

Arboricultural Appraisal Note

Project: Wells Farm, Cuffley, Potters Bar **Ref:** BMD.19.004.12.TN.002_A
Subject: Arboricultural Desk Review of Access Points **Date:** 12/11/2020
Status: FOR INFORMATION **Rev:** A

Review of existing Access Point off Northaw Road East (B156)

Statutory and other information

- 1.1 The site does not lie within a Conservation Area.
- 1.2 None of the trees on the site are included in a Tree Preservation Order.
- 1.3 The site has been designated a part of the Woodland Priority Habitat Network (England), which is part of the Countryside Stewardship Targeting & Scoring framework. This framework identifies areas where incentives are available to land managers who will employ measures that protect and enhance the natural environment. The site has been given a lower spatial priority within the Network.

Arboricultural overview

- 1.4 This site is a former farm which has since been converted for commercial use.
- 1.5 There are two existing accesses to the site off the B156. This appraisal deals with the proposal to utilise the southern-most access in the context of development.
- 1.6 Within the site, there appears to be a mixture of indigenous and ornamental planting.

Preliminary access assessment

- 1.7 The existing access under review (the southernmost entrance to the current site) appears to be brick paving, set back from the road with a slight splay formed by two short pillared walls.
- 1.8 It is likely that the paving was installed on a formation of 400mm-500mm; the walls would also have been constructed with footings from 500mm to possibly 900mm or more. This means that the work required to update the access would be unlikely to involve the excavation of soil containing any significant roots.
- 1.9 Key features at the entrance to the site have been noted on an image of the entrance from April 2018 available from Google Earth Streetview (see Fig. 1).
- 1.10 There is a valuable hedge along the south-east boundary which should be retained if possible (marked as A on Fig. 1).
- 1.11 Tree B is a Silver Birch. It is too far from the existing access to be a constraint.
- 1.12 There is an ornamental Purple Leaf Plum and a Crab Apple tree where the access opens out into the site (marked as C and D). These look to be in reasonable condition and would make an attractive feature.
- 1.13 There is a large tree (Tree E) to the right of the entrance which is in poor condition due to historic pruning. If retained, it may need to be pollarded.



Fig. 1 Image taken from Google Earth dated 4/2018. Hedge A and Trees B-E are labelled © 2019 Google Maps

Summary conclusion and recommendation

- 1.14 Forming a suitable access for residential development will not have any significant arboricultural implications.