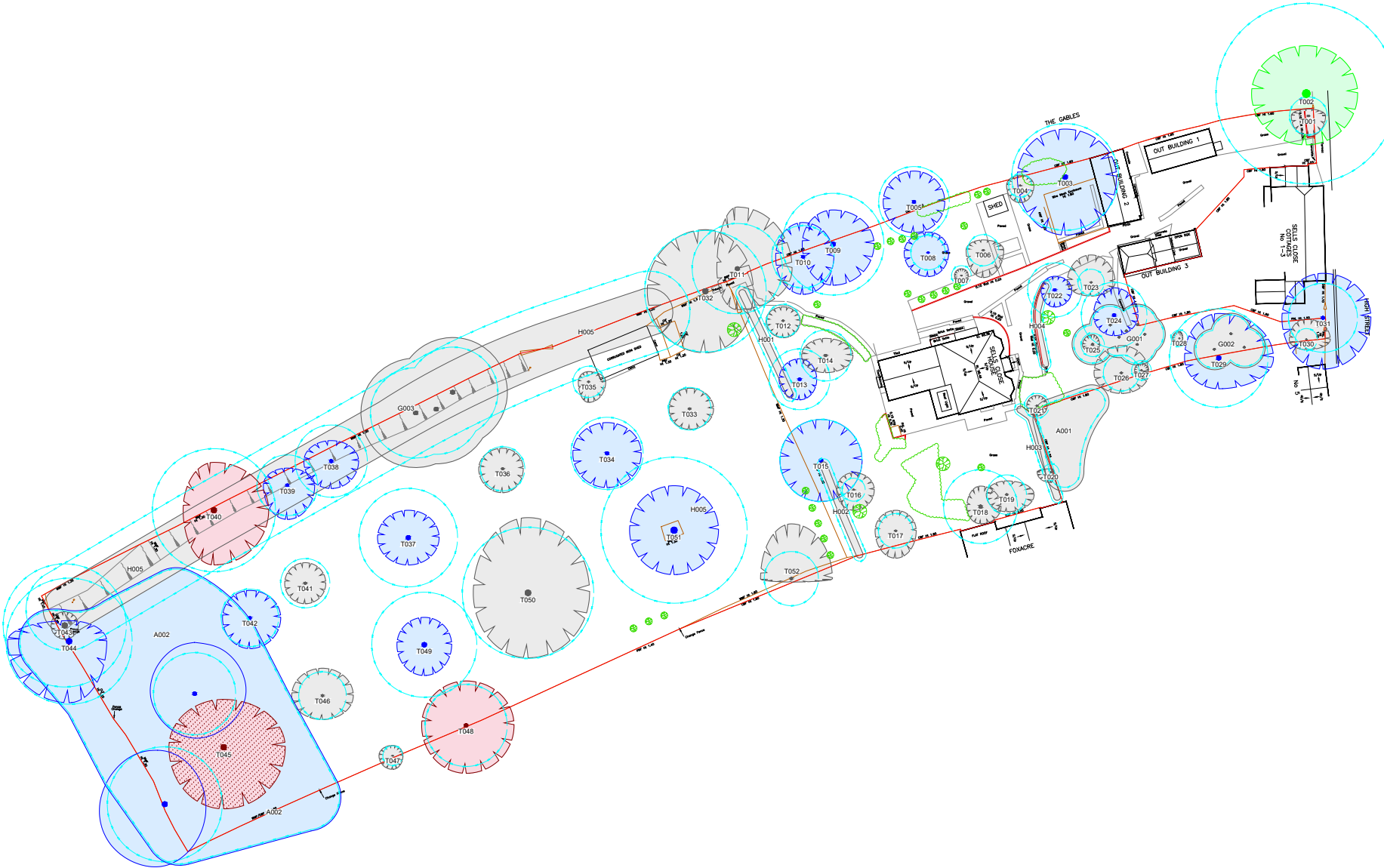


Existing Site Plan



TREE PROTECTION STATUS

Hayden's sourced TPO & Conservation Area status from the Local Planning Authority's Online Mapping System on 26/11/2023.

We were informed that:

- No TPO's are present on site
- The site is located within a conservation area

We would advise it prudent that before any tree work commences, this is checked directly with the Local Planning Authority to confirm that their online mapping system is definitive.

CONSTRAINTS PLAN

The Tree Constraints Plan (TCP) is an important tool that objectively evaluates, classifies and categorises trees in accordance with BS 5837 (2012). Simultaneously, it also provides the architect and designer with an assessment of the associated constraints they may create. As such, the data presented is aimed at pre-empting the requirements of the Local Planning Authority (LPA) by identifying and quantifying key constraints such as canopy dimensions, root protection areas (RPA), water demand and ground cover. The TCP also provides an assessment of the general condition of the trees.

The benefit of the TCP is that the developable area that is free from physical tree constraints, both above and below ground, is clearly identified. Ideally, all development should take place outside the canopy spread and RPA of the trees considered worthy or appropriate for retention thus allowing a traditional construction process. It is usually technically possible (though not necessarily desirable) to build within a very limited portion of the RPA of trees using specialist engineering techniques that provide for minimal or no root disturbance, but inevitably this is more difficult and expensive than traditional construction methods and may not be acceptable to the LPA. Similarly, and wherever possible, construction should take place a minimum of 2 metres beyond the maximum branch spread of retained trees to allow workspace for scaffolding etc.

Once the final design is settled it will be necessary to complete an "Arbicultural Impact Assessment and Preliminary Method Statement" which will form part of the planning application submission.

CATEGORY AND DEFINITION

Trees unsuitable for retention	
Category U	Trees in such condition that they cannot reasonably be retained as living trees in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 20 years
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 10 years
Category C	Trees of low quality with an estimated remaining life expectancy of at least 5 years, or young trees with a stem diameter below 75mm

NOTE:

Hayden's Arbicultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been listed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

LEGEND

	Existing Tree/Hedge BS 5837/2012 Category A
	Existing Tree/Hedge BS 5837/2012 Category B
	Existing Tree/Hedge BS 5837/2012 Category C
	Existing Tree/Hedge BS 5837/2012 Category U
	Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
	Existing Tree/Hedge to be Removed BS 5837/2012 Category U
	Additional feature which doesn't meet BS 5837:2012 categorisation but is included for reference

26/11/23	GM	Based on E384/2
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The position, condition, and dimensions of the trees are based on a site survey undertaken on 23/11/23

"The original of this drawing was produced in colour - a monochrome copy should not be relied upon"



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29/11/23	GM	CP/10521-D-CP.dwg
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