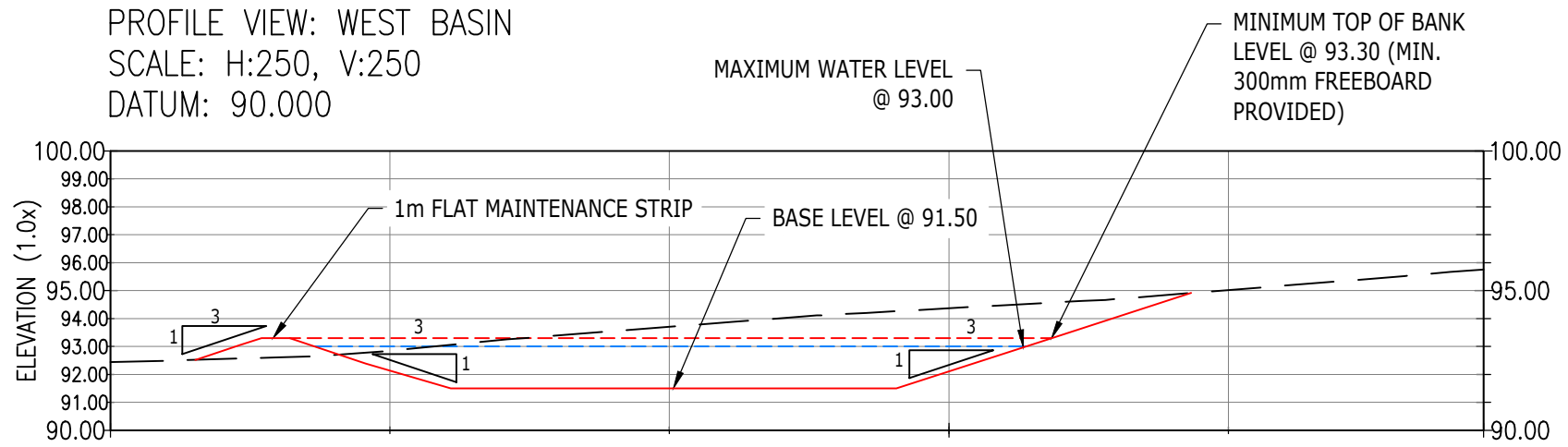


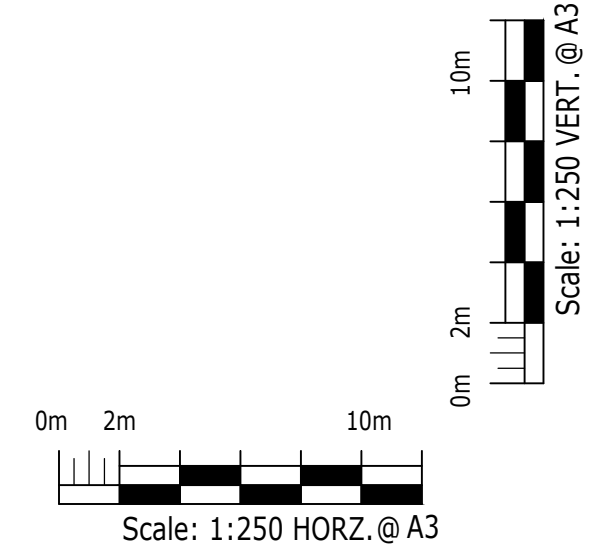
PROFILE VIEW: WEST BASIN
SCALE: H:250, V:250
DATUM: 90.000



SECTIONS KEY

- EXISTING SURFACE
- PROPOSED BASIN
- - - MAXIMUM WATER LEVEL
- - - MINIMUM TOP OF BANK

CHAINAGE	0.000	10.000	20.000	30.000	40.000	49.134
EXISTING LEVELS	92.442	92.848	93.703	94.367	95.018	95.753
FINISHED LEVELS		92.135	91.500	92.108		
HOR						
VER						



NOT FOR CONSTRUCTION
FOR PLANNING

NOTES:

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- ALL LEVELS STATED ARE IN METRES ABOVE ORDNANCE DATUM.
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- UNLESS STATED OTHERWISE, ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF AT AN APPROVED TIP OFF-SITE
- THE PUBLIC HIGHWAY AND WORKS WILL BE KEPT CLEAN AND FREE OF DEBRIS BY USE OF WHEEL WASHING FACILITIES AND ROAD SWEEPERS TO THE COUNCIL'S SATISFACTION

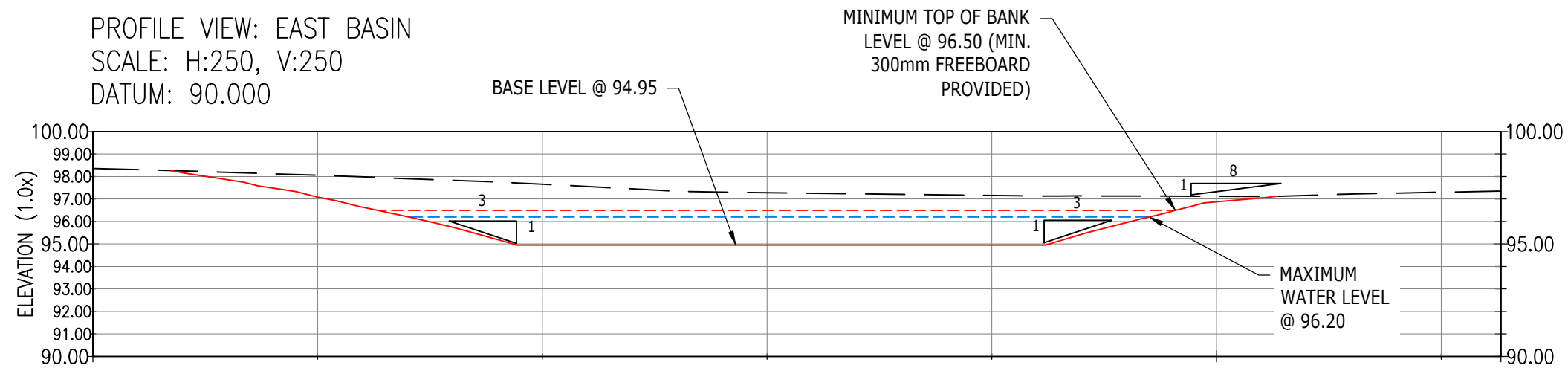
- UPON COMPLETION OF THE WORKS, THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY MAINTENANCE REPAIRS TO RETURN THE HIGHWAY TO ITS FORMER CONDITION
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY PRIOR TO COMMENCING WORKS ON EXISTING OR PARTLY CONSTRUCTED ADOPTABLE HIGHWAY
- ALL EXISTING LEVELS, GRADIENTS, DEPTHS ETC. TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
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CDM NOTES

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- THE CONTRACTOR MUST ENSURE ALL WORKING AREAS ARE FULLY SECURE.

Rev	Description	Drn	Chk	App	Date
<p>Third Floor The Hallmark Building 52-56 Leadenhall Street London EC3M 5JE</p> <p>Tel: 020 7680 4088 Web: www.ardent-ce.co.uk E-mail: enquiries@ardent-ce.co.uk</p>					
<p>Client COUNTRYSIDE PROPERTIES (UK) Ltd</p>					
<p>Project Title: CUFFLEY HILL, GOFFS OAK</p>					
<p>Drawing Title: WESTERN ATTENUATION BASIN SECTION</p>					
A3 Scale	Date	Designed by			
1:250	JUNE 2020	AW			
Drawn by	Checked by	Approved by			
AW	AW	BB			
Drawing Number					Rev
162101-022					-

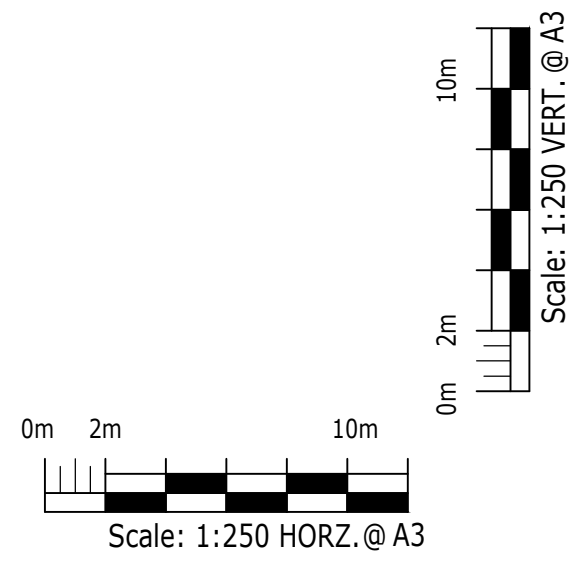
PROFILE VIEW: EAST BASIN
SCALE: H:250, V:250
DATUM: 90.000



SECTIONS KEY

- EXISTING SURFACE
- PROPOSED BASIN
- MAXIMUM WATER LEVEL
- MINIMUM TOP OF BANK

CHAINAGE	0.000	10.000	20.000	30.000	40.000	50.000	60.000	62.651
EXISTING LEVELS	98.363	98.055	97.657	97.280	97.159	97.119	97.302	97.354
FINISHED LEVELS		97.079	94.950	94.950	94.950	96.871		
HOR								
VER								



NOT FOR CONSTRUCTION
FOR PLANNING

NOTES:

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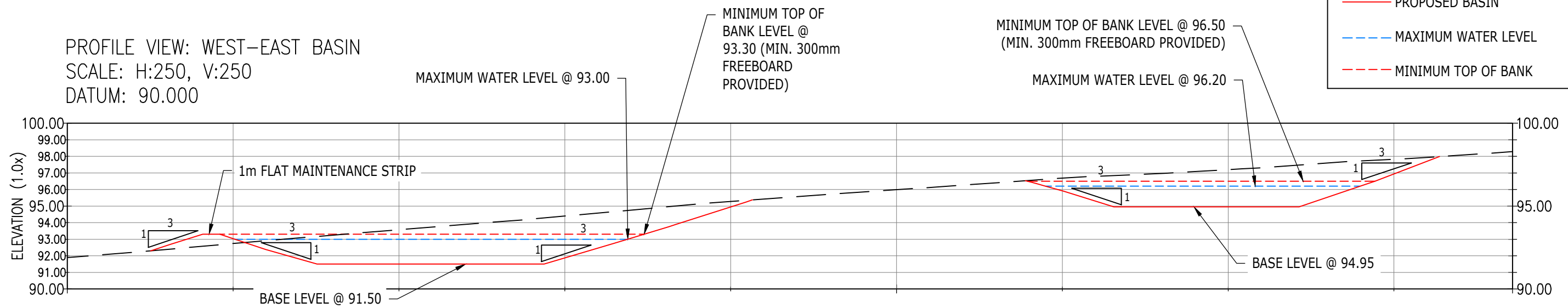
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<p>Client COUNTRYSIDE PROPOERTIES (UK) Ltd</p>					
<p>Project Title: CUFFLEY HILL, GOFFS OAK</p>					
<p>Drawing Title: EASTERN ATTENUATION BASIN SECTION</p>					
A3 Scale	Date	Designed by			
1:250	JUNE 2020	AW			
Drawn by	Checked by	Approved by			
AW	AW	BB			
Drawing Number					Rev
162101-023					-

PROFILE VIEW: WEST-EAST BASIN
 SCALE: H:250, V:250
 DATUM: 90.000

SECTIONS KEY

- EXISTING SURFACE
- PROPOSED BASIN
- - - MAXIMUM WATER LEVEL
- - - MINIMUM TOP OF BANK



CHAINAGE	0.000	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	87.151
EXISTING LEVELS	91.897	92.739	93.573	94.396	95.275	95.991	96.682	97.197	97.818	98.287
FINISHED LEVELS		93.032	91.500	91.872	94.948		95.919	94.950	96.939	
HOR										
VER										

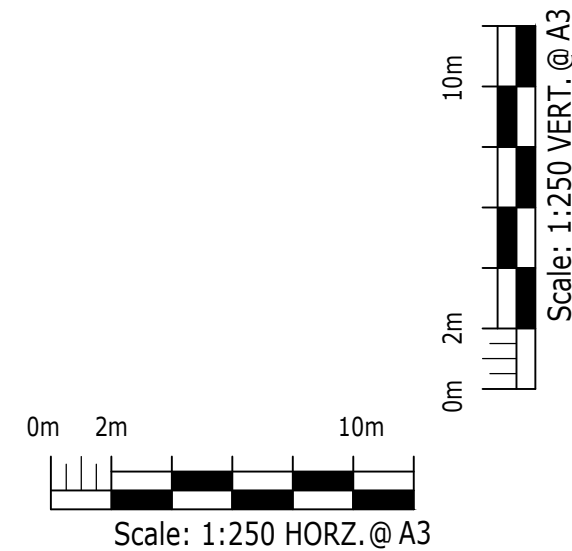
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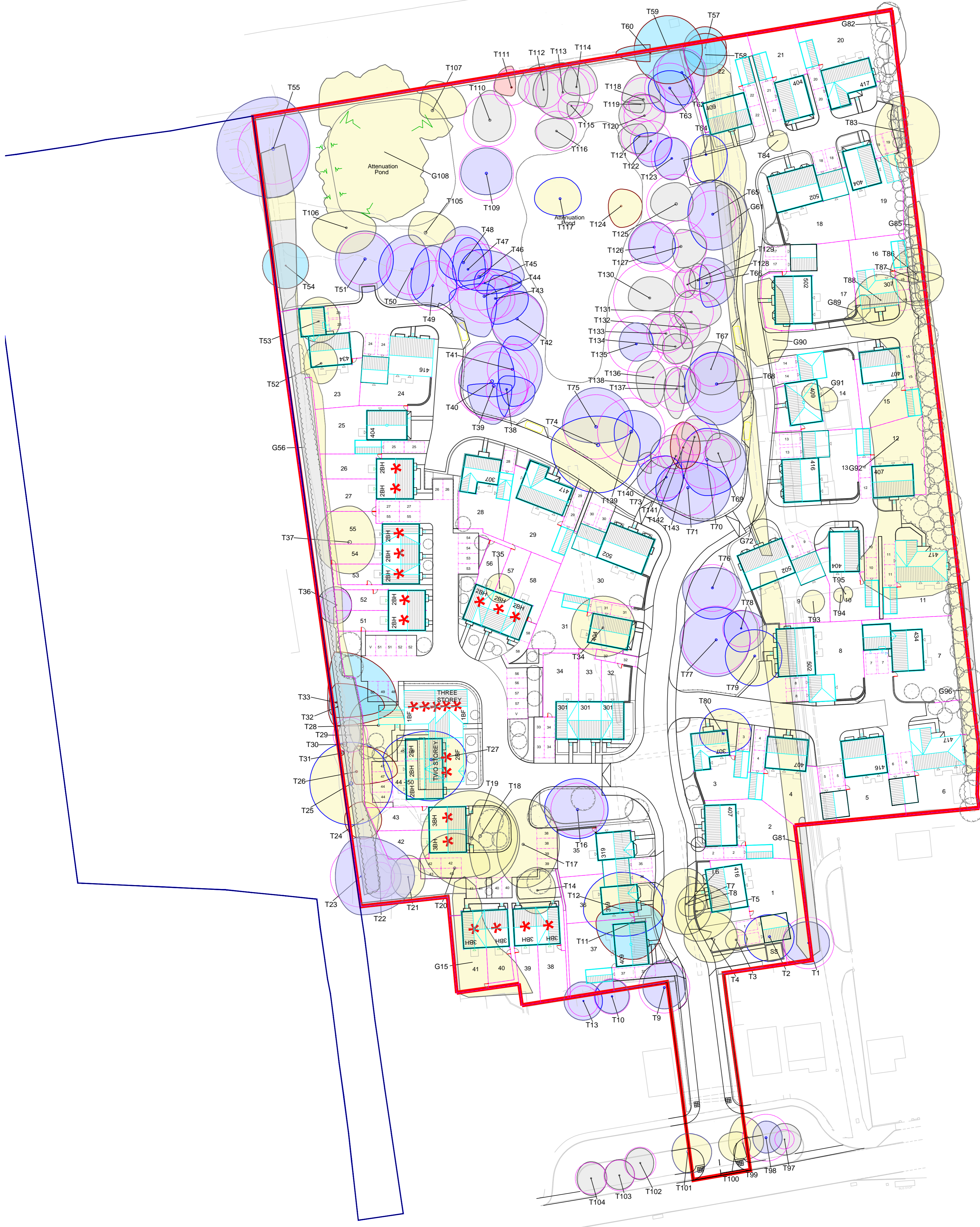
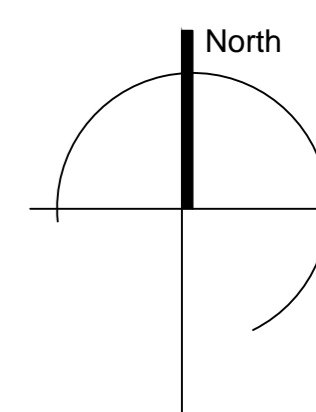
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<p>ARDENT CONSULTING ENGINEERS</p> <p>Third Floor The Hallmark Building 52-56 Leadenhall Street London EC3M 5JE</p> <p>Tel: 020 7680 4088 Web: www.ardent-ce.co.uk E-mail: enquiries@ardent-ce.co.uk</p>					
Client					
COUNTRYSIDE PROPERTIES (UK) Ltd					
Project Title:					
CUFFLEY HILL, GOFFS OAK					
Drawing Title:					
WEST-EAST ATTENUATION BASIN SECTION					
A3 Scale	Date	Designed by			
1:500	JUNE 2020	AW			
Drawn by	Checked by	Approved by			
AW	AW	BB			
Drawing Number					Rev
162101-024					-

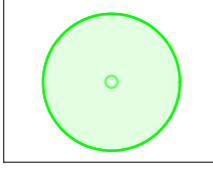
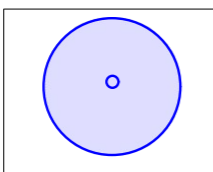
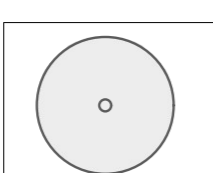
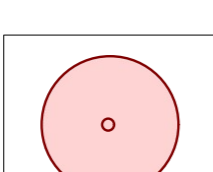


5 High Street, Great Bardfield,
Essex, CM7 4RF

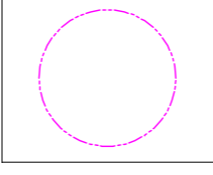
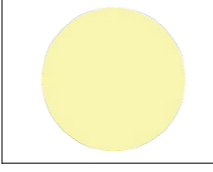

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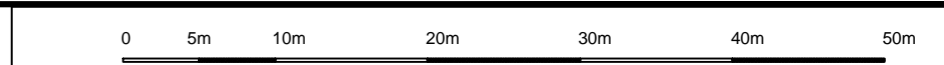
T: 01371 811831 / E: info@tracyclarke.co.uk

BS5837:2012 Tree Categorisation

- 
A Category
 Trees of high quality with an estimated remaining life expectancy of at least 40 years
- 
B Category
 Trees of moderate quality with an estimated life expectancy of at least 20 years
- 
C Category
 Trees of low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm
- 
U Category
 Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

Key

- 
Root Protection Area (RPA)
 The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability.
- 
 Trees to be removed for development
- 
 Trees to be removed for arboricultural reasons



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

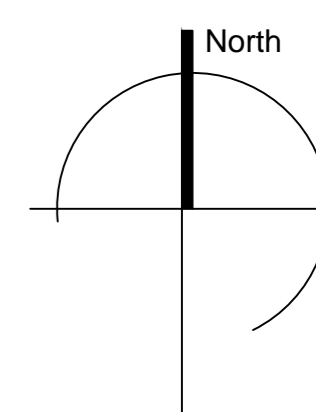
Title
Proposed Layout

Client
Countryside Properties

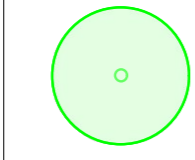
Site Land at Cuffley Hill, Goffs Oak, Waltham Cross, EN7 5EU

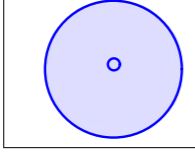
Dwg Ref: TCTC-21217-PL-02	Rev: C	Scale: 1:500 @ A1
Status: Planning	Date: August 2018	Drawn By: AC

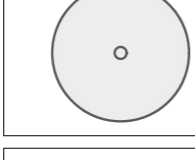
Do not scale from this drawing, tree positions and dimensions should always be checked on site. The original of this drawing is in colour, do not rely on monochrome versions. This drawing is copyright Tracy Clarke Tree Consultancy Ltd. ©

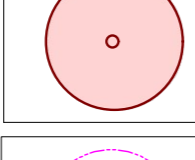



BS5837:2012 Tree Categorisation

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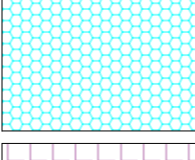
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Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years
- 


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

Key

- 

BS 5837 2012 Default weldmesh specification for protective barrier
- 

Construction exclusion zone
- 

No-dig construction
Permeable hard surface
- 

Foundation construction requiring specialist approach

0 5m 10m 20m 30m 40m 50m		
Date	Revision	Description
10.10.18	A	Revisions to Tree Retention Site Plan SL.01.A*
12.12.18	B	Updated site layout SL.01.B
12.03.20	C	Updated site layout SL.01.C

Title	Tree Protection Plan	
Client	Countryside Properties	
Site	Land at Cuffley Hill, Goffs Oak, Waltham Cross, EN7 5EU	
Dwg Ref:	TCTC-21217-PL-03	Rev: C Scale: 1:500 @ A1
Status:	Planning	Date: August 2018 Drawn By: AC

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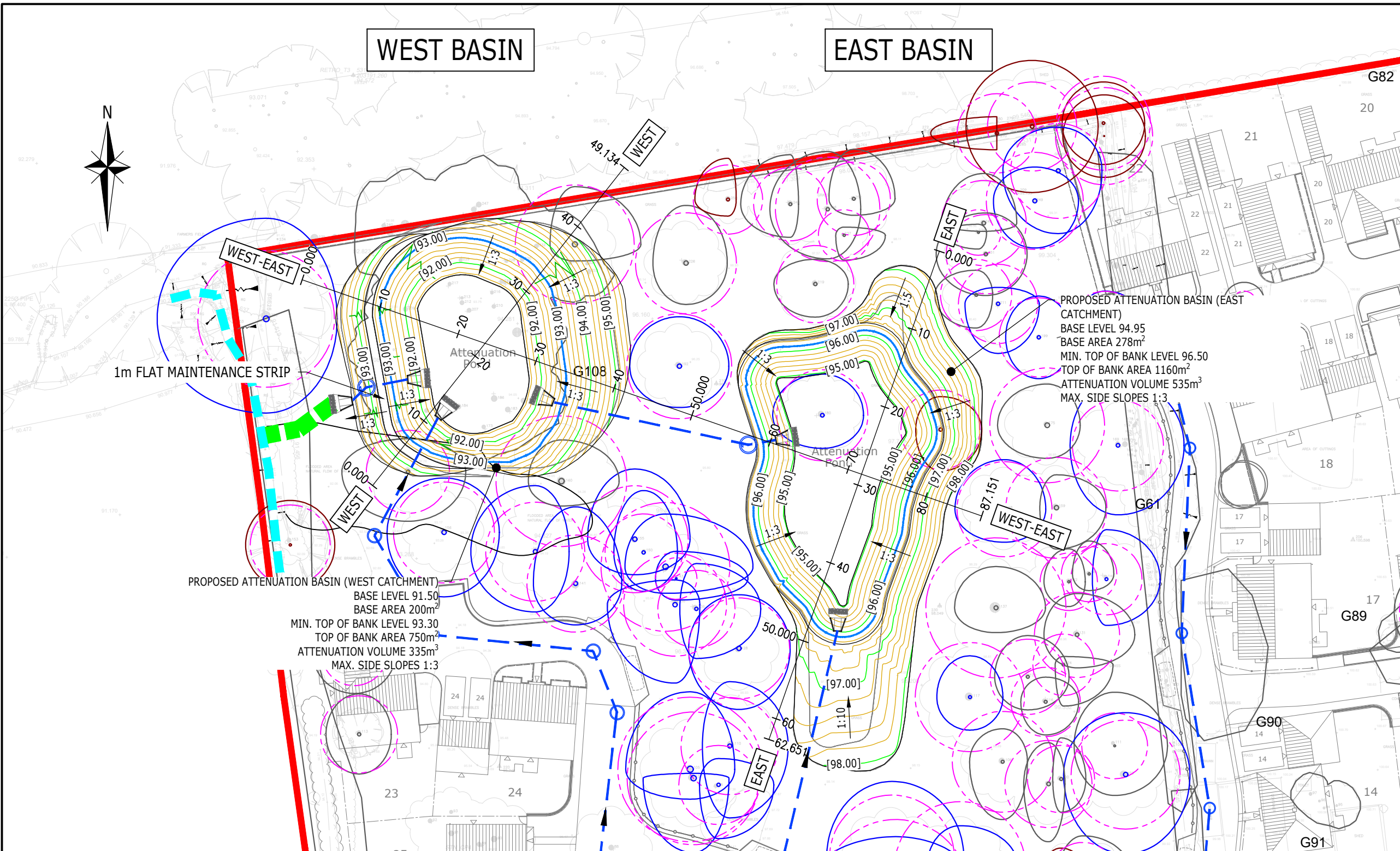


TRACY CLARKE
TREE CONSULTANCY

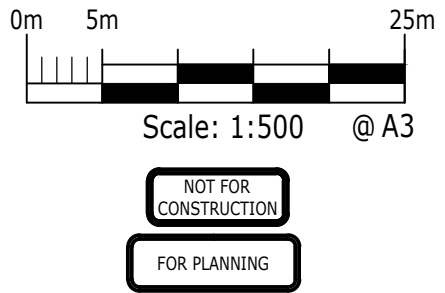
5 High Street, Great Bardfield,
Essex, CM7 4RF

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



KEY	
	MAJOR (1.0m) CONTOUR
	MINOR (0.2m) CONTOUR
	SITE BOUNDARY
	MAXIMUM WATER LEVEL
	ROOT PROTECTION AREA
	EXISTING DITCH
	PROPOSED SURFACE WATER SEWER & MANHOLE
	PROPOSED HEADWALL
	PROPOSED SWALE



Rev	Description	Drn	Chk	App	Date
ARDENT CONSULTING ENGINEERS					
Third Floor The Hallmark Building 52-56 Leadenhall Street London EC3M 5JE					
Tel: 020 7680 4088 Web: www.ardent-ce.co.uk E-mail: enquiries@ardent-ce.co.uk					

Client:
COUNTRYSIDE PROPERTIES (UK) Ltd

Project Title:
CUFFLEY HILL, GOFFS OAK

Drawing Title:
ATTENUATION BASIN PLAN

A3 Scale	Date	Designed by
1:500	JUNE 2020	AW
Drawn by	Checked by	Approved by
AW	AW	BB
Drawing Number	Rev	
162101-025	-	

NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
- DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
- ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
- ALL LEVELS STATED ARE IN METRES ABOVE ORDNANCE DATUM.
- ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
- PRIOR TO THE COMMENCEMENT OF THE WORKS, THE CONTRACTOR MUST CHECK THE INVERT LEVELS OF THE EXISTING SPURS AND MANHOLE CHAMBERS TO WHICH ANY CONNECTIONS ARE TO BE MADE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.

- THE CONTRACTOR SHALL UNDERTAKE SUCH MATERIALS TESTING AS INDICATED IN THE SPECIFICATIONS AND SHALL INCLUDE THE COST OF TESTING IN THE TENDER
- UNLESS STATED OTHERWISE, ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF AT AN APPROVED TIP OFF-SITE
- THE PUBLIC HIGHWAY AND WORKS WILL BE KEPT CLEAN AND FREE OF DEBRIS BY USE OF WHEEL WASHING FACILITIES AND ROAD SWEEPERS TO THE COUNCIL'S SATISFACTION
- UPON COMPLETION OF THE WORKS, THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY MAINTENANCE REPAIRS TO RETURN THE HIGHWAY TO ITS FORMER CONDITION
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY PRIOR TO COMMENCING WORKS ON EXISTING OR PARTLY CONSTRUCTED ADOPTABLE HIGHWAY
- ALL EXISTING LEVELS, GRADIENTS, DEPTHS ETC. TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
- THE SETTING OUT OF THE DRAINAGE WORKS IS TO BE AGREED ON-SITE WITH THE ENGINEER, PRIOR TO THE COMMENCEMENT OF THE WORKS.

- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE DRAINAGE WORKS FOR THE DURATION OF THE CONTRACT.
- THE CONTRACTOR SHALL CONTACT ALL OF THE APPROPRIATE STATUTORY UNDERTAKERS AND ESTABLISH THE EXACT LOCATION OF ALL SERVICES, PRIOR TO THE COMMENCEMENT OF THE WORKS, BY HAND DUG TRIAL PITS.
- ALL MATERIALS AND WORKMANSHIP SHALL COMPLY FULLY WITH THE MANUAL OF CONTRACT DOCUMENTS FOR HIGHWAY WORKS, VOLUME ONE, SPECIFICATION FOR ROAD CONSTRUCTION AND STANDARD DETAILS.
- THE CONTRACTOR SHALL UNDERTAKE SUCH MATERIALS TESTING AS INDICATED IN THE SPECIFICATIONS AND SHALL INCLUDE THE COST OF TESTING IN THE TENDER.
- UNLESS STATED OTHERWISE, ALL EXCAVATED MATERIAL NOT SUITABLE FOR RE-USE SHALL BE DISPOSED OF AT AN APPROVED TIP OFF-SITE.

CDM NOTES

- THE ATTENTION OF THE CLIENT AND THE PRINCIPAL CONTRACTOR IS DRAWN TO THE FOLLOWING POTENTIAL RISKS IN CONJUNCTION WITH THE PROPOSED ON-SITE AND OFF-SITE WORKS AS DESIGNED FOR THIS

- PROJECT:
- WORKS IN THE VICINITY OF LIVE SERVICES WILL BE NECESSARY AND THE ADVICE OF ALL STATUTORY SERVICE COMPANIES MUST BE SOUGHT BEFORE ANY WORKS COMMENCE.
 - WORKS WITHIN AND ABUTTING THE EXISTING HIGHWAY WILL ENTAIL TRAFFIC HAZARDS AND ALL APPROPRIATE SAFETY MEASURES INCLUDING BARRIERS, SIGNS AND LIGHTING MUST BE UNDERTAKEN TO THE APPROVAL OF THE LOCAL AUTHORITY, THE HIGHWAY AUTHORITY AND THE POLICE.
 - HAZARDOUS MATERIALS INCLUDING CEMENT AND BITUMINOUS MATERIALS ARE SPECIFIED AND THE MANUFACTURER'S ADVICE ON SAFE HANDLING PROCEDURES MUST BE OBTAINED AND MADE CLEAR TO ALL OPERATIVES.
 - THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES WITHIN THE VICINITY OF THE WORKS AND ENSURE THESE ARE PROTECTED THROUGHOUT THE DURATION OF THE WORKS. ALL UTILITY PLANT SHOULD BE CLEARLY MARKED ON THE GROUND PRIOR TO COMMENCEMENT OF THE WORKS.
 - THE CONTRACTOR MUST ENSURE ALL WORKING AREAS ARE FULLY SECURE.