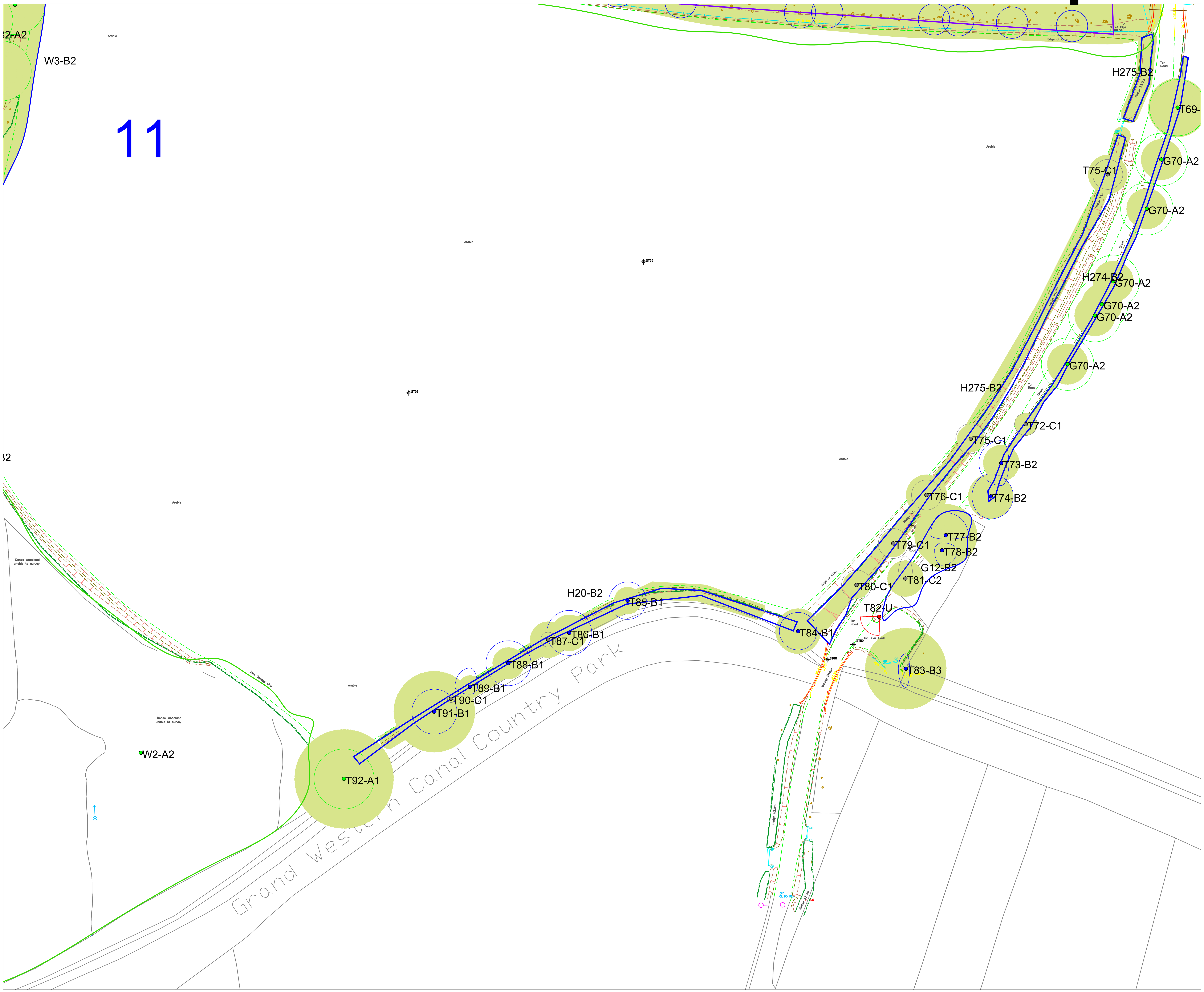
Tree constraints plan



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.**

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.

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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.**

All drawings are subject to Copyright.
All dimensions and sizes to be verified by the Contractor on site.
No dimensions are to be scaled from this drawing. Contractors must work to figured dimensions only.
All dimensions are in metres unless otherwise stated.

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Devon Tree Services Ltd
Little Acre
Ipplepen
Newton Abbot
TQ12 5TR
Tel: 01803 814041

Site/Project
Tiverton Eastern Urban Extension
Area B - Plan 11 of 13

Client
Mid Devon District Council

Drawing Title
Tree Constraints Plan No.11

Date	Scale
27.5.16	1 / 500 at A1