever possible. If excavations to accommodate services within RPAs are necessary, advice must be obtained from the Project Arborist in order to agree measures to minimise root disturbance, such as use of air-spade to remove soil, or trenchless technology.

8.12 Proposed services relating to the utility corridor which pass through the RPA of T100 will be installed carefully. Excavation in this area will be carried out using a vacuum excavator in order to retain trees

> 25 mm diameter. Services will be placed beneath retained tree roots. Alternatively, thrust boring would provide a suitable solution for the retention of tree roots, should they be present.

8.13 Refer also to National Joint Utilities Group NJUG Volume 4 2007 'Guidelines for the planning and installation and maintenance of utility apparatus in proximity to trees' (NJUG - <http://www.njug.org.uk>).

8.14 No excavation to accommodate services within RPAs will be allowed without the prior approval from the Local Authority.

8.15 **Soft Landscaping within RPAs:** The following restrictions apply to soft landscape works within RPAs:

- Cultivation within RPAs shall be kept to a minimum and shall be by hand; rotovators must not be used within RPAs.
- Herbicides must not be used within RPAs.
- Fine grading of surface must be carried out by hand; existing ground levels should not be otherwise altered.

8.16 **Avoidance of damage to tree stems and branches:** The Site Manager shall ensure that machinery and vehicles do not come into contact with trees during demolition and construction stages. A banksman shall oversee site operations that are in close proximity to trees. If additional pruning is required to facilitate access, then this must be of a minimal nature and in accordance with the instructions of the Project Arboriculturist and with the approval of the Local Planning Authority Arboricultural Officer.

8.17 During the pre-commencement site meeting a review of site logistics and potential conflict with tree canopies and stems will be carried out.

9 Conclusions

9.1 Arboricultural and amenity impacts are considered to be moderate to high whilst proposed landscape planting provides 120no. new trees and a net gain of 34no. individual trees. The landscape scheme will also seek to reinstate lost amenity and enhance the development visually.

9.2 Results from the Tree Root radar have been used to inform the location and design of the northern plant area and access roads. Where existing hard landscape is to be converted to soft landscape, betterment shall be sought in growing conditions relating to trees T90, T91, T93, T97, and T100 by increasing soil volumes and quality.

9.3 Tree protection measures include the use of (1) primary and secondary (phased) protective tree barriers, (2) careful demolition of hard surfaces within RPAs to be converted to soft landscape, (3) careful excavation and root pruning operations, (4) careful installation of services within the RPA of T100, and (5) careful landscaping operations within RPAs.

9.4 Subject to successful site-wide tree planting and establishment, the scheme will be considered sustainable from an arboricultural perspective.

10 Recommendations

10.1 This report shall be read in conjunction with the Tree Survey *Drawings 01 and 02* and AIA AMS *Drawings 03 and 04*.

11 Project contact details

Client	Chase New Homes
Principal Arboriculturist	The Landscape Partnership
Local Planning Authority	Hertsmere Borough Council

Appendix 1 – B25037-TLP-Tree Schedule - Maple House, Potters Bar

Project:		Maple House, Potters Bar												 the landscape partnership landscape architecture urban design environmental planning			
Ref:		B25037															
Date:		June 2025															
Client:		Chase New Homes															
Surveyed by:		KH															
Tagged:		No															
Type / No.	Species	Height (m)	Com. DBH (mm)	No. stems	Canopy Spread				Height of branch clearance N,S,E,W	Height of crown clearance	Age class	Physiological Condition	Structural Condition	General observations	Preliminary management	Estimated remaining contribution	BS Category
					N	E	S	W									
T1	Norway maple <i>(Acer platanoides)</i>	6	190	1	3.5	3	3	3		2.5	SM	Fair	Fair	Minor deadwood. Growing in semi-raised planter.		20+ Years	B2
T2	Norway maple <i>(Acer platanoides)</i>	8	280	1	4	3	4	4		2	EM	Good	Good			20+ Years	B2
T3	Norway maple <i>(Acer platanoides)</i>	8	240	1	4	4	4	2.5		2	EM	Good	Good	Minor deadwood.		20+ Years	B2
T4	Norway maple <i>(Acer platanoides)</i>	8	230	1	3	3	3.5	3.5		2	EM	Good	Good			20+ Years	B2
T5	Norway maple <i>(Acer platanoides)</i>	8	180	1	2.5	3	3	1.5		2	EM	Good	Good	Suppressed crown. Stem damage (constricted).		10+ Years	C1,2
T6	Norway maple <i>(Acer platanoides)</i>	8	250	1	3	3.5	3	3		2	EM	Good	Good	Stem base obscured by vegetation.		20+ Years	B2
T7	Red maple <i>(Acer rubrum)</i>	5	170	2	1	1	3	2.5		2	Y	Fair	Good	Suppressed crown. Redundant stake at base.		10+ Years	C2
T8	Norway maple <i>(Acer platanoides)</i>	6	160	1	2	1.5	2.5	2.5		2	SM	Good	Good	Epicormic growth on stem. Displaced paving. Visible surface roots.		20+ Years	B2
T9	Norway maple <i>(Acer platanoides)</i>	6	170	1	2	2.5	3	1.5		2	SM	Good	Good	Displaced paving. Growth cracks in bark.		20+ Years	B2
T10	English yew <i>(Taxus baccata)</i>	4	180	1	1.5	3	3	1		0	SM	Good	Good			40+ Years	C2
T11	Norway maple <i>(Acer platanoides)</i>	8	300#	1	2	3	3	2		2	EM	Good	Fair	Stem base obscured by vegetation. Recently crown reduced and pruned away from security camera.		20+ Years	B2
T12	Tulip tree <i>(Liriodendron tulipifera)</i>	13	280	1	3	3	3	1.5		4	SM	Good	Fair	Low branches reduced recently.		20+ Years	B2
T13	Tulip tree <i>(Liriodendron tulipifera)</i>	13	190	1	2.5	2	1.5	1.5		3	SM	Good	Fair			20+ Years	B2
T14	Tulip tree <i>(Liriodendron tulipifera)</i>	7	220	1	3	2.5	2	2		2	SM	Good	Fair	Minor deadwood.		20+ Years	B2
T15	Tulip tree <i>(Liriodendron tulipifera)</i>	13	200	1	2	3	3	2.5		2	SM	Good	Good			20+ Years	B2
T16	Tulip tree <i>(Liriodendron tulipifera)</i>	13	140	1	1.5	1.5	1.5	1		2	SM	Good	Good			20+ Years	B2
T17	Tulip tree <i>(Liriodendron tulipifera)</i>	7	180	1	4	3.5	1	1		2	SM	Good	Good			20+ Years	B2

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Type / No.	Species	Height (m)	Com. DBH (mm)	No. stems	Canopy Spread				Height of branch clearance N,S,E,W	Height of crown clearance	Age class	Physiological Condition	Structural Condition	General observations	Preliminary management	Estimated remaining contribution	BS Category
T18	Tulip tree <i>(Liriodendron tulipifera)</i>	13	170	1	2	2	2	1		2	SM	Good	Good	Minor deadwood.		20+ Years	B2
T19	Tulip tree <i>(Liriodendron tulipifera)</i>	5	140	1	1	1.5	2	0.5		2	SM	Fair	Fair	Suppressed crown.		10+ Years	C1,2
T20	Cabbage tree <i>(Cordyline australis)</i>	2.5	160#	4	1	1	1	1		0	EM	Good	Good			10+ Years	C1,2
T21	Tulip tree <i>(Liriodendron tulipifera)</i>	8	140	1	1.5	1.5	2	1.5		2	SM	Good	Good			20+ Years	B2
T22	Tulip tree <i>(Liriodendron tulipifera)</i>	6	100	1	1	2.5	2	1.5		2	SM	Good	Good			20+ Years	B2
T23	Tulip tree <i>(Liriodendron tulipifera)</i>	6	170	1	3	1.5	1.5	2.5		2	SM	Good	Good			20+ Years	B2
T24	Tulip tree <i>(Liriodendron tulipifera)</i>	6	170	1	3	2.5	1.5	1		2	SM	Good	Good			20+ Years	B2
T25	Norway maple <i>(Acer platanoides)</i>	7	190	1	2.5	2	3.5	3		2.5	SM	Good	Good	Co-dominant stems.		20+ Years	B2
T26	Norway maple <i>(Acer platanoides)</i>	8	270	1	2.5	2.5	4.5	3		2.5	SM	Good	Good	Crown reduced previously.		20+ Years	B2
T27	Purple Norway maple <i>(Acer platanoides 'Crimson King')</i>	8	280	1	3	2	3	3		1	EM	Good	Good	Growing in raised planter.		20+ Years	B2
T28	Purple Norway maple <i>(Acer platanoides 'Crimson King')</i>	8	300	1	4	3	3.5	2		1	EM	Good	Good	Growing in raised planter.		20+ Years	B2
T29	Himalayan birch <i>(Betula utilis)</i>	7	150	1	2	2	2	2		2	SM	Good	Good	Growing in raised planter.		20+ Years	B2
T30	Himalayan birch <i>(Betula utilis)</i>	7	200	1	4	4	4	0.5		2	SM	Good	Good	Growing in raised planter. Stem base obscured by vegetation.		20+ Years	B2
T31	Himalayan birch <i>(Betula utilis)</i>	7	100	1	2	2	1	1		2	SM	Good	Good	Growing in raised planter.		20+ Years	C2
T32	Field maple <i>(Acer campestre)</i>	6	130	1	3	3	3	1.5		0	Y	Good	Good			20+ Years	B2
T33	Norway maple <i>(Acer platanoides)</i>	9	180	1	2	3	1.5	3		2	SM	Good	Good			20+ Years	B2
T34	Norway maple <i>(Acer platanoides)</i>	9	240	1	2.5	3.5	3.5	3.5		2	SM	Good	Good			20+ Years	B2

Project:	Maple House, Potters Bar			BS 5837 2012 Trees in relation to construction - recommendations											 thelandscapepartnership landscape architecture urban design environmental planning		
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Type / No.	Species	Height (m)	Com. DBH (mm)	No. stems	Canopy Spread				Height of branch clearance N,S,E,W	Height of crown clearance	Age class	Physiological Condition	Structural Condition	General observations	Preliminary management	Estimated remaining contribution	BS Category
T35	Norway maple <i>(Acer platanoides)</i>	9	230	1	2	2	3	2		2	SM	Good	Good			20+ Years	B2
T36	Norway maple <i>(Acer platanoides)</i>	9	270	1	4	3.5	4	3		2	SM	Good	Good			20+ Years	B2
T37	Norway maple <i>(Acer platanoides)</i>	9	210	1	1.5	3	3	3		2	SM	Good	Good			20+ Years	B2
T38	Norway maple <i>(Acer platanoides)</i>	9	230	1	4	2	2	4		2	SM	Good	Good			20+ Years	B2
T39	Norway maple <i>(Acer platanoides)</i>	9	260	1	2.5	3.5	3	2.5		2	SM	Good	Good			20+ Years	B2
T40	Norway maple <i>(Acer platanoides)</i>	9	210	1	3	3	2	3		2	SM	Good	Good			20+ Years	B2
T41	Norway maple <i>(Acer platanoides)</i>	9	210	1	2	3	2.5	2		2	SM	Good	Good			20+ Years	B2
T42	Norway maple <i>(Acer platanoides)</i>	9	240	1	2.5	4	2.5	2		3	SM	Good	Good			20+ Years	B2
T43	Norway maple <i>(Acer platanoides)</i>	9	220	1	4	2	1.5	3		3	SM	Good	Good			20+ Years	B2
T44	Norway maple <i>(Acer platanoides)</i>	9	190	1	3.5	2	2	3		2	SM	Good	Good			20+ Years	B2
T45	Norway maple <i>(Acer platanoides)</i>	9	190	1	2	2.5	2.5	2.5		2	SM	Good	Good			20+ Years	B2
T46	Norway maple <i>(Acer platanoides)</i>	9	220	1	2	2	4	4		2	SM	Good	Good			20+ Years	B2
T47	Norway maple <i>(Acer platanoides)</i>	9	240	1	3.5	2.5	2	3		3	SM	Good	Good			20+ Years	B2
T48	Norway maple <i>(Acer platanoides)</i>	9	180	1	2.5	2	2	2		4	SM	Good	Good			20+ Years	B2
T49	Norway maple <i>(Acer platanoides)</i>	9	270	1	3	4.5	4.5	4		2	SM	Good	Good			20+ Years	B2
T50	Norway maple <i>(Acer platanoides)</i>	9	280	1	4.5	4	4	5.5		2	SM	Good	Good			20+ Years	B2
T51	Norway maple <i>(Acer platanoides)</i>	9	270	1	4	4	4	3.5		4	SM	Good	Good			20+ Years	B2

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Surveyed by:		KH															
Tagged:		No															
Type / No.	Species	Height (m)	Com. DBH (mm)	No. stems	Canopy Spread				Height of branch clearance N,S,E,W	Height of crown clearance	Age class	Physiological Condition	Structural Condition	General observations	Preliminary management	Estimated remaining contribution	BS Category
					N	E	S	W									
T52	Norway maple <i>(Acer platanoides)</i>	9	280	1	2	4	4	4		3	SM	Good	Good			20+ Years	B2
T53	Norway maple <i>(Acer platanoides)</i>	10	290	1	3.5	3	3.5	3.5		2	SM	Good	Good			20+ Years	B2
T54	Norway maple <i>(Acer platanoides)</i>	10	260	1	3	3.5	3	2		4	SM	Good	Good			20+ Years	B2
T55	Norway maple <i>(Acer platanoides)</i>	10	290	1	3	4	4	4		4	SM	Good	Good	Not plotted on topographical survey - location estimated.		20+ Years	B2
T56	Silver birch <i>(Betula pendula)</i>	6	240	1	2	2	1	1		3	EM	Fair	Fair	Recently reduced in height. Co-dominant stem removed.		10+ Years	C1
T57	Silver birch <i>(Betula pendula)</i>	6	297	3	2	2	1	1		3	EM	Fair	Fair	Recently reduced in height. Co-dominant stem removed.		10+ Years	C1
T58	Silver birch <i>(Betula pendula)</i>	6	306	2	2	2	1	1		3	EM	Fair	Fair	Recently reduced in height. Co-dominant stem removed.		10+ Years	C1
T59	Willow <i>(Salix sp.)</i>	5	140#	4	3	3	3	2		1	SM	Good	Fair			20+ Years	C1,2
T60	Silver birch <i>(Betula pendula)</i>	6	128#	2	3	3	3	3		2	SM	Poor	Fair	Significant crown dieback. Access to inspect base not possible.		<10 years	U
T61	Silver birch <i>(Betula pendula)</i>	6	157#	3	3	3	3	2		2	SM	Fair	Fair	Access to inspect base not possible.		10+ Years	C1,2
T62	Narrow leaved ash <i>(Fraxinus angustifolia)</i>	4	70	1	0.5	0.5	0.5	0.5		0	Y	Poor	Poor	Bark damage. Significant crown dieback.			U
T63	Norway maple <i>(Acer platanoides)</i>	3	40	1	0.5	0.5	0.5	0.5		0	Y	Fair	Fair			<10 years	C1
T64	Silver maple <i>(Acer saccharinum)</i>	3	120	1	1.5	1.5	2.5	2		2	SM	Fair	Fair	Epicormic growth on stem. Central leader removed.		10+ Years	C1
T65	Red maple <i>(Acer rubrum)</i>	3	100	1	1.5	1.5	1.5	1.5		2	SM	Fair	Fair			10+ Years	C1,2
T66	Red maple <i>(Acer rubrum)</i>	5	100	1	1.5	1.5	1.5	1.5		2	SM	Fair	Fair			10+ Years	C1,2
T67	Red maple <i>(Acer rubrum)</i>	4	110	1	1.5	1.5	1.5	1.5		2	SM	Fair	Fair	Significant bark damage to stem.		10+ Years	C1,2
T68	Red maple <i>(Acer rubrum)</i>	4	80	1	1.5	1.5	1.5	1.5		2	SM	Fair	Fair			10+ Years	C1,2

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BS 5837 2012 Trees in relation to construction - recommendations																	
Type / No.	Species	Height (m)	Com. DBH (mm)	No. stems	Canopy Spread				Height of branch clearance N,S,E,W	Height of crown clearance	Age class	Physiological Condition	Structural Condition	General observations	Preliminary management	Estimated remaining contribution	BS Category
					N	E	S	W									
T69	Red maple <i>(Acer rubrum)</i>	3	70	1	1.5	1.5	1.5	1.5		2	SM	Poor	Fair	Crown dieback.		<10 years	U
T70	Red maple <i>(Acer rubrum)</i>	3	90	1	1.5	1.5	1.5	1.5		2	SM	Fair	Fair	Significant bark damage to stem. Minor crown dieback.		10+ Years	C1,2
T71	Red maple <i>(Acer rubrum)</i>	4	90	1	2	2	1.5	1.5		2	SM	Poor	Fair	Crown dieback.		<10 years	U
T72	Red maple <i>(Acer rubrum)</i>	6	110	1	1.5	2	2	1.5		2	SM	Fair	Fair	Significant bark damage to stem. Minor crown dieback.		10+ Years	C1,2
T73	Red maple <i>(Acer rubrum)</i>	5	150	1	2	2	1.5	1.5		2	SM	Fair	Fair	Minor bark damage to stem.		10+ Years	C1,2
T74	Red maple <i>(Acer rubrum)</i>	3	60	1	1.5	1.5	1.5	1.5		2	SM	Fair	Fair	Not plotted on topographical survey - location estimated.		10+ Years	C1,2
T75	Red maple <i>(Acer rubrum)</i>	3	100	1	1.5	1.5	1.5	1.5		2	SM	Fair	Fair			10+ Years	C1,2
T76	Red maple <i>(Acer rubrum)</i>	3	90	1	1.5	1.5	1.5	1.5		2	SM	Fair	Fair			10+ Years	C1,2
T77	Red maple <i>(Acer rubrum)</i>	3	70	1	1.5	1.5	1.5	1.5		2	SM	Poor	Fair	Crown dieback.		<10 years	U
T78	Red maple <i>(Acer rubrum)</i>	4	110	1	2	2	2	2		2	SM	Fair	Fair	Significant bark damage to stem.		10+ Years	C1,2
T79	Red maple <i>(Acer rubrum)</i>	4	50	1	0.5	0.5	0.5	0.5		2	SM	Fair	Fair			10+ Years	C1,2
T80	Red maple <i>(Acer rubrum)</i>	4	130	1	2	2	2	2		2	SM	Fair	Fair			10+ Years	C1,2
T81	Red maple <i>(Acer rubrum)</i>	4	80	1	1.5	1.5	1.5	1.5		2	SM	Poor	Fair	Crown dieback.		<10 years	U
T82	Red maple <i>(Acer rubrum)</i>	4	90	1	1.5	1.5	1.5	1.5		2	SM	Fair	Fair			10+ Years	C1,2
T83	Red maple <i>(Acer rubrum)</i>	3	90	1	1.5	1.5	1.5	1.5		2	SM	Fair	Fair			10+ Years	C1,2
T84	Red maple <i>(Acer rubrum)</i>	3	80	1	1.5	1.5	1.5	1.5		2	SM	Fair	Fair			10+ Years	C1,2
T85	Red maple <i>(Acer rubrum)</i>	4	100	1	2	1.5	2	2		2	SM	Fair	Fair			10+ Years	C1,2

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Type / No.	Species	Height (m)	Com. DBH (mm)	No. stems	Canopy Spread				Height of branch clearance N,S,E,W	Height of crown clearance	Age class	Physiological Condition	Structural Condition	General observations	Preliminary management	Estimated remaining contribution	BS Category
					N	E	S	W									
T86	Narrow leaved ash <i>(Fraxinus angustifolia)</i>	5	130	1	3	2	1.5	1.5		2	SM	Fair	Fair	Crown dieback.		10+ Years	C1,2
T87	Narrow leaved ash <i>(Fraxinus angustifolia)</i>	5	100	1	2	2.5	1.5	1		2	SM	Fair	Fair	Crown dieback.		10+ Years	C1,2
T88	Silver birch <i>(Betula pendula)</i>	4	50	1	1	1	1	1		1	Y	Good	Good	Significant bark wound.		10+ Years	C2
T89	Silver birch <i>(Betula pendula)</i>	3	50	1	1.5	1.5	1.5	1.5		1	Y	Good	Good	Minor bark wounds.		10+ Years	C2
T90	Horse chestnut <i>(Aesculus hippocastanum)</i>	15	1000#	1	8	8	5	7	6(S)	3	M	Good	Fair	Located off-site. Unable to inspect base. Historic crown reduction.		20+ Years	A2
T91	Pedunculate oak <i>(Quercus robur)</i>	10	1000#	1	7	7	5	5	6(S)	3	M	Good	Fair	Located off-site. Unable to inspect base. Historic crown reduction.		40+ Years	A2,3
T92	Sycamore <i>(Acer pseudoplatanus)</i>	8	150	1	3	3	3	3		3	SM	Fair	Fair	Unable to inspect base.		20+ Years	C2
T93	Pedunculate oak <i>(Quercus robur)</i>	10	1000#	1	6	6	6	6	6(S)	3	M	Good	Fair	Located off-site. Unable to inspect base. Historic crown reduction. Cavity in crown.		40+ Years	A2,3
T94	Common ash <i>(Fraxinus excelsior)</i>	12	150	1	3	3	4	3		3	SM	Poor	Fair	Unable to inspect base. Sparse crown.		10+ Years	C1,2
T95	Horse chestnut <i>(Aesculus hippocastanum)</i>	6	283#	2	3	3	3	3		3	SM	Fair	Fair	Unable to inspect base. Crown reduced previously.		20+ Years	C2
T96	Pedunculate oak <i>(Quercus robur)</i>	14	470	1	4.5	4.5	4.5	4.5		4		Good	Fair	Crown reduced previously.		40+ Years	A2
T97	Pedunculate oak <i>(Quercus robur)</i>	15	680	1	7	4	9	8	6(S)	4	M	Good	Good			40+ Years	A2
T98	Common ash <i>(Fraxinus excelsior)</i>	12	173	3	3	3	3	3		3	SM	Poor	Fair	Unable to inspect base. Sparse crown.		10+ Years	C1,2
T99	Sycamore <i>(Acer pseudoplatanus)</i>	8	200#	1	3	3	3	3		4	SM	Good	Fair	Unable to inspect base.		20+ Years	C2
T100	Scots pine <i>(Pinus sylvestris)</i>	16	620	1	4.5	6	5	4	4(E)	3	M	Fair	Fair	Sparse upper crown. Leaning trunk. Bark wound mid-crown.		20+ Years	B2
T101	Silver birch <i>(Betula pendula)</i>	9	150	2	2	2	1.5	1.5		4	SM	Fair	Fair			10+ Years	C2
T102	Leyland cypress <i>(X Cuprocyparis leylandii)</i>	10	300#	1	4	4	4	4		0	EM	Fair		Crown dieback. Unable to inspect closely.		10+ Years	C1
T103	Pine <i>(Pinus sp.)</i>	9	250	1	3	4	3	2		3	EM	Poor	Fair	Sparse crown.		10+ Years	C1

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Type / No.	Species	Height (m)	Com. DBH (mm)	No. stems	Canopy Spread				Height of branch clearance N,S,E,W	Height of crown clearance	Age class	Physiological Condition	Structural Condition	General observations	Preliminary management	Estimated remaining contribution	BS Category
T104	Rowan <i>(Sorbus aucuparia)</i>	6	140	1	2	2	2	2		2	SM	Fair	Good	Growing behind retaining wall. Crown dieback.		10+ Years	C1
T105	Rowan <i>(Sorbus aucuparia)</i>	6	140	1	2	2	2	2		2	SM	Fair	Good	Growing behind retaining wall. Crown dieback.		10+ Years	C1
T106	Rowan <i>(Sorbus aucuparia)</i>	6	140	1	2	2	2	2		2	SM	Fair	Good	Growing behind retaining wall. Crown dieback.		10+ Years	C1
T107	Rowan <i>(Sorbus aucuparia)</i>	6	170	1	3	1	1	2		2	SM	Fair	Good	Crown dieback.		10+ Years	C1
T108	Rowan <i>(Sorbus aucuparia)</i>	6	140	1	1.5	1.5	1.5	1.5		2	SM	Fair	Good	Crown dieback.		10+ Years	C1
T109	Common ash <i>(Fraxinus excelsior)</i>	12	400#	1	3	3	3	3		0	EM	Fair	Fair	Located off-site. Growing behind retaining wall. Unable to inspect closely.			B2
T110	Common hawthorn <i>(Crataegus monogyna)</i>	10	450#	1	4	4	4	4		0	M	Poor	Poor	Located off-site. Growing behind retaining wall. Unable to inspect closely. Decay/defect observed on stem. Crown dieback.		10+ Years	C1
T111	English elm <i>(Ulmus procera)</i>	10	300#	1	4	4	4	4		0	M	Fair	Fair	Located off-site. Growing behind retaining wall. Unable to inspect closely.		10+ Years	C2
G1	Laurustinus <i>(Viburnum tinus)</i> English yew <i>(Taxus baccata)</i>	1.5	60	2	as shown					0	Y	Good	Good			10+ Years	C1
G2	Juniper <i>(Juniperus sp.)</i>	1	0	1	as shown					0	SM	Good	Good			10+ Years	C2
G3	Laurel cherry <i>(Prunus laurocerasus)</i>	1	0	1	as shown					0	Y	Good	Good			10+ Years	C2
G4	Laurel cherry <i>(Prunus laurocerasus)</i>	1	0	1	as shown					0	Y	Good	Good			10+ Years	C2
G5	Laurel cherry <i>(Prunus laurocerasus)</i>	1	0	1	as shown					0	Y	Good	Good			10+ Years	C2
G6	Laurel cherry <i>(Prunus laurocerasus)</i> Photinia 'Red Robin' <i>(Photinia x fraseri)</i> Honeysuckle <i>(Lonicera sp.)</i>	1.5	0	2	as shown					0	Y	Good	Good			10+ Years	C2
G7	Honeysuckle <i>(Lonicera sp.)</i> Juniper <i>(Juniperus sp.)</i>	1	0	1	as shown					0	SM	Good	Good			10+ Years	C2

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Tagged:		No																
Type / No.	Species	Height (m)	Com. DBH (mm)	No. stems	Canopy Spread				Height of branch clearance N,S,E,W	Height of crown clearance	Age class	Physiological Condition	Structural Condition	General observations	Preliminary management	Estimated remaining contribution	BS Category	
G8	Apple x2 (<i>Malus sp.</i>) Other (<i>Other</i>) Hazel x3 (<i>Corylus avellana</i>) Laurel cherry (<i>Prunus laurocerasus</i>) Smokebush x4 (<i>Cotinus coggygria</i>)	3	50	10	as shown					0	Y	Good	Good	Shrubs and young trees (with stem diameters below 50mm).		20+ Years	C2	
G9	Mixed species (<i>Mixed species</i>)	1.5	0	1	as shown					0	SM	Good	Good	Mixed shrub species and ivy.		10+ Years	C2	
G10	Mixed species (<i>Mixed species</i>)	1.5	0	1	as shown					0	SM	Good	Good	Fragmented hedge predominantly comprising bamboo.		10+ Years	C2	
G11	Mixed species (<i>Mixed species</i>)	1.5	0	1	as shown					0	SM	Good	Good			10+ Years	C2	
G12	Mixed species (<i>Mixed species</i>)	1.5	0	1	as shown					0	SM	Good	Good			10+ Years	C2	
G13	Horse chestnut x2 (<i>Aesculus hippocastanum</i>) Honey locust x2 (<i>Gleditsia triacanthos</i>) Mixed species (<i>Mixed species</i>) Sycamore x2 (<i>Acer pseudoplatanus</i>)	6	100	7	as shown					0	Y	Fair	Fair	Unmanaged hedgerow containing young trees.		20+ Years	C2	
G14	Laurel cherry (<i>Prunus laurocerasus</i>) Lawson cypress (<i>Chamaecyparis lawsoniana</i>)	3	60	1	as shown					0	Y	Good	Good			10+ Years	C2	
G15	Mixed species (<i>Mixed species</i>)	10	0	1	as shown					0	SM	Fair	Fair	Mixed hedge behind 1-1.5m retaining wall. All notable trees appear to be located off-site and are recorded individually (T09-T11).		20+ Years	C2	
H1	Mixed species (<i>Mixed species</i>)	4	0	1	as shown					0	SM	Good	Good	Hedgerow comprising mixed shrub species and tree saplings.		10+ Years	C2	
H2	Mixed species (<i>Mixed species</i>)	6	70#	1	as shown					0	SM	Good	Good	Hedgerow comprising mixed shrub species and young self-seeded trees (primarily ash and sycamore).		10+ Years	C2	
H3	Laurel cherry (<i>Prunus laurocerasus</i>) Mixed species (<i>Mixed species</i>)	4	0	1	as shown					0	SM	Good	Good	Located behind 1.2m retaining wall. Young trees behind hedge in adjacent land.		10+ Years	C2	

Appendix 2 – Tree Survey Schedule - Notes & Abbreviations

Tree Survey Schedule - Notes & Abbreviations:

TYPE & DIMENSIONS

Ref: Code corresponding with tree locations on drawing. T = Individual trees, G = Groups of trees, H = Hedgerow

Height (m): Measured in metres using clinometer where practical, otherwise estimated.

DBH (mm): Diameter of stem measured in millimetres at 1.5m above ground, informs Root Protection Area (RPA) calculation. '#' denotes where a measurement has been estimated.

Canopy Spread (m): Measured in metres from trunk at 4 cardinal points.

Lowest Branch (m): Approximate height of lowest significant branch measured in metres, followed by letter indicating direction of growth; 5N =Lowest branch is at 5m on north side etc.

Crown Clearance (m): Approximate average height of clear space beneath tree canopy.

AGE CLASS

General Age Designations:

Y (Young) Less than 1/3 of anticipated mature size.

SM (Semi-mature) An established tree that has not reached its full size for its species or location.

EM (Early mature) A tree that is near to or has reached its maximum potential height but with a slowed growth rate and stem diameter growth.

M (Mature) Between 2/3 and maximum anticipated size.

LM (Late mature) Maximum anticipated size stable condition, but no significant extension growth.

OM (Over mature) Crown mass decreasing due to age.

Special Age Designations:

V (Veteran) – A tree that may not be exceptionally old, but has features of special biodiversity, cultural, or heritage value.

A (Ancient) – A tree of great age, typically with features of remarkable size and veteran characteristics of exceptional value.

CONDITION

Physiology: Good Fair Poor Dead Given relative to species, age and location.	Structural: Good – No significant defects Fair - Remediable defects, given light surgery. Poor – Irremediable defects or defects remediable only with severe surgery
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Remaining Contribution: Estimate of number of years that tree may be retained in current context, used to inform BS Categorisation.

BS Category:

Category A = High quality tree/s with at least 40+ years remaining contribution.

Category B = Moderate quality tree/s with at least 20+ years remaining contribution.

Category C = Low quality tree/s with at least 10+ years remaining contribution.

Category U = Tree unsuitable for retention longer than 10 years.

1 = Arboricultural qualities, 2= Landscape qualities, 3 = Cultural / conservation qualities.

Appendix 3 – BS5837:2012 - Table 1 Cascade chart for tree quality assessment

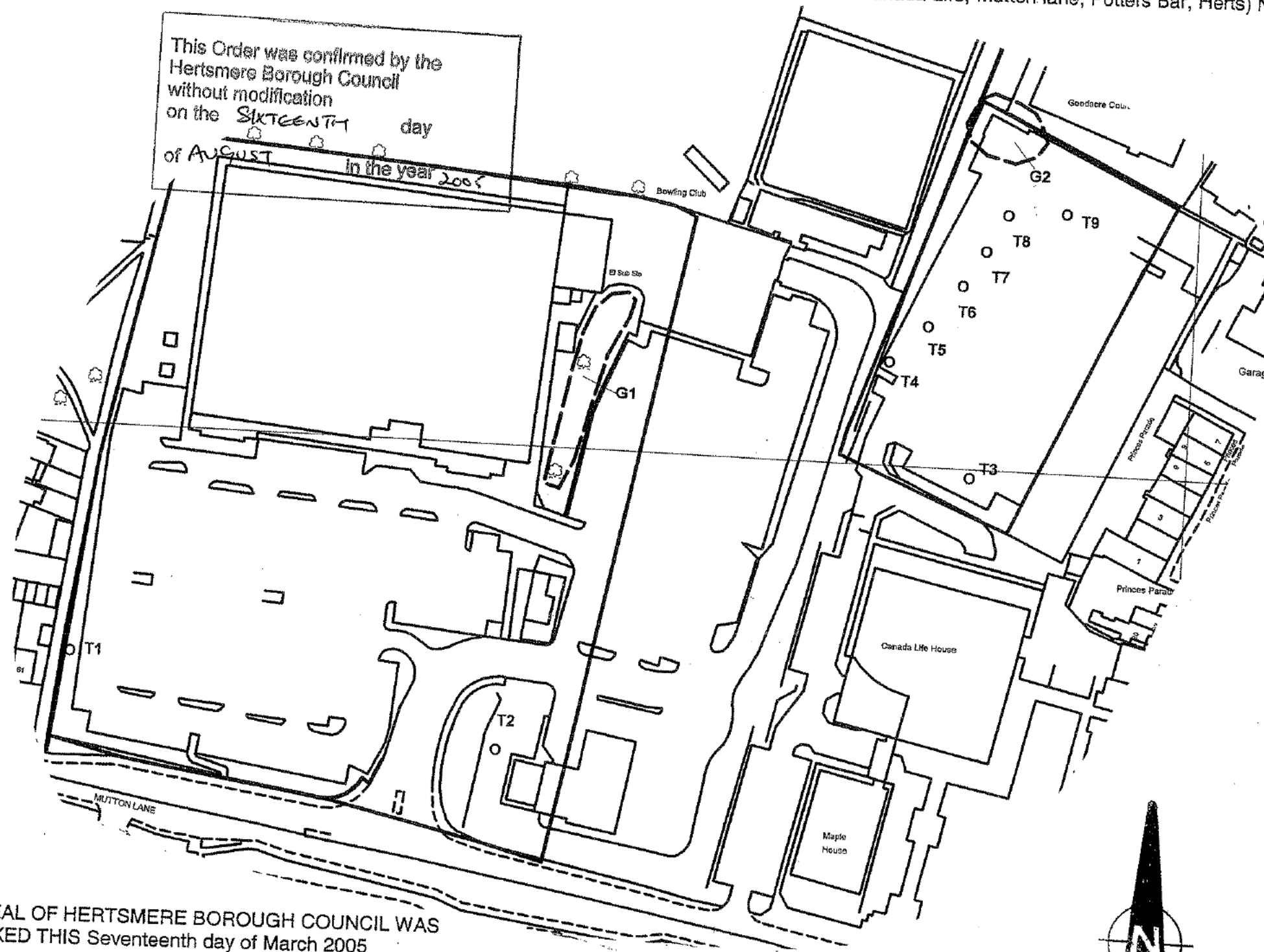
Table 1 Cascade chart for tree quality assessment

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

Appendix 4 – Tree Preservation Order - No. 11/2005'

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

Plan referred to in THE HERTSMERE TREE PRESERVATION ORDER (Tesco Supermarket and Land rear of Canada Life, Mutton lane, Potters Bar, Herts) No 11/2005



This Order was confirmed by the
Hertsmere Borough Council
without modification
on the SIXTEENTH day
of AUGUST in the year 2005

SCHEDULE OF TREES

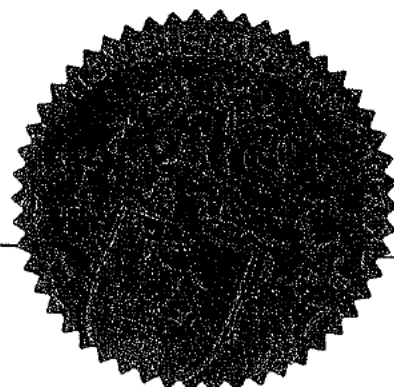
No	Type
T1	Oak
T2	Oak
T3	Ash (fraxinus ornus)
T4	Scots Pine
T5	Ash (fraxinus ornus)
T6	Ash (fraxinus ornus)
T7	Ash (fraxinus ornus)
T8	Ash (fraxinus ornus)
T9	Oak
G1	5no. Oak
G2	2no. Oak and 1no. Horse Chestnut

THE COMMON SEAL OF HERTSMERE BOROUGH COUNCIL WAS
HEREUNTO AFFIXED THIS Seventeenth day of March 2005

IN THE PRESENCE OF:

[Redacted Signature]

(Signed) Authorised Officer



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Map Ref: TL 2585,0102

Hertsmere Borough Council
Civic Offices
Borehamwood
Herts WD6 1WA

SCALE: 1:1250 DATE: 17/03/2005

DRAWN BY: SW CHECKED: *AMS*

DRAWING NUMBER: 11/2005

This Order was confirmed by the
Hertsmere Borough Council
without modification
on the SIXTEENTH day

of AUGUST in the year 2005

HERTSMERE BOROUGH COUNCIL

TREE PRESERVATION ORDER

Town and Country Planning Act 1990

The Hertsmere Tree Preservation Order - (Tesco Supermarket and Land rear of Canada Life, Mutton lane, Potters Bar, Herts) No. 11/2005

The Hertsmere Borough Council, in exercise of the powers conferred on them by sections 198, 201 and 203 of the Town and Country Planning Act 1990 hereby make the following Order-

Citation

1. This Order may be cited as the Hertsmere Tree Preservation Order - (Tesco Supermarket and Land rear of Canada Life, Mutton lane, Potters Bar, Herts) No 11/2005.

Interpretation

2. In this Order "the authority" means the Hertsmere Borough Council and unless the context otherwise requires, any reference in this Order to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990.

Application of section 201

3. The authority hereby direct that section 201 (provisional tree preservation orders) shall apply to this Order and, accordingly, this Order shall take effect provisionally on the **Seventeenth day of March 2005**.

Prohibited acts in relation to trees

4. Without prejudice to subsections (6) and (7) of section 198 (power to make tree preservation orders)¹ [or subsection (3) of section 200 (orders affecting land where Forestry Commissioners interested)], and subject to article 5, no person shall-

- (a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in Schedule 1 to this Order or comprised in a group of trees or in a woodland so specified, except with the consent of the authority and, where such consent is given subject to conditions, in accordance with those conditions.

¹ Subsection (6) of section 198 exempts from the application of tree preservation orders the cutting down, uprooting, topping or lopping or lopping trees which are dying, dead or have become dangerous, or the undertaking of those acts in compliance with obligations imposed by or under an Act of Parliament or so far as may be necessary for the prevention or abatement of a nuisance. Subsection (7) of that section makes section 198 subject to section 39(2) of the Housing and Planning Act 1986 and section 15 of the Forestry Act 1967.

Exemptions

5. (1) Nothing in article 4 shall prevent-

- (a) the cutting down, topping, lopping or uprooting of a tree by or at the request of a statutory undertaker, where the land on which the tree is situated is operational land of the statutory undertaker and the work is necessary-
 - (i) in the interests of the safe operation of the undertaking;
 - (ii) in connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker; or
 - (iii) to enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995;
- (b) the cutting down, topping, lopping or uprooting of a tree cultivated for the production of fruit in the course of a business or trade where such work is in the interests of that business or trade;
- (c) the pruning, in accordance with good horticultural practice, of any tree cultivated for the production of fruit;
- (d) the cutting down, topping, lopping or uprooting of a tree where that work is required to enable a person to implement a planning permission (other than an outline planning permission or, without prejudice to paragraph (a)(iii), a permission granted by or under the Town and Country Planning (General Permitted Development) Order 1995) granted on an application under Part III of the Act, or deemed to have been granted (whether for the purposes of that Part or otherwise);
- (e) the cutting down, topping, lopping or uprooting of a tree by or at the request of the Environment Agency to enable the Agency to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995;
- (f) the cutting down, topping, lopping or uprooting of a tree by or at the request of a drainage body where that tree interferes, or is likely to interfere, with the exercise of any of the functions of that body in relation to the maintenance, improvement or construction of watercourses or of drainage works, and for this purpose "drainage body" and "drainage" have the same meanings as in the Land Drainage Act 1991; or
- (g) without prejudice to section 198(6)(b), the felling or lopping of a tree or the cutting back of its roots by or at the request of, or in accordance with a notice served by, a licence holder under paragraph 9 of Schedule 4 to the Electricity Act 1989.

- (2) In paragraph (1), "statutory undertaker" means any of the following-
- a person authorised by any enactment to carry on any railway, light railway, tramway, road transport, water transport, canal, inland navigation, dock, harbour, pier or lighthouse undertaking, or any undertaking for the supply of hydraulic power,
 - a relevant airport operator (within the meaning of Part V of the Airports Act 1986),
 - the holder of a licence under section 6 of the Electricity Act 1989,
 - a public gas transporter,
 - the holder of a licence under section 7 of the Telecommunications Act 1984 to whom the telecommunications code (within the meaning of that Act) is applied,
 - a water or sewerage undertaker,
 - the Civil Aviation Authority or a body acting on behalf of that Authority,
 - the Post Office.

Applications for consent under the Order

6. An application for consent to the cutting down, topping, lopping or uprooting of any tree in respect of which this Order is for the time being in force shall be made in writing to the authority and shall-

- (a) identify the tree or trees to which it relates (if necessary, by reference to a plan);

- (b) specify the work for which consent is sought; and
- (c) contain a statement of the applicant's reasons for making the application.

Application of provisions of the Town and Country Planning Act 1990

7. (1) The provisions of the Town and Country Planning Act 1990 relating to registers, applications, permissions and appeals mentioned in column (1) of Part I of Schedule 2 to this Order shall have effect, in relation to consents under this Order and applications for such consent, subject to the adaptations and modifications mentioned in column (2).
- (2) The provisions referred to in paragraph (1), as so adapted and modified, are set out in Part II of that Schedule.

Directions as to replanting

8. (1) Where consent is granted under this Order for the felling in the course of forestry operations of any part of a woodland area, the authority may give to the owner of the land on which that part is situated ("the relevant land") a direction in writing specifying the manner in which and the time within which he shall replant the relevant land.
- (2) Where a direction is given under paragraph (1) and trees on the relevant land are felled (pursuant to the consent), the owner of that land shall replant it in accordance with the direction.
- (3) A direction under paragraph (1) may include, requirements as to-
 - (a) species;
 - (b) number of trees per hectare;
 - (c) the preparation of the relevant land prior to the replanting; and
 - (d) the erection of fencing necessary for the protection of the newly planted trees.

Compensation

9. (1) If, on a claim under this article, a person establishes that loss or damage has been caused or incurred in consequence of-
 - (a) the refusal of any consent required under this Order; or
 - (b) the grant of any such consent subject to conditions, he shall, subject to paragraphs (3) and (4), be entitled to compensation from the authority.
- (2) No claim, other than a claim made under paragraph (3), may be made under this article-
 - (a) if more than 12 months have elapsed since the date of the authority's decision or, where such a decision is the subject of an appeal to the Secretary of State, the date of the final determination of the appeal; or
 - (b) if the amount in respect of which the claim would otherwise have been made is less than £500.
- (3) Where the authority refuse consent under this Order for the felling in the course of forestry operations of any part of a woodland area, they shall not be required to pay compensation to any person other than the owner of the land; and such compensation shall be limited to an amount equal to any depreciation in the value of the trees which is attributable to deterioration in the quality of the timber in consequence of the refusal.
- (4) In any other case, no compensation shall be payable to a person-
 - (a) for loss of development value or other diminution in the value of the land;
 - (b) for loss or damage which, having regard to the statement of reasons submitted in accordance with article 6(c) and any documents or other evidence submitted in

support of any such statement, was not reasonably foreseeable when consent was refused or was granted subject to conditions;

- (c) for loss or damage reasonably foreseeable by that person and attributable to his failure to take reasonable steps to avert the loss or damage or to mitigate its extent; or
- (d) for costs incurred in appealing to the Secretary of State against the refusal of any consent required under this Order or the grant of any such consent subject to conditions.

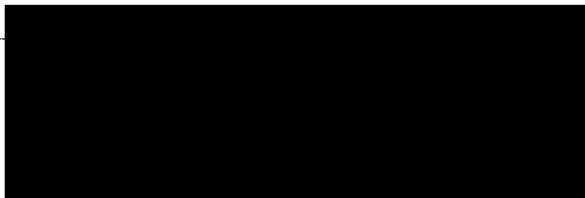
(5) Subsections (3) to (5) of section 11 (terms of compensation on refusal of licence) of the Forestry Act 1967 shall apply to the assessment of compensation under paragraph (3) as it applies to the assessment of compensation where a felling licence is refused under section 10 (application for felling licence and decision of Commissioners thereon) of that Act as if for any reference to a felling licence there were substituted a reference to a consent required under this Order and for the reference to the Commissioners there were substituted a reference to the authority.

(6) In this article-

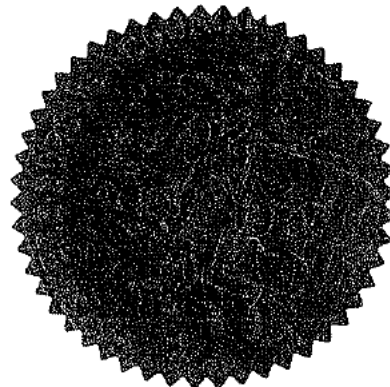
"development value" means an increase in value attributable to the prospect of development; and, in relation to any land, the development of it shall include the clearing of it; and

"owner" has the meaning given to it by section 34 of the Forestry Act 1967.

GIVEN under the Common Seal of the
HERTSMERE BOROUGH COUNCIL
This Seventeenth day of March 2005



(In the presence of the Authorised Officer)



SPECIFICATION OF TREES FOR ORDER NUMBER 11/2005

Trees Specified Individually (encircled in black on the map)

Reference on the Map	Description	Situation
T1	Oak	Grounds of Tesco Supermarket, Mutton Lane, Potters Bar, Herts
T2	Oak	Grounds of Tesco Supermarket, Mutton Lane, Potters Bar, Herts
T3	Ash (fraxinus ornus)	Rear of Canada Life, Mutton Lane, Potters Bar, Herts
T4	Scots Pine	Rear of Canada Life, Mutton Lane, Potters Bar, Herts
T5	Ash (fraxinus ornus)	Rear of Canada Life, Mutton Lane, Potters Bar, Herts
T6	Ash (fraxinus ornus)	Rear of Canada Life, Mutton Lane, Potters Bar, Herts
T7	Ash (fraxinus ornus)	Rear of Canada Life, Mutton Lane, Potters Bar, Herts
T8	Ash (fraxinus ornus)	Rear of Canada Life, Mutton Lane, Potters Bar, Herts
T9	Oak	Rear of Canada Life, Mutton Lane, Potters Bar, Herts

Groups of Trees (within a broken line on the map)

Reference on the Map	Description	Situation
G1	5no. Oak	Grounds of Tesco Supermarket, Mutton Lane, Potters Bar, Herts
G2	2no. Oak and 1no. Horse Chestnut	Rear of Canada Life, Mutton Lane, Potters Bar, Herts

SCHEDULE 2 Article 7

PART I

Provisions of the Town and Country Planning Act 1990 applied with adaptations or modifications

Provision of the Town and Country Planning Act 1990	Adaptation or Modification
Section 69 (registers)	(a) In subsection (1)— (i) omit— “, in such manner as may be prescribed by a development order,”, “such” in the second place where it appears, and “as may be so prescribed”; and (ii) substitute “matters relevant to tree preservation orders made by the authority” for “applications for planning permission”. (b) In subsection (2)— (i) after “contain” insert “, as regards each such order”; and (ii) for paragraphs (a) and (b) substitute— (a) details of every application under the order and of the authority’s decision (if any) in relation to each such application, and (b) a statement as to the subject-matter of every appeal under the order and of the date and nature of the Secretary of State’s determination of it.”. (c) Omit subsections (3) and (4) (as required by section 198(4)).
Section 70 (determination of applications: general considerations)	(a) In subsection (1)— (i) substitute— “Subject to subsections (1A) and (1B), where” for “Where”; “the authority” for “a local planning authority”; “consent under a tree preservation order” for “planning permission” where those words first appear; and “consent under the order” for “planning permission” in both of the other places where those words appear; (ii) after “think fit”, insert— “(including conditions limiting the duration of the consent or requiring the replacement of trees)”; and (iii) omit “subject to sections 91 and 92,”. (b) After subsection (1) insert— “(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area. (1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting).”. (c) Omit subsections (2) and (3).
Section 75 (effect of planning permission)	(a) In subsection (1) substitute— (i) “Any” for the words from “Without” to “any”; (ii) “consent under a tree preservation order” for “planning permission to develop land”; (iii) “the consent” for “the permission”; and (iv) “the land to which the order relates” for “the land”.

	(b) Omit subsections (2) and (3).
Section 78 (right to appeal against planning decisions and failure to take such decisions)	(a) In subsection (1) substitute— (i) "the authority" for "a local planning authority"; (ii) "consent under a tree preservation order" for "planning permission" in the first place where those words appear; (iii) "consent under such an order" for "planning permission" in the second place where those words appear; (iv) for paragraph (c) substitute— (c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or (d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of 8 weeks beginning with the date on which the application was received by the authority,". (b) Omit subsection (2). (c) In subsection (3) for "served within such time and in such manner as may be prescribed by a development order." substitute— "in writing addressed to the Secretary of State, specifying the grounds on which the appeal is made; and such notice shall be served— (a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority's decision or direction or within such longer period as the Secretary of State may allow; (b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant." (d) For subsection (4), substitute— "(4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3)." (e) For subsection (5), substitute— "(5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question."
Section 79 (determination of appeals)	(a) In subsections (1) and (2), substitute "the authority" for "the local planning authority" (b) Omit subsection (3). (c) In subsection (4), substitute— (i) "section 70(1), (1A) and (1B)" for "sections 70, 72(1) and (5), 73 and 73A and Part I of Schedule 5"; (ii) "consent under a tree preservation order" for "planning permission"; and (iii) "the authority" for "the local planning authority and a development order may apply, with or without modifications, to such an appeal any requirements imposed by a development order by virtue of sections 65 or 71." (d) Omit subsections (6) and (6A). (e) In subsection (7), omit the words after "section 78".

PART II
PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1990,
AS ADAPTED AND MODIFIED BY PART I

The following provisions of the Town and Country Planning Act 1990, as adapted and modified by Part I of this Schedule, apply in relation to consents, and applications for consent, under this Order.

Section 69

- (1) Every local planning authority shall keep a register containing information with respect to matters relevant to tree preservation orders made by the authority.
- (2) The register shall contain, as regards each such order
 - (a) details of every application under the order and of the authority's decision (if any) in relation to each such application, and
 - (b) a statement as to the subject-matter of every appeal under the order and of the date and nature of the Secretary of State's determination of it.
- (5) Every register kept under this section shall be available for inspection by the public at all reasonable hours.

Section 70

- (1) Subject to subsections (1A) and (1B), where an application is made to the authority for consent under a tree preservation order—
 - (a) they may grant consent under the order, either unconditionally or subject to such conditions as they think fit (including conditions limiting the duration of the consent or requiring the replacement of trees); or
 - (b) they may refuse consent under the order.
- (1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area.
- (1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting).

.....

Section 75

Any grant of consent under a tree preservation order shall (except in so far as the consent otherwise provides) ensure for the benefit of the land to which the order relates and of all persons for the time being interested in it.

Section 78

- (1) Where the authority—
 - (a) refuse an application for consent under a tree preservation order or grant it subject to conditions;
 - (b) refuse an application for any consent, agreement or approval of that authority required by a condition imposed on a grant of consent under such an order or grant it subject to conditions;

- (c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or
- (d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of 8 weeks beginning with the date on which the application was received by the authority,

the applicant may by notice appeal to the Secretary of State.

.....

(3) Any appeal under this section shall be made by notice in writing addressed to the Secretary of State, specifying the grounds on which the appeal is made; and such notice shall be served—

- (a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority's decision or direction or within such longer period as the Secretary of State may allow;
- (b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant.

(4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3).

(5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.

.....

Section 79

(1) On an appeal under section 78 the Secretary of State may—

- (a) allow or dismiss the appeal, or
- (b) reverse or vary any part of the decision of the authority (whether the appeal relates to that part of it or not),

and may deal with the application as if it had been made to him in the first instance.

(2) Before determining an appeal under section 78 the Secretary of State shall, if either the appellant or the authority so wish, give each of them an opportunity of appearing before and being heard by a person appointed by the Secretary of State for the purpose.

.....

(4) Subject to subsection (2), the provisions of section 70(1), (1A) and (1B) shall apply, with any necessary modifications, in relation to an appeal to the Secretary of State under section 78 as they apply in relation to an application for consent under a tree preservation order which falls to be determined by the authority.

(5) The decision of the Secretary of State on such an appeal shall be final.

.....

(7) Schedule 6 applies to appeals under section 78.

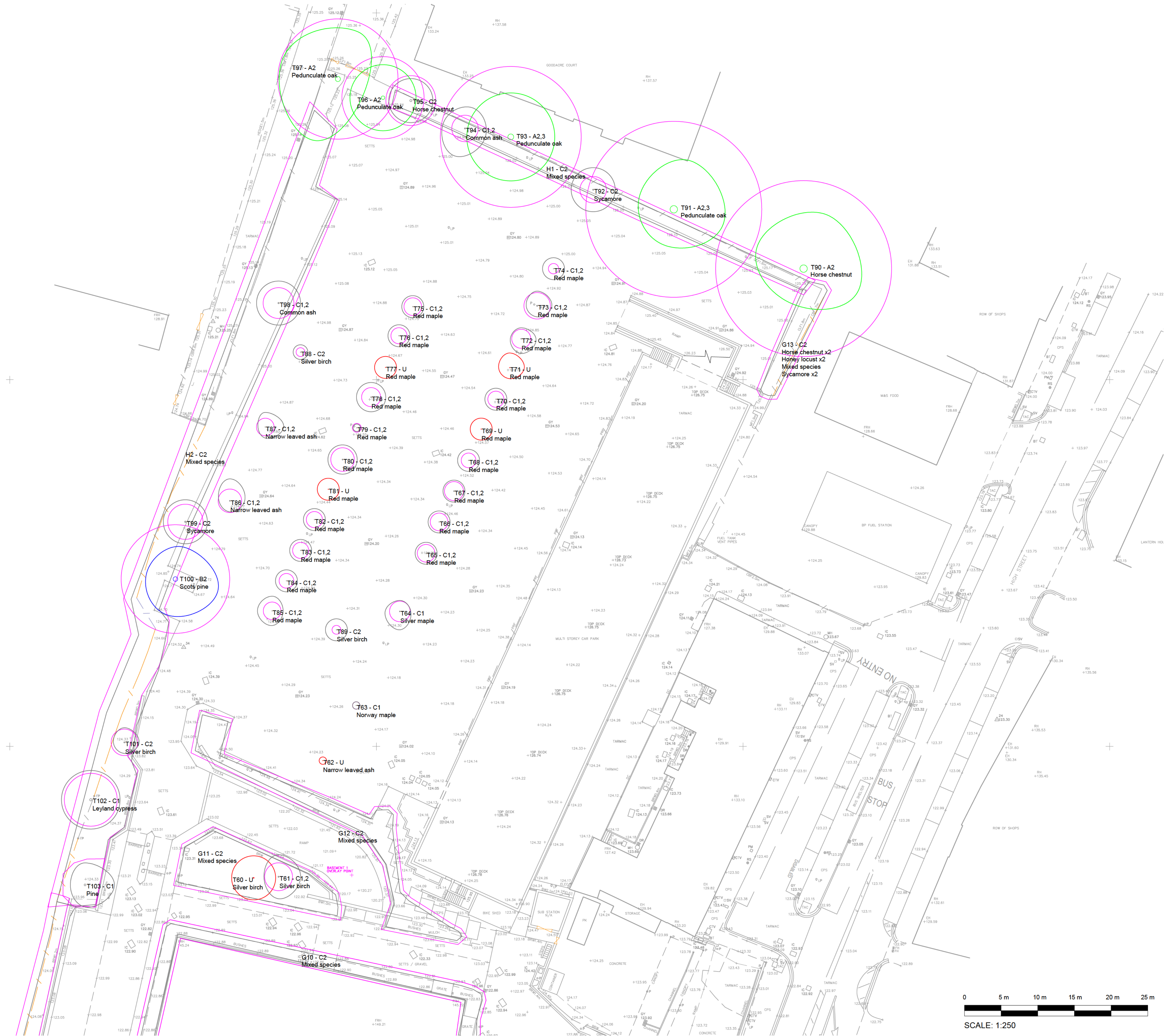
Appendix 5 – B25037-TLP- Tree Removal Schedule - Maple House, Potters Bar

Project:	Maple House, Potters Bar			Tree Removal Schedule		
Ref:	B25037					
Date:	June 2026					
Client:	Chase New Homes					
Surveyed by:			KH			
Tagged:			No			
Type / No.	Species	Height (m)	Com. DBH (mm)	General observations	Estimated remaining contribution years	BS Category
T1	Norway maple (Acer platanoides)	6	190	Remove for development purposes	20+ Years	B2
T2	Norway maple (Acer platanoides)	8	280	Remove for development purposes	20+ Years	B2
T3	Norway maple (Acer platanoides)	8	240	Remove for development purposes	20+ Years	B2
T4	Norway maple (Acer platanoides)	8	230	Remove for development purposes	20+ Years	B2
T5	Norway maple (Acer platanoides)	8	180	Remove for development purposes	10+ Years	C1,2
T6	Norway maple (Acer platanoides)	8	250	Remove for development purposes	20+ Years	B2
T10	English yew (Taxus baccata)	4	180	Remove for development purposes	40+ Years	C2
T11	Norway maple (Acer platanoides)	8	300#	Remove for development purposes	20+ Years	B2
T12	Tulip tree (Liriodendron tulipifera)	13	280	Remove for development purposes	20+ Years	B2
T13	Tulip tree (Liriodendron tulipifera)	13	190	Remove for development purposes	20+ Years	B2
T14	Tulip tree (Liriodendron tulipifera)	7	220	Remove for development purposes	20+ Years	B2
T15	Tulip tree (Liriodendron tulipifera)	13	200	Remove for development purposes	20+ Years	B2
T16	Tulip tree (Liriodendron tulipifera)	13	140	Remove for development purposes	20+ Years	B2
T17	Tulip tree (Liriodendron tulipifera)	7	180	Remove for development purposes	20+ Years	B2
T18	Tulip tree (Liriodendron tulipifera)	13	170	Remove for development purposes	20+ Years	B2
T19	Tulip tree (Liriodendron tulipifera)	5	140	Remove for development purposes	10+ Years	C1,2
T20	Cabbage tree (Cordyline australis)	2.5	160#	Remove for development purposes	10+ Years	C1,2
T21	Tulip tree (Liriodendron tulipifera)	8	140	Remove for development purposes	20+ Years	B2
T22	Tulip tree (Liriodendron tulipifera)	6	100	Remove for development purposes	20+ Years	B2
T23	Tulip tree (Liriodendron tulipifera)	6	170	Remove for development purposes	20+ Years	B2
T24	Tulip tree (Liriodendron tulipifera)	6	170	Remove for development purposes	20+ Years	B2
T25	Norway maple (Acer platanoides)	7	190	Remove for development purposes	20+ Years	B2
T26	Norway maple (Acer platanoides)	8	270	Remove for development purposes	20+ Years	B2
T27	Purple Norway maple (Acer platanoides 'Crimson King')	8	280	Remove for development purposes	20+ Years	B2
T28	Purple Norway maple (Acer platanoides 'Crimson King')	8	300	Remove for development purposes	20+ Years	B2
T29	Himalayan birch (Betula utilis)	7	150	Remove for development purposes	20+ Years	B2
T30	Himalayan birch (Betula utilis)	7	200	Remove for development purposes	20+ Years	B2
T31	Himalayan birch (Betula utilis)	7	100	Remove for development purposes	20+ Years	C2
T32	Field maple (Acer campestre)	6	130	Remove for development purposes	20+ Years	B2
T33	Norway maple (Acer platanoides)	9	180	Remove for development purposes	20+ Years	B2
T34	Norway maple (Acer platanoides)	9	240	Remove for development purposes	20+ Years	B2
T35	Norway maple (Acer platanoides)	9	230	Remove for development purposes	20+ Years	B2
T36	Norway maple (Acer platanoides)	9	270	Remove for development purposes	20+ Years	B2
T37	Norway maple (Acer platanoides)	9	210	Remove for development purposes	20+ Years	B2
T38	Norway maple (Acer platanoides)	9	230	Remove for development purposes	20+ Years	B2
T39	Norway maple (Acer platanoides)	9	260	Remove for development purposes	20+ Years	B2
T40	Norway maple (Acer platanoides)	9	210	Remove for development purposes	20+ Years	B2
T41	Norway maple (Acer platanoides)	9	210	Remove for development purposes	20+ Years	B2
T42	Norway maple (Acer platanoides)	9	240	Remove for development purposes	20+ Years	B2
T43	Norway maple (Acer platanoides)	9	220	Remove for development purposes	20+ Years	B2

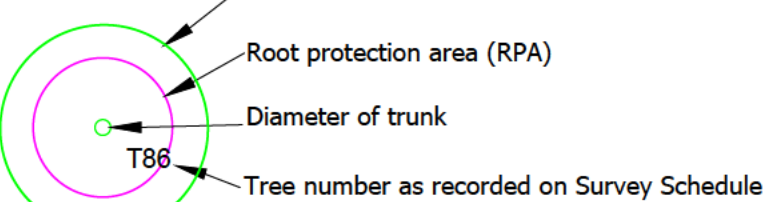
Project:	Maple House, Potters Bar			Tree Removal Schedule		
Ref:	B25037					
Date:	June 2026					
Client:	Chase New Homes					
Surveyed by:			KH			
Tagged:			No			
Type / No.	Species	Height (m)	Com. DBH (mm)	General observations	Estimated remaining contribution years	BS Category
T44	Norway maple <i>(Acer platanoides)</i>	9	190	Remove for development purposes	20+ Years	B2
T45	Norway maple <i>(Acer platanoides)</i>	9	190	Remove for development purposes	20+ Years	B2
T46	Norway maple <i>(Acer platanoides)</i>	9	220	Remove for development purposes	20+ Years	B2
T47	Norway maple <i>(Acer platanoides)</i>	9	240	Remove for development purposes	20+ Years	B2
T48	Norway maple <i>(Acer platanoides)</i>	9	180	Remove for development purposes	20+ Years	B2
T49	Norway maple <i>(Acer platanoides)</i>	9	270	Remove for development purposes	20+ Years	B2
T50	Norway maple <i>(Acer platanoides)</i>	9	280	Remove for development purposes	20+ Years	B2
T51	Norway maple <i>(Acer platanoides)</i>	9	270	Remove for development purposes	20+ Years	B2
T52	Norway maple <i>(Acer platanoides)</i>	9	280	Remove for development purposes	20+ Years	B2
T53	Norway maple <i>(Acer platanoides)</i>	10	290	Remove for development purposes	20+ Years	B2
T54	Norway maple <i>(Acer platanoides)</i>	10	260	Remove for development purposes	20+ Years	B2
T55	Norway maple <i>(Acer platanoides)</i>	10	290	Remove for development purposes	20+ Years	B2
T56	Silver birch <i>(Betula pendula)</i>	6	240	Remove for development purposes	10+ Years	C1
T57	Silver birch <i>(Betula pendula)</i>	6	297	Remove for development purposes	10+ Years	C1
T58	Silver birch <i>(Betula pendula)</i>	6	306	Remove for development purposes	10+ Years	C1
T59	Willow <i>(Salix sp.)</i>	5	140#	Remove for development purposes	20+ Years	C1,2
T60	Silver birch <i>(Betula pendula)</i>	6	128#	Remove for development purposes	<10 years	U
T61	Silver birch <i>(Betula pendula)</i>	6	157#	Remove for development purposes	10+ Years	C1,2
T62	Narrow leaved ash <i>(Fraxinus angustifolia)</i>	4	70	Remove for development purposes		U
T63	Norway maple <i>(Acer platanoides)</i>	3	40	Remove for development purposes	<10 years	C1
T64	Silver maple <i>(Acer saccharinum)</i>	3	120	Remove for development purposes	10+ Years	C1
T65	Red maple <i>(Acer rubrum)</i>	3	100	Remove for development purposes	10+ Years	C1,2
T66	Red maple <i>(Acer rubrum)</i>	5	100	Remove for development purposes	10+ Years	C1,2
T67	Red maple <i>(Acer rubrum)</i>	4	110	Remove for development purposes	10+ Years	C1,2
T68	Red maple <i>(Acer rubrum)</i>	4	80	Remove for development purposes	10+ Years	C1,2
T69	Red maple <i>(Acer rubrum)</i>	3	70	Remove for development purposes	<10 years	U
T70	Red maple <i>(Acer rubrum)</i>	3	90	Remove for development purposes	10+ Years	C1,2
T71	Red maple <i>(Acer rubrum)</i>	4	90	Remove for development purposes	<10 years	U
T72	Red maple <i>(Acer rubrum)</i>	6	110	Remove for development purposes	10+ Years	C1,2
T73	Red maple <i>(Acer rubrum)</i>	5	150	Remove for development purposes	10+ Years	C1,2
T74	Red maple <i>(Acer rubrum)</i>	3	60	Remove for development purposes	10+ Years	C1,2
T75	Red maple <i>(Acer rubrum)</i>	3	100	Remove for development purposes	10+ Years	C1,2
T76	Red maple <i>(Acer rubrum)</i>	3	90	Remove for development purposes	10+ Years	C1,2
T77	Red maple <i>(Acer rubrum)</i>	3	70	Remove for development purposes	<10 years	U
T78	Red maple <i>(Acer rubrum)</i>	4	110	Remove for development purposes	10+ Years	C1,2
T79	Red maple <i>(Acer rubrum)</i>	4	50	Remove for development purposes	10+ Years	C1,2
T80	Red maple <i>(Acer rubrum)</i>	4	130	Remove for development purposes	10+ Years	C1,2
T81	Red maple <i>(Acer rubrum)</i>	4	80	Remove for development purposes	<10 years	U
T82	Red maple <i>(Acer rubrum)</i>	4	90	Remove for development purposes	10+ Years	C1,2
T83	Red maple <i>(Acer rubrum)</i>	3	90	Remove for development purposes	10+ Years	C1,2
T84	Red maple <i>(Acer rubrum)</i>	3	80	Remove for development purposes	10+ Years	C1,2

Project:	Maple House, Potters Bar			Tree Removal Schedule		
Ref:	B25037					
Date:	June 2026					
Client:	Chase New Homes					
Surveyed by:			KH			
Tagged:			No			
Type / No.	Species	Height (m)	Com. DBH (mm)	General observations	Estimated remaining contribution years	BS Category
T85	Red maple (<i>Acer rubrum</i>)	4	100	Remove for development purposes	10+ Years	C1,2
T86	Narrow leaved ash (<i>Fraxinus angustifolia</i>)	5	130	Remove for development purposes	10+ Years	C1,2
T87	Narrow leaved ash (<i>Fraxinus angustifolia</i>)	5	100	Remove for development purposes	10+ Years	C1,2
T88	Silver birch (<i>Betula pendula</i>)	4	50	Remove for development purposes	10+ Years	C2
T89	Silver birch (<i>Betula pendula</i>)	3	50	Remove for development purposes	10+ Years	C2
G1	Laurustinus (<i>Viburnum tinus</i>) English yew (<i>Taxus baccata</i>)	1.5	60	Remove for development purposes	10+ Years	C1
G2	Juniper (<i>Juniperus sp.</i>)	1	0	Remove for development purposes	10+ Years	C2
G3	Laurel cherry (<i>Prunus laurocerasus</i>)	1	0	Remove for development purposes	10+ Years	C2
G4	Laurel cherry (<i>Prunus laurocerasus</i>)	1	0	Remove for development purposes	10+ Years	C2
G5	Laurel cherry (<i>Prunus laurocerasus</i>)	1	0	Remove for development purposes	10+ Years	C2
G6	Laurel cherry (<i>Prunus laurocerasus</i>) Photinia 'Red Robin' (<i>Photinia x fraseri</i>) Honeysuckle (<i>Lonicera sp.</i>)	1.5	0	Remove for development purposes	10+ Years	C2
G7	Honeysuckle (<i>Lonicera sp.</i>) Juniper (<i>Juniperus sp.</i>)	1	0	Remove for development purposes	10+ Years	C2
G8	Apple x2 (<i>Malus sp.</i>) Other (<i>Other</i>) Hazel x3 (<i>Corylus avellana</i>) Laurel cherry (<i>Prunus laurocerasus</i>) Smokebush x4 (<i>Cotinus coggygria</i>)	3	50	Remove for development purposes	20+ Years	C2
G9	Mixed species (<i>Mixed species</i>)	1.5	0	Remove for development purposes	10+ Years	C2
G10	Mixed species (<i>Mixed species</i>)	1.5	0	Remove for development purposes	10+ Years	C2
G11	Mixed species (<i>Mixed species</i>)	1.5	0	Remove for development purposes	10+ Years	C2
G12	Mixed species (<i>Mixed species</i>)	1.5	0	Remove for development purposes	10+ Years	C2
H2	Mixed species (<i>Mixed species</i>)	6	70#	Partial removal of group - relatively small area to the north as shown at drawing 'B25037-TLP-611-AIA AMS'	10+ Years	C2

Appendix 6 – Tree Root Radar Plan - TRA 0555 Maple House, Potter's Bar, Herts PLAN 13



Key



Canopy spread and stem coloured in accordance with BS5837:2012

Note: Tree positions where topographical data was not available should be regarded as approximate, as identified on the tree schedule under 'general observations'.



Category A tree
BS5837 2012



Category B tree
BS5837 2012

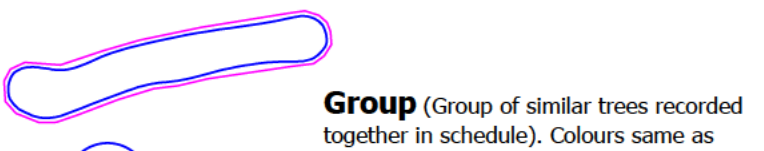


Category C tree
BS5837 2012



Category U tree
BS5837 2012

The above BS categories are judgements of quality and value based on the contribution each tree would be expected to make over a given period of time, categories A, B and C being high, moderate and low respectively. Category U represents trees that, in their current context, should be removed for sound arboricultural reasons. For exact definition of BS categories refer to notes accompanying schedule.



Group (Group of similar trees recorded together in schedule). Colours same as BS5837 2012 categories for trees



Hedge Colours same as BS5837 2012 categories for trees (see above)

Revision	Number	By	Date
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the landscape partnership
landscape architects urban design environmental planning

Project
Maple House, Potters Bar, Herts

Drawing
Tree Survey (sheet 1 of 2)

Status
Planning

Bedford	01234 261315	☐
Woodbridge	01394 380509	☐
London	020 7252 0002	☒
Norwich	01603 230777	☐

Job No. B25037

Dwg. No. 601

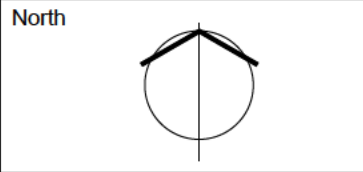
Scale 1:250@A1

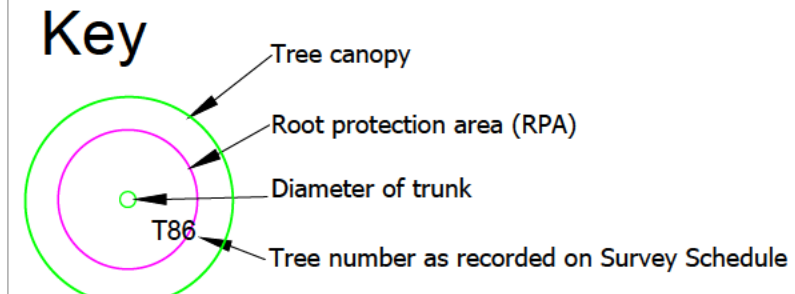
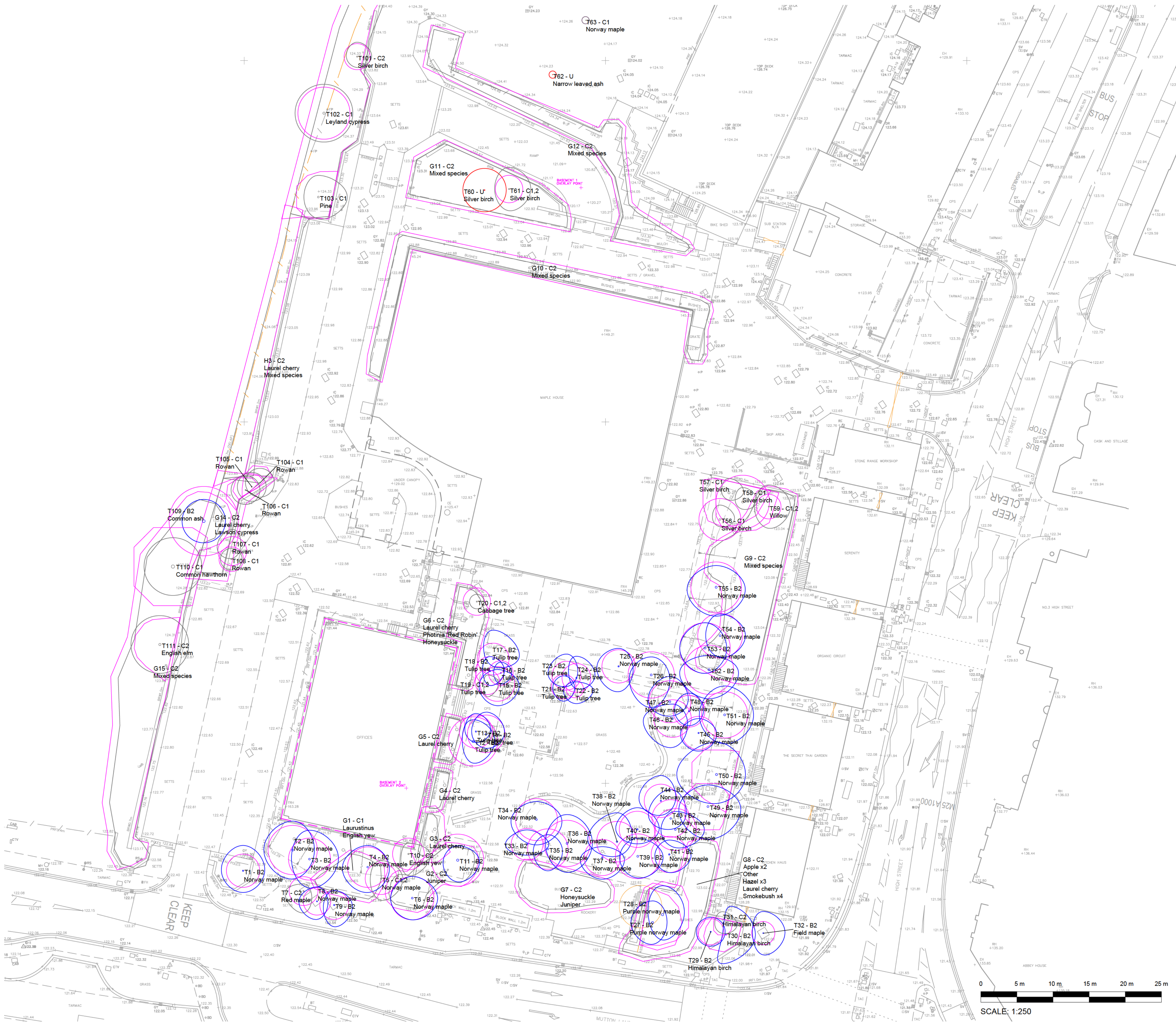
Drawn LD

Checked KH

Date 06-06-2025

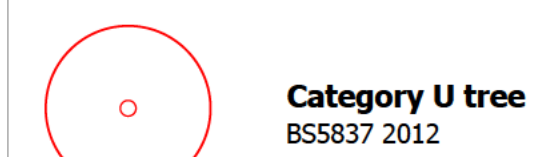
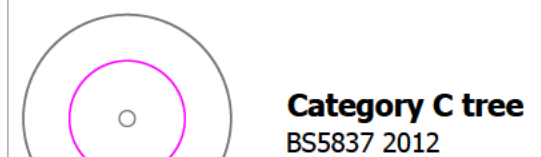
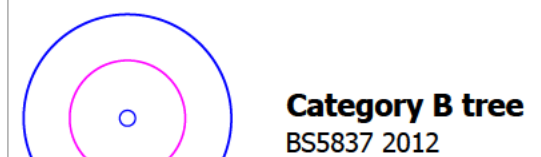
Drawing for planning purposes. All dimensions & Levels are to be checked on site. Any discrepancies must be reported to the landscape architect immediately.
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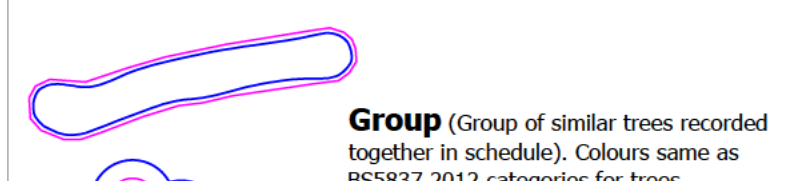


Canopy spread and stem coloured in accordance with BS5837:2012

Note: Tree positions where topographical data was not available should be regarded as approximate, as identified on the tree schedule under 'general observations'.



The above BS categories are judgements of quality and value based on the contribution each tree would be expected to make over a given period of time, categories A, B and C being high, moderate and low respectively. Category U represents trees that, in their current context, should be removed for sound arboricultural reasons. For exact definition of BS categories refer to notes accompanying schedule.



Revision	Number	By	Date
Project Maple House, Potters Bar, Herts			
Drawing Tree Survey (sheet 2 of 2)			
Status Planning			
Drawing for planning purposes. All dimensions & Levels are to be checked on site. Any discrepancies must be reported to the landscape architect immediately. Copyright THE LANDSCAPE PARTNERSHIP LTD			
Bedford	01234 261315	☐	
Woodbridge	01394 380509	☐	
London	020 7252 0002	☐	
Norwich	01603 230777	☐	
Job No.	B25037		
Dwg. No.	602		
Scale	1:250@A1		
Drawn	LD		
Checked	KH		
Date	06-06-2025		
North			



Key

Category A tree

BS5837 2012

Category B tree

BS5837 2012

Category C tree

BS5837 2012

Category U tree

BS5837 2012

G003 - B2

Mixed species x50

H002 - C2

Mixed species

Group

(Group of similar trees recorded together in schedule). Colours same as BS5837 2012 categories for trees

Hedge

Colours same as BS5837 2012 categories for trees (see above)

Arboricultural Strategy

Individual tree or tree group to be removed

Canopy spread colour reference in accordance with the categories defined by BS5837

Primary line of protective tree barriers to form Construction Exclusion Zones (CEZ). Where applicable, existing fence lines and boundary treatments will act as a suitable form of barrier

Secondary line of protective tree barriers to form Construction Exclusion Zones (CEZ). To be installed in areas following the conversion of hard surfaces to soft landscape in order to protect newly exposed Root Protection Areas

Careful demolition of existing road surface within tree RPAs, to be converted to soft landscape. Existing areas of tarmac and block paving to be removed with arboricultural monitoring.

New surfaces to utilise existing made ground with supervised excavation within Root Protection Areas (RPAs). Results of the Root Radar survey within the RPAs of T91 concludes limited to zero rooting with very high levels of soil disturbance, thus impacts to tree health should remain low.

Plant building foundations to be constructed within tree RPAs using a piled raft solution. If excavation is required to accommodate finished floor levels root pruning will be carried out severing all roots to the edge of the foundation closest to the trees. Results of the Root Radar survey within the RPAs of T90 and T91 concludes limited to zero rooting with very high levels of soil disturbance, thus impacts to tree health should remain low

Utility corridor within the RPA of T100 - excavation in this area to be carried out carefully using a vacuum excavator in order to retain trees > 25 mm diameter. Services shall be placed beneath retained tree roots. Alternatively, thrust boring would provide a suitable solution for the retention of tree roots, should they be present.

Landscape design iteration	A	KH	26-06-2026
Revision	Number	By	Date

Project

Maple House, Potters Bar, Herts

Drawing

Arboricultural Impact Statement

Arboricultural Method Statement

(Sheet 1 of 2)

Status

Planning

Bedford	01234 261315	☐
Woodbridge	01394 380509	☐
London	020 7252 0002	☐
Norwich	01603 230777	☐

Job No.	B25037
Dwg. No.	611
Scale	1:250@A1
Drawn	KH
Checked	DT
Date	23-06-2026

North

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