



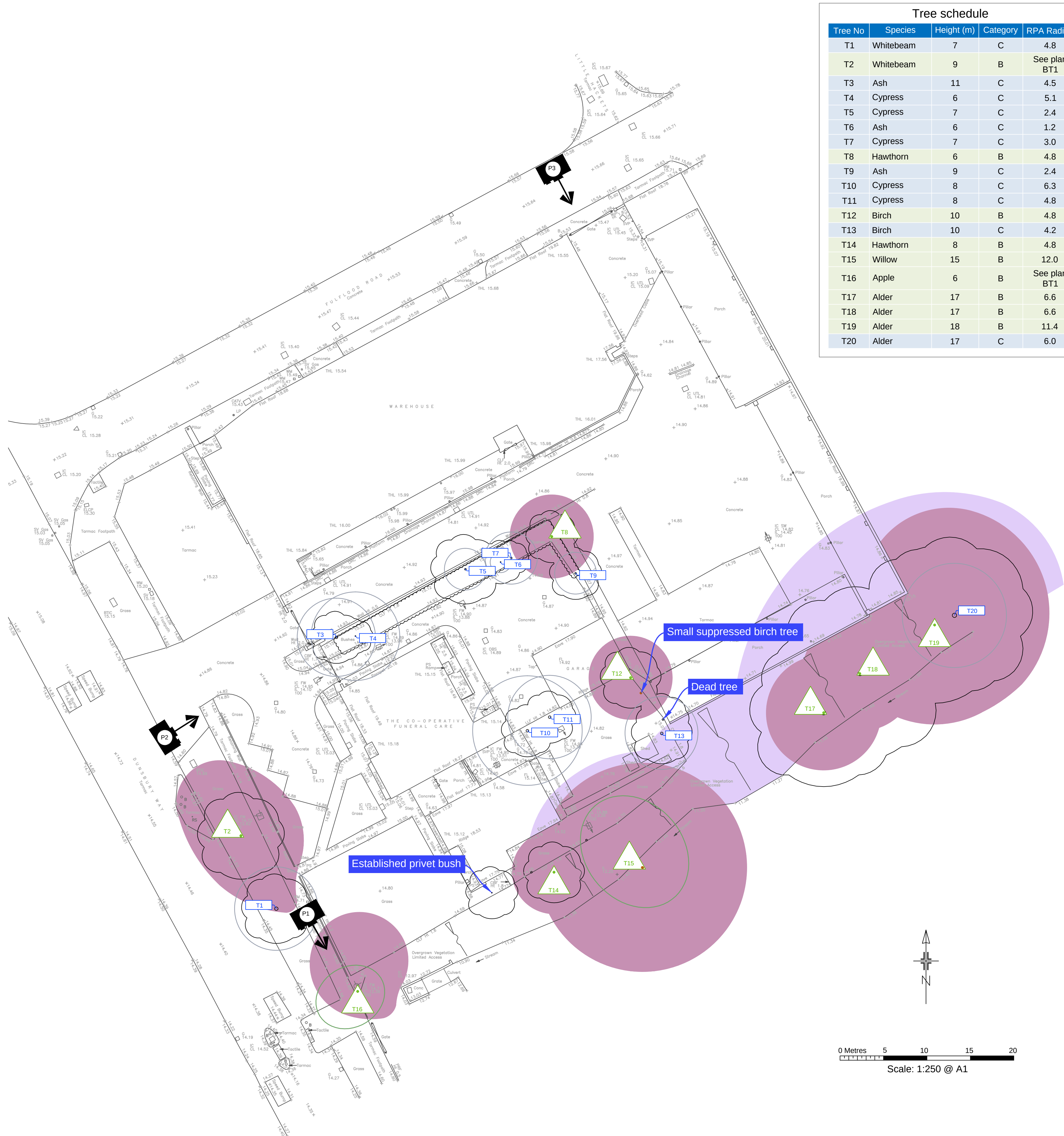
View of apple tree located within adjacent land. Note the very low and asymmetric canopy extents extending over the public footpath.



View of the western aspect of the building, the low quality ash tree (T3) is prominent only as a result of the absence of other trees but is unsustainable due to its structural condition and location.



View of trees beyond the southern boundary of the site highlighting their screening presence to the locality.



Tree schedule				
Tree No	Species	Height (m)	Category	RPA Radius
T1	Whitebeam	7	C	4.8
T2	Whitebeam	9	B	See plan BT1
T3	Ash	11	C	4.5
T4	Cypress	6	C	5.1
T5	Cypress	7	C	2.4
T6	Ash	6	C	1.2
T7	Cypress	7	C	3.0
T8	Hawthorn	6	B	4.8
T9	Ash	9	C	2.4
T10	Cypress	8	C	6.3
T11	Cypress	8	C	4.8
T12	Birch	10	B	4.8
T13	Birch	10	C	4.2
T14	Hawthorn	8	B	4.8
T15	Willow	15	B	12.0
T16	Apple	6	B	See plan BT1
T17	Alder	17	B	6.6
T18	Alder	17	B	6.6
T19	Alder	18	B	11.4
T20	Alder	17	C	6.0

Tree constraints plan

Location of trees, categorisation and development constraints at Dairy Crest Depot, Dunsbury Way, Havant, Hampshire

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Barrell Plan Ref: 17101-BT1

Provided Plan Refs: DTS280417-5W1



- BS category A Trees of high quality
- BS category B Trees of moderate quality

- BS category C Trees of low quality
- BS category U Trees unsuitable for retention

Purpose of this plan and its annotation

This constraints plan provides sufficient information to interpret the tree constraints when designing a new layout. This guidance must be carefully reviewed with the individual tree information provided in the schedule on this plan. If there is any doubt about how to interpret this information, you must check it out with Barrell Tree Consultancy (BTC) on 01425 651470 or info@barrelltreecare.co.uk.

The number of each tree, hedge and group is highlighted in colour to enable quick identification of tree categories. Category A and B trees are green; category C and U trees are blue. The number of each A and B tree is set inside a green triangle; the number of each C and U tree is set inside a blue rectangle. Category A trees are shown with double triangles and U trees are shown with double rectangles. Zone 1, indicating the RPA where no ground disturbance should occur, is annotated with dark shading. Zone 2, indicating where shading, dominance and/or future growth may be an issue, is annotated with light shading.

How to use the constraints information

Our interpretation of the starting-point recommendations of BS 5837(2012) is that only category A and B trees are sufficiently important to influence a layout, so the category C and U trees are discounted in this constraints advice. The constraints that the A and B trees are likely to impose have been assessed as follows:

Zone 1 (dense coloured shading): This is called the root protection area (RPA) where ground disturbance must be carefully controlled. If encroachment is planned within the RPA, then this must be assessed on a tree-by-tree basis by BTC. If important trees are to be successfully retained, no significant disturbance should occur within the RPA and a high level of care is needed when working within it.

Zone 2 (light coloured shading): The second constraint is where shading/dominance/future growth may be an issue and is our estimate of how much space may be needed to retain trees after the development activity when the pressures of residential occupation come to bear. Factors such as crown density, future growth potential, orientation in relation to the sun and the number of trees in groups are considered to arrive at this second, less restrictive, constraints zone. Zone 2 is not normally suitable for occupied buildings, but uninhabited structures and hard surfacing may be acceptable within it.

Zone 3 Nominal RPA radii for category C trees: Low quality only to be considered for retention if there is scope within the layout and they do not compromise the potential to establish new trees of higher future sustainability.

Designers should try to avoid the loss of category A and B trees because the LPA will consider them important in determining the full impact of the proposal. Category C trees can be considered for retention if there is scope within the scheme. However, their loss should not be a material constraint and layouts do not have to be designed around keeping them. As a starting point in the design process, no significant disturbance should occur within the RPA of any category A and B trees shown as zone 1. There is sometimes scope to reduce this slightly in some directions if a corresponding increase can be achieved in other directions that results in the RPA remaining the same. However, such changes should be the exception rather than the rule and must be assessed on a tree-by-tree basis by BTC. Under some circumstances, it may be acceptable to place footpaths, roads, services (including drains and soakaways) and unoccupied buildings within zone 1, but special precautions will be required and should be detailed after consultation with BTC. However, designers should always remember that the more encroachment there is into the RPA, the more likely the LPA are to object to the layout. Further consideration is required for occupied buildings; areas within the existing or future crown spread of retained trees or in areas of excessive shade should be avoided. This is the zone 2 illustrated on the plan. Exceptionally, non-inhabited buildings such as garages may be acceptable within zone 2, but this would not normally apply to residential occupied buildings. Pruning overhanging branches may also be an option, but often prompts objections from LPAs. If such pruning is proposed, BTC must advise on the implications.

Limitations and warnings

- This plan is confidential to the client and should not be released to any third parties without authorisation
- It does not consider any ecological or other constraints that may exist on the site
- Assessing constraints is subjective, especially the zone 2 advice, and the LPA may not agree with the BTC interpretation
- The plan is based on provided information and should only be used for dealing with the tree issues
- All scaled measurements must be checked against the original documents
- This constraints guidance is preliminary and only suitable for drawing up initial design proposals
- Further consultation with BTC is essential before finalising any layout