

Tree constraints plan

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 No dimensions are to be scaled from this drawing. Contractors must work to figured dimensions only.
 All dimensions are in metres unless otherwise stated.

Drawing No. 16.17.1.TCP
 Rev.
 Drawn by: JW Checked by: JW
 Date: 30.3.16 Date: 30.3.16
 QMP 34 22.02.11 Issue No. 01

Date	Revisions

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 Little Acre
 Ipplepen
 Newton Abbot
 TQ12 5TR
 Tel: 01803 814041

Site/Project
 Tiverton Eastern Urban Extension
 Area B - Plan 1

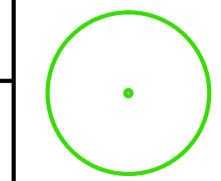
Client
 Mid Devon District Council

Drawing Title
 Tree Constraints Plan No.1

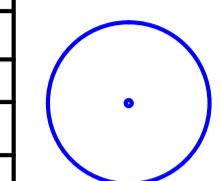
Date 30.3.16 Scale 1 / 500 at A1



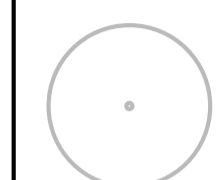
Information for designers



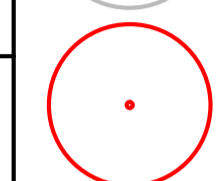
'A' Category: The most important trees considered as a material constraint. This may include veteran or ancient trees which are particularly important. 'A' trees should be retained unless there are no viable options because the LPA will consider them of highest importance when deciding the full application. If removed, very good justification and, substantial well considered mitigation planting is needed.



'B' Category: Important trees also considered as a material constraint. Ideally to be retained but sometimes development will not be possible without their removal but it should be kept to a minimum and well designed mitigation planting provided.



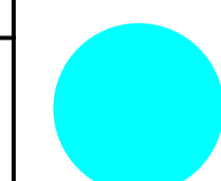
'C' Category: In our opinion, it is reasonable to assume these trees could be removed because they are very small, low/poor quality/health, are causing damage/inconvenience or their removal will provide tree management benefits.



'U' Category: Unsuitable for retention because they are dead, in irreversible decline or have irremediable structural issues.



Default Root Protection Area (RPA). Using stem diameter, this is the default area where roots should be protected. For new development, this area should be avoided as far as possible for retained trees. **Excavation is not permitted in this area but it may be possible to use bespoke construction methods in some instances. Contact Devon Tree Services for further information.**



Recommended development free zone (no dwellings or buildings in this area but roads and paths may be possible). This area provides space for things like new tree growth or other tree related issues that are likely to be problematic to the construction process or end users of the development.

General considerations for design

Dwellings and Trees: Orientate plots so tree canopies are well away from dwellings allow about 3 metres between the canopy tip and dwelling for mature trees and approx 5 metres for semi and early mature trees. If large veteran trees or large tree groups are retained, consider making them part of open space and try to avoid including them into gardens of dwellings.

Construction Process: Provide sufficient space for the construction process. The position of contractor car parking, storage of materials, and provision of adequate working space should fall outside the RPA where possible.

Tree Survey Schedule

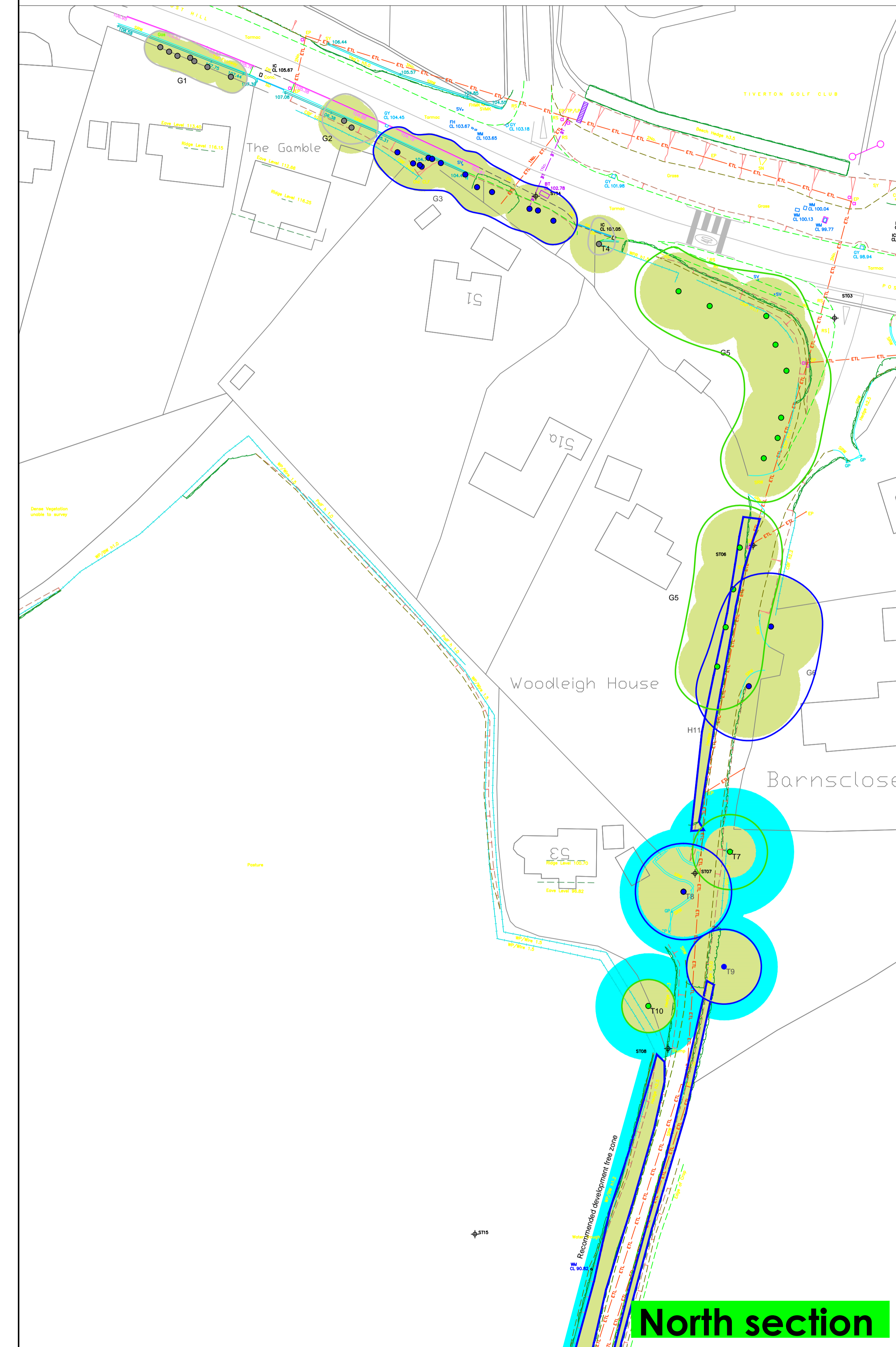
Number	Name	Age	Height	Category	RPA Radius
G1	Norway Maple, Wild Cherry, Hazel	Semi Mature	5.5(7)	C	3
G2	Beech	Semi Mature	10	C	4.8
G3	Lawson Cypress, Beech, Hazel, Ash	Mature	14,16	B	4.57
T4	Ash	Mature	17	C	5.4
G5	Beech, Ash	Mature	25	A	7.2
G6	Common Oak	Mature	25	B	9.6
T7	Common Oak	Early Mature	20	A	4.8
T8	Common Oak	Mature	22	B	8.4
T9	Ash	Mature	22	B	6.79
T10	Beech	Early Mature	17	A	4.8
H11	Holly, Elder, Blackthorn	Mature	2.5	B	4.64
H12	Field Maple, Hazel, Hawthorn, Holly, Blackthorn	Mature	2	B	4.64
H13	Field Maple, Hazel, Hawthorn, Holly, Blackthorn	Mature	2	B	4.64
T14	Hazel	Mature	7	C	4.64

Purpose and Limitations

Purpose: This appraisal is the first phase of tree related input and provides an overview of tree quality on site. It is designed to provide general guidance on how layout design and trees can work together. The tree survey method makes reference to BS5837:2012 (Trees in relation to design, demolition and construction - Recommendations).

Tree constraints: This is subjective so the LPA may disagree with elements of our assessment.

Assessment of the potential influence of trees upon buildings or other structures resulting from interaction with shrinkable soils is excluded and soil type is not assessed. **All dimensions including the crown spread and tree heights have been estimated.** Please bear in mind that the condition of trees can change following severe weather conditions, the effects of diseases or pests, and other abiotic factors so the accuracy of this report decreases as time passes. This is valid for 12 months from the date of site inspection. **No trees have been tagged.**



North section



South section