



19th September 2023

Mr Liam Payter
PFM Group
Unit 8
Blackpole Business Centre
Blackpole
Worcester
WR3 8SQ

Our ref: JW/B810/0923

Dear Liam,

Re: Tree survey at Chase Farm, Enfield

We visited the above site on Friday 15th September 2023, and undertook a ground based visual survey of all the trees growing at the property (“the site”). The purpose of the survey was to assess the health and safety of the trees and to give recommendations for any risk management of the trees that may be required. We have also given some general advice regarding the management of trees in line with good arboricultural practice. The site was walked over and the trees assessed from ground level unless otherwise noted. Where we have observed defects associated with trees that could lead to a risk of harm being caused to persons or property, we have undertaken a detailed safety inspection. We have then given recommendations for managing the trees so as to reduce any risk of harm to an acceptable level. Details of those trees that were subject to a detailed safety inspection or where routine management works are advised, are given at Appendix A of this report. Trees within the survey remit but not individually recorded are either considered a low enough risk to not require an individual safety assessment, or otherwise do not require comment. A site map, showing the approximate location of the surveyed trees, is shown in Appendix B. Photographs of selected trees are attached at Appendix C.

Our survey of the trees on this site was undertaken using the principles of Visual Tree Assessment (VTA). VTA is a systematic, non-invasive method of examining the health and structural condition of individual trees. By visually examining a tree, an arboriculturist can gather information on the condition of its roots, trunk and crown in order to make an assessment and draw conclusions about its general condition, health and vitality. If serious disease or mechanical weakness is suspected that cannot be confirmed using VTA techniques, then there may be a need for more detailed investigation, such as using specialist decay detection equipment or climbing techniques. Where necessary we will recommend the use of specialist equipment or other more detailed investigations. If these techniques will not add any significant new information for our consideration then we will not recommend their use.

Venmore Barn • Woodbury • Exeter • Devon • EX5 1LD
t: 01395 239002 e: info@advancedarb.com w: www.advancedarb.com
Advanced Arboriculture Ltd. Company No: 11048651 England & Wales VAT No: 282 8796 45



Licensed User

advanced:

progressive *adj.*
forward-thinking
forward-looking
unconventional
cutting edge
innovative

higher *adj.*
superior
highly developed
sophisticated
complex

Accessible cavities or decayed areas within trees may have been probed using a 60cm long thin metal probe to investigate the depth of any decay. Trees may also have been sounded using a rubber mallet to help detect the presence of internal decay or to assist in the determination of the extent of any suspected decay. Details of any use of these tools will be detailed below.

We have assessed tree risk by relating any observable defects to the likelihood of those defects causing harm, using our knowledge and experience of tree hazard assessment and management. We have used this to inform a hazard rating for each inspected tree as detailed below. We have considered any observed defects and their probability of failure in relation to the nearby land use (or "target"). Whilst any one tree may exhibit significant defects, the likelihood of that tree causing significant harm will be related to the size of the affected part, the probability of failure, and the value of the target and/or the likelihood of persons being present within influencing distance of that tree at the time of failure. Risk cannot be reliably quantified in all situations and is therefore viewed in the context of a spectrum, with High and Low representing the extremes and Moderate being everything that falls in between.

In some cases we have advised non safety-critical works to trees where we consider that such works may help prolong the safe useful life expectancy of a tree or where they are in the interests of good arboricultural management. Such works will generally be given a Works Priority 5 within the Table of Recommendations.

Trees are dynamic organisms and their safety cannot be absolutely guaranteed under all weather conditions. This report has been prepared using all reasonable skill and care. Opinions are provided in good faith.

Unless otherwise specified, any other measurements have been estimated from ground level and should be considered as indicative only. Individually inspected trees have been tagged on site with tree tags affixed at approximately 2 metres above ground level where feasible to do so and their locations have been shown on the attached site map. Trees assessed as Groups, Areas, Hedgerows or Woodlands (see Appendix A) will not have been tagged but are shown as G1, A1 etc on the attached site map. Trees requiring works are shown in red on the attached site map, trees with advisory notes are shown in green. Above ground survey only. Soil type has not been ascertained on site. This report is not concerned with tree related subsidence risk issues.

A check on the Enfield Council online mapping facility reveals that all of the trees on this site are covered by Tree Preservation Orders (TPO). Where trees are covered by a TPO then most works will require an application to be submitted to the local planning authority (LPA). These works can then be permitted, refused or amended by the LPA as relevant. The LPA should deal with any application within 8 weeks of receipt, but if a decision is not issued within that time then the works should be deemed to have been refused.

In the current context of the site, this is the first time we have carried out a tree survey here.

Observations and Conclusions

The general condition of the trees across the sites is good and there are no urgent works required. We have identified three individual trees and one group of trees as requiring more detailed inspections, which is detailed below. Of these, one individual tree and one group of trees have advisory works.

The tree stock on site is limited, though diverse. The species consist of Oak, Ash, Plane, Lime, Sycamore and Cherry Plum and the age class of trees ranges from young to mature.

We note the presence of two Ash trees on site, T308 and T309. Ash Dieback Disease (ADD) is now widespread throughout London and surrounding areas, though specific symptoms are not always obvious on more mature trees in the early stages of infection. The rate of decline of infected trees and the long-term prognosis for the health of Ash trees generally is currently uncertain. Some sources suggest that the UK may experience losses of up to 90% or more of its Ash trees in some areas. Woodland trees, in particular, appear to be particularly prone to decline. Once infected, trees can decline rapidly and quickly lose their structural integrity. On reaching less than 50% of their normal foliar density, they are likely to require removal where they pose a threat to persons or property. Such trees can become unpredictable and dangerous to fell, or to dismantle using normal rope access techniques, and may thus require removal using a Mobile Elevated Work Platform (MEWP) or other machinery. Hence, where trees are in an early stage of infection, are in locations that are inaccessible to machinery and would pose a risk to persons or property if they declined further, it may be appropriate to consider the pre-emptive removal of such trees while it is still possible to deal with them safely using conventional techniques. Each site will need to be considered on its own merits, but the removal of good quality trees, as a precautionary measure, is unlikely to be recommended at this stage.

T308 and T309 overhang the public footpath and stand within falling distance to the road. Current recommendations, on those sites where Ash trees are present within falling distance of significant targets, are that trees be inspected regularly so as to account for the potentially rapid decline of currently healthy trees should ADD occur. Should any Ash trees on site show signs of rapid defoliation or dieback then further advice from an experienced arboriculturist should be sought. We have noted some shoot dieback at the base of T309 consistent with ADD. It is not clear how quickly or severely the infection will spread through the crown of T309 or to T308.

Ash T308 has a significant open cavity at approximately 3m above ground level. This appears to have been formed from historic storm damage. Some localised structural adaptations are exhibited that are likely adequate at this stage. Whilst the tree is in a good physiological condition, there is good reason to believe that adaptation will continue. However, should it become infected with ADD this may change. Therefore, we recommend reinspecting it during summer 2024.

Ash T309 looks to have a very early infection from ADD. However, as the tree appears in good structural condition, there is no defect requiring action at this stage. Nonetheless, we recommend reinspecting it during summer 2024 to monitor the condition.

G306 is a cohesive group of five Oak trees located in the north west corner of the large, central plot. It overhangs the public footpath and road. We do not note any significant defects within the group. However,

there are low hanging branches over the northern and western aspects which are beginning to obstruct the public footpath and growing into the security fence. Therefore, when time and finances permit, we advise crown raising the group over the northern and western aspects to achieve 1.5m clearance from the security fence and 3m over the public footpath. This should be achieved with a maximum cut diameter of 50mm.

T307 is a good example of a mature standalone Oak tree located to the north east of the large, central plot. It overhangs the greenspace and stands within falling distance of the footpath and road. There is dense ivy growing on the main stem and primary branches. Ivy does not directly damage trees. It can, however, obscure defects within the trunk of the tree and increase the windage on the crown of the tree. Ivy can prevent an effective inspection of trees, particularly the lower trunk where decay can often have serious consequences. Therefore, prior to the next scheduled inspection, we advise removing the lowest 1.5m of ivy from the main stem.

We note the presence of a small amount of deadwood within most of the trees on site. This deadwood is mainly within those parts of the trees' crowns that overhang the greenspaces. Some breakage of this deadwood is possible during stormy weather but we consider that this poses a low risk of causing harm. We would encourage the retention of deadwood, where safe to do so, for its wildlife and biodiversity value. Therefore, we do not advise any works to remove this deadwood at present. If you would prefer this deadwood to be removed, then such works are likely to be considered as exempt works, as defined within the Town & Country Planning (Tree Preservation) (England) Regulations 2012, and thus will require a five day notification rather than a formal application.

Recommendations

Table of recommendations and works priorities

Tree No	Species	Recommendations	WP
G306	Oak	<ul style="list-style-type: none"> Crown raise over the northern and western aspects to achieve 1.5m clearance from the security fence and 3m above ground level over the public footpath 	5
T307	Oak	<ul style="list-style-type: none"> Remove lowest 1.5m over ivy from the main stem 	3
T308	Ash	<ul style="list-style-type: none"> Reinspect summer 2024 	4
T309	Ash	<ul style="list-style-type: none"> Reinspect summer 2024 	4

WP	<i>Work Priority. Priorities 2 and 3 are indicative timescales to aid scheduling of any works</i>
1	<i>1st Priority, Urgent</i>
2	<i>2nd Priority, suggest within 3 months</i>
3	<i>3rd Priority, suggest prior to next scheduled survey</i>
4	<i>At next scheduled survey</i>
5	<i>Advisory. Non safety-critical works to be programmed when time and finances permit</i>

Under the Wildlife & Countryside Act 1981 & Countryside & Rights of Way Act 2000 it is an offence to recklessly damage or destroy the nest of a wild bird whilst in use or being built. Trees and shrubs on this site may contain nesting birds between early March and late August. It is recommended that vegetation clearance works are avoided between these dates if there is a reasonable potential for the disruption of nesting birds. If works need to be undertaken during the nesting season then it is advisable that a survey of the site be undertaken by a competent person before commencing any tree or shrub removal, to ensure that no nesting birds are present. Other species, including bats, are also protected under this legislation.

Permission must be sought from Enfield Council with regard to the works regarding G306. We consider any works specified above as appropriate management for these trees and this should be acceptable to the local planning authority, however, they may consider alternative management options; they therefore have the option to modify or reject our proposals. A copy of this report may be submitted to the local planning authority as a supporting document to the planning application. If the council's officers have any queries, they are welcome to contact us directly.

All tree works to be undertaken to BS3998:2010 *Tree Works - Recommendations*. Every effort has been made to ensure that any pruning specifications given above are achievable and specific to individual trees. Where a diameter of finished cuts or a final height and spread are specified this will normally be accurate to \pm 10%. Where a maximum diameter of cuts is recommended then some cuts may be significantly less than this maximum figure. Some variations may be considered at the discretion of the contracting arborists. Where works have required approval by the local planning authority then the arborists must contact the author of this report before undertaking any significant variations to these works. We recommend that the appointed tree work contractor be Arboricultural Association Approved to ensure high standards.

The identification of ADD infected Ash can be difficult from around October through early June, when trees are normally not in full leaf, unless the trees are very severely affected and contain large sections of deadwood. The removal of Ash trees at an advanced state of decline from ADD, should it become infected, is likely to be more technically challenging, and hence more expensive, than its removal at an early stage of decline. We therefore advise that it would be prudent to schedule the next safety survey for summer 2024, to allow for a more ready assessment of the degree of infection (if any) within this tree. Should you have concerns regarding the condition of these, or any other tree on site, before that time then please feel free to contact us for further advice.

We recommend that trees surveyed for this report be re-surveyed by a suitably qualified and experienced arboriculturist during the summer of 2024. The condition of trees can change following severe weather conditions or due to effects of pests and diseases or other abiotic factors. Furthermore, alterations to the site or neighbouring sites may also affect the condition of trees. Therefore, the re-survey of affected trees, at a shorter interval than recommended in this report, may be warranted.

Yours sincerely

A handwritten signature in black ink, appearing to read 'James Worsley', written in a cursive style.

James Worsley
NCH (Arb), Dip Arb (L4), Dip Arb (L6), M.ArborA

Appendix A

Abbreviations used in the survey are as follows:

Tree No	Corresponding to tag and/or to number on attached Tree Location Plan. Groups are referred to by the prefix G and individual trees by T .					
Species	Common name					
Age Class	Y	Young (grown to less than one third of life expectancy)				
	MA	Middle Aged (grown to between one to two-thirds of life expectancy)				
	M	Mature (grown to over two thirds of normal life expectancy)				
	LM	Late Mature				
	V	Veteran				
Ht	Height range measured to nearest metre or estimated as below:					
	L	Low (0-10 metres)				
	M	Medium (10-20 metres)				
	H	High (20-30 metres plus)				
LE	Safe Useful Life Expectancy:					
	D	Dead				
	S	Short (less than 10 years)				
	L	Low (10-20 years)				
	M	Medium (20-40 years)				
	H	High (40+ years)				
AE	Amenity Evaluation:					
	L	Low				
	M	Moderate				
	H	High				
Struct Cond	Structural Condition:					
	G	Good (tree with no significant defects)				
	F	Fair (tree with some defects amenable to surgery)				
	P	Poor (tree with significant defects)				
Phys Cond	Physiological Condition:					
	G	Good (trees of good vigour)				
	F	Fair (trees of reasonable vigour)				
	P	Poor (trees of poor vigour)				
	D	Dead				
Haz Rate	Hazard Rating:					
	H	Higher, significant risk of failure causing damage to persons or property. Risk is unacceptable – reduce hazard or remove target				
	M	Moderate risk of failure causing damage to persons or property. Risk falls between extremes of High and Low – reduce risk, taking other factors (amenity, ecological) into account				
	L	Lower, insignificant risk of failure. Risk is acceptable				
Other	m/s	Multistem tree	n/m	Not measurable	e	Estimate
	av	Average	agl	Above ground level		
		Minor deadwood	Deadwood with a basal diameter < 10cm and/or < 3m length			
		Major deadwood	Deadwood with a basal diameter > 10cm and/or > 3m length			

Table of Findings:

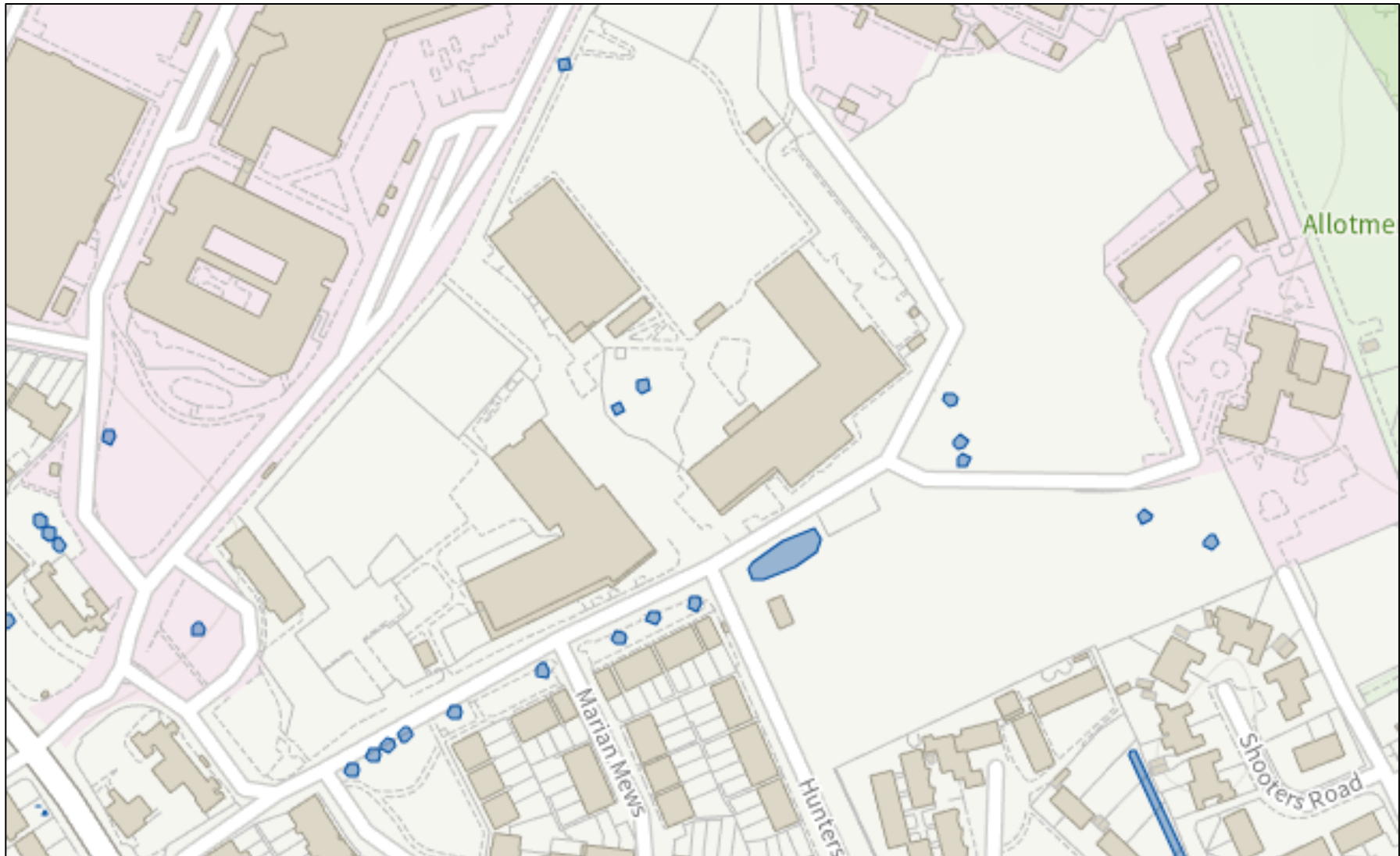
Tree No	Species	Age Class	Ht (m)	L/E	AE	Struct Cond	Phys Cond	Comments	Haz Rate
G306	Oak x 5	MA	M	H	H	F	G	<ul style="list-style-type: none"> • Cohesive group overhanging the public footpath and road • No significant defects noted • Low hanging crown obstructing the footpath • Low hanging crown growing into the security fence 	L
T307	Oak	M	M	H	H	F	G	<ul style="list-style-type: none"> • Good example of a mature standalone specimen • Dense ivy growth on main stem 	L
T308	Ash	MA	M	S	M	F	G	<ul style="list-style-type: none"> • Tall specimen with crown bias to the west • Historic storm damage at 3m above ground level leaves open cavity on main stem • Good adaptation noted 	L
T309	Ash	MA	M	S	M	G	F	<ul style="list-style-type: none"> • Tall specimen • No significant structural defects noted • Shoot dieback in basal growth consistent with ADD • Rest of crown looks in good condition, however 	L

End table.

Appendix B – Chase Farm maps



Map 1 - Google satellite view with tree locations



Map 2 - Chase Farm Tree Preservation Orders (TPO) – taken from Enfield Council TPO map



Appendix C – Photographs



Photograph 1 – Low hanging crowns of Oak G306



Photograph 2 - Oak G306 in context



Photograph 3 – Oak T307 in context, with dense ivy growth on main stem



Photograph 4 – Ash T308 in context with historic storm damage (inset)



Photograph 4 – Ash T309 in context with ADD symptoms on basal growth (inset)