

Project: Northaw Road, Cuffley

Subject: Changes to 10 dwellings (plots 79-88)

Date: 2nd July 2024

1. Introduction

- 1.1 As set out within the submitted DAS, approval has recently been granted for a change to the building heights parameters (under application No. 6/2023/1352/VAR). The revised scheme proposes eight units to become split level in order to provide a suitable design solution for the level change in the existing landform in this area and avoid the need for retaining features adjacent to existing trees (on the northern boundary). The submitted DAS sets out the detail of the changes to built form (including sections and elevations).

2. Arboricultural Impact Assessment

- 2.1 The proposed footprint of the ten dwellings (plots 79-88) affected by the proposed change remains the same as it was in the previous approved layout. This accepted that the mature Oak tree (T42) would not be adversely affected by the encroachment into its root protection area (RPA) by 3.4% for a garage block.
- 2.2 The condition of T42 has not changed since the previous scheme was approved and there is no reason why the trees ability to tolerate the proposals will have lessened.
- 2.3 No significant changes in the condition of the other existing trees in the vicinity of plots 79 to 88 have been recorded and as there is no proposed encroachment into their RPAs or canopies these trees remain unaffected by the proposals.

3. Tree protection

- 3.1 As the proposed footprint remains unchanged the previously approved scheme of tree protection and arboricultural method statement (AMS) can still be implemented and no changes/amendments are required.

4. Conclusion

- 4.1 The proposed changes to plots 79 to 88 are limited to the height of the dwellings and this does not have any affect on the arboricultural implications of the approved scheme on the retained trees and from an arboricultural perspective then scheme remains acceptable.

Appendix A

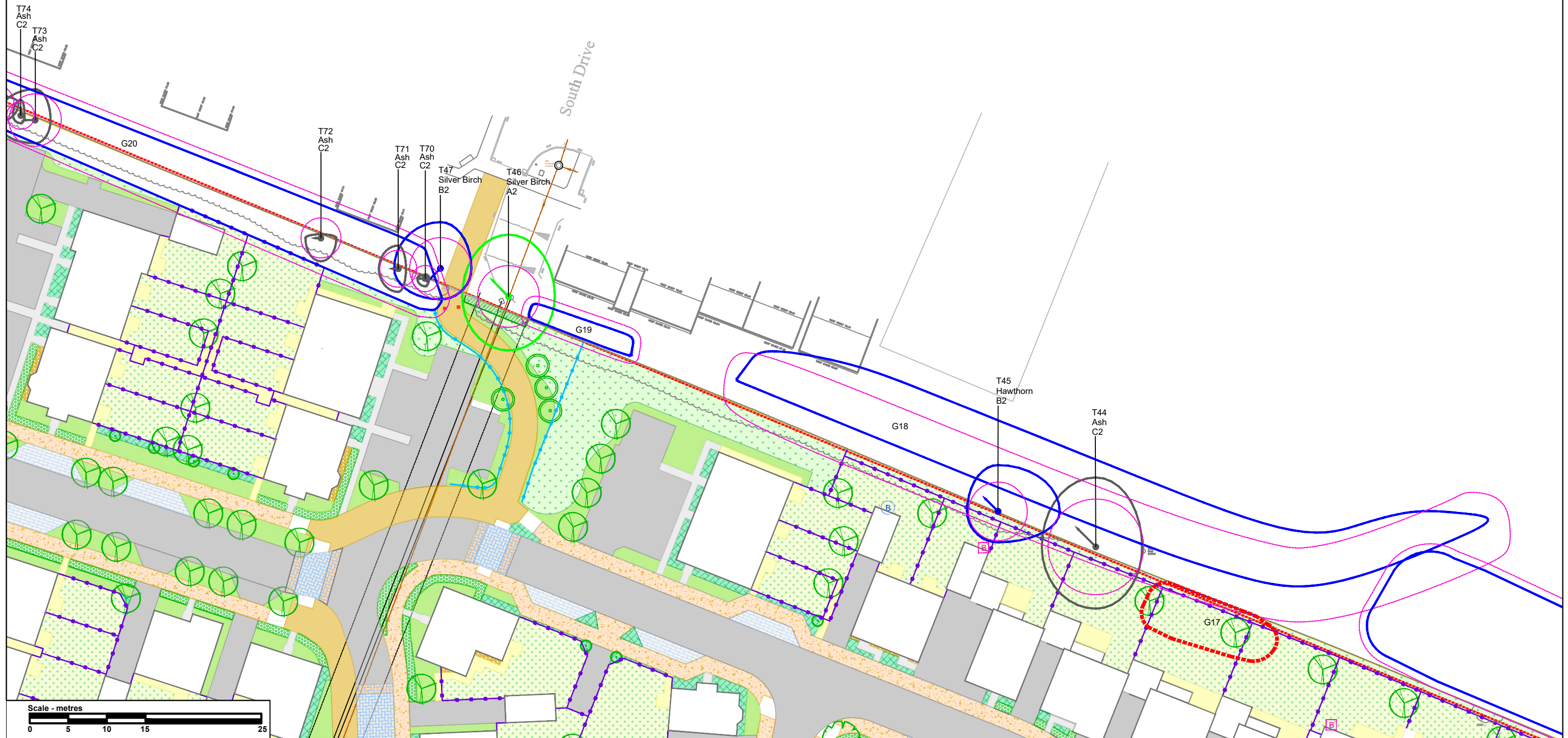
Tree Retention & Removal Plan

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KEY

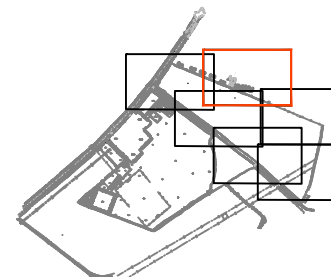
- | | |
|--|---------------------------------------|
| Site Boundary | Extent of group, woodland or hedgerow |
| T8 Tree Number | First Significant Branch |
| G4 Group Number | Root Protection Area |
| H1 Hedge Number | Vegetation Removed |
| Individual Tree Canopy (colour as per BS5837:2012) | |

BS5837:2012 Tree Categories

- | |
|--|
| Canopy extent of tree: Category A - High quality |
| Canopy extent of tree: Category B - Moderate quality |
| Canopy extent of tree: Category C - Low quality |
| Canopy extent of tree: Category U - Unsuitable for retention |

Notes

A full qualitative analysis of tree cover (The Tree Data Schedule) accompanies this drawing.
Do not scale off drawing - refer to Tree Data Schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
The original of this drawing was produced in colour - a monochrome copy should not be relied upon.
Please see original drawing for key details.
A Tree Preservation Order check has not been completed for the entire survey area.
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CLIENT:
Land Improvements Holdings Ltd.

PROJECT:
Northaw Road Trees

TITLE:
Tree Retention and Removal Plan -
Sheet 2 of 6

SCALE AT A3:
1:500

DATE:
July 2024

2080.9 / 08 - Rev01

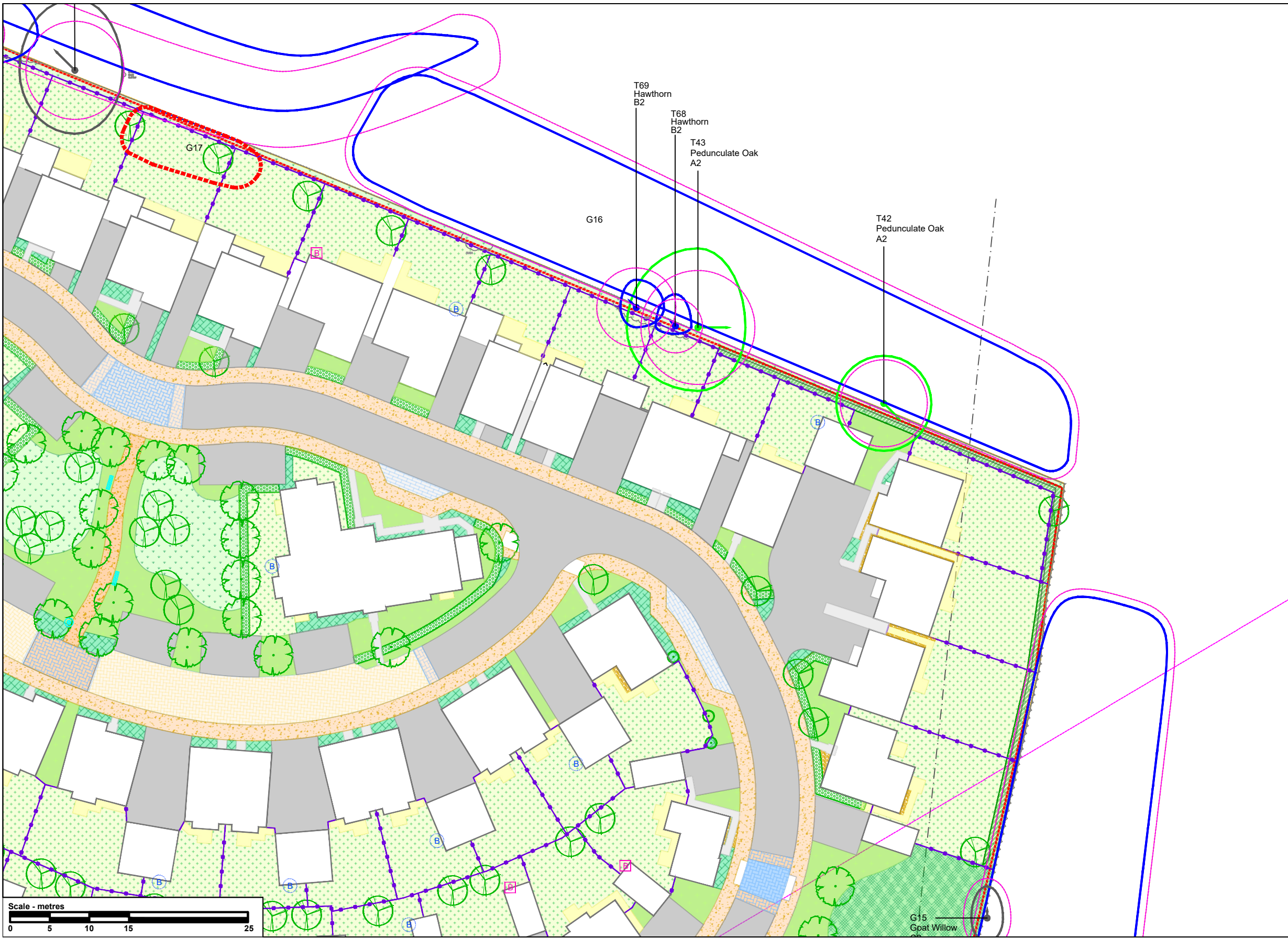
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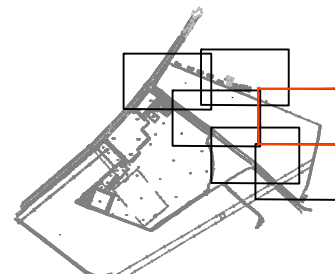
- | | | | |
|--|--|--|---------------------------------------|
| | Site Boundary | | Extent of group, woodland or hedgerow |
| | Tree Number | | First Significant Branch |
| | Group Number | | Root Protection Area |
| | Hedge Number | | Vegetation Removed |
| | Individual Tree Canopy (colour as per BS5837:2012) | | |

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PROJECT:
Northaw Road Trees

TITLE:
Tree Retention and Removal Plan -
Sheet 4 of 6

SCALE AT A3:
1:500

DATE:
July 2024

2080.9 / 10 - Rev01

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