Tree Survey Plan Notes

Introduction

- The tree survey was carried out on the 6th and 24th March 2015.
  - The survey was carried out in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations' (BS5837:2012).
  - The survey was carried out from ground level using visual techniques only. No trees were climbed or internally investigated. Should a more detailed inspection be considered necessary then this will be highlighted in the recommendations section of the tree survey schedule.
  - The works recommended on the schedule are based on the current context of the site, as is required by BS5837:2012. They are not works required as a result of any proposed development. These works will be listed separately on the arboricultural impact assessment plan.

The Trees

- The details of the individual tree survey are provided on the following tree survey schedule.
- A number of the trees had numbered tags attached. This fact and the tag number has been recorded On the tree tree survey schedule.
- The site contained a great number of trees, many of which had clearly been planted as part of a long standing and formal landscaping exercise.
- The tree constraints have been calculated and are illustrated in accordance with BS5837:2012.
- A number of trees and groups included in the survey were omitted from the supplied site plan, namely tree no's. T41, T42, T44, T45, T50, T54, T57, T58, T64, T65, T66, T67, T68, T69, T70, T71 and T72, and group no's. G2, and part of G4. The positions of these trees and groups were estimated by eye while the author was on site. This issue is also noted in the tree survey schedule. If the position of any of these trees is critical to any proposed development of the site, their position should be confirmed by a competent land surveyor and this plan adjusted accordingly.
- Root Protection Areas (RPA)
  - The indicative RPA of several trees extend under the footprint of existing and substantial buildings, other light structures, the carriageway and footpath of the highway, the rail line verges and onsite hard surfaces. In order to compensate for these factors, a modified RPA has been plotted for these trees, illustrated as a magenta irregular polygon in this plan, and this is based on the following reasoning.
    - Where the indicative RPA extends under the footprint of substantial buildings it has been considered reasonable to assume that the foundations of these buildings will have acted as an effective barrier to root growth. To compensate for this, areas of RPA that extend under the footprint of existing and substantial buildings have been excluded, and an equivalent area has been evenly added to the remaining RPA that was considered unrestricted to create a modified RPA.
    - Where the indicative RPA extends under the carriageway of the highway it has been considered reasonable to assume that the construction of the carriageway, and the installation and maintenance of underground services within the carriageway, would have restricted, but not prevented, root growth under the carriageway. To compensate for this, 50% of the areas of RPA that extend under the carriageway have been evenly added to the remaining RPA that was considered unrestricted to create a modified RPA.
    - Where the RPA extends under existing onsite hard surfaces, light buildings and structures, the pavement and verge of the highway, and the rail line verge, it has been considered reasonable to assume that these have not formed a significant barrier to root growth and no modification has been considered necessary.
- An enquiry has been made to XXXXXXXXXXXXX to ascertain if any Tree Preservation orders are present on the site, but at the time of writing this report no response had been received to this enquiry.

The Site

- The site was broadly level and contained several industrial buildings, access roads, car parks and lawned areas.
- Surrounding land use was as follows; to the north was public highway with residential development beyond; to the east was a rail line with residential development beyond; to the south was a rail line with industrial development beyond; to the west was public highway with residential development beyond.
- An online check with the British Geological Survey's Geology of Britain Viewer indicated that the local soils on site are likely to comprise 'Upper Tunbridge Wells Sand and Mudstone'.

MJC TREE SERVICES LIMITED

Site:
XXXXXXXXXX.

TREE CONSTRAINTS PLAN

Plan no. MJC–15–0122–01 rev:0

This is based on the XXXXXXX topographical survey job no. 023/02/14 & plan no. 000, amended by MJC on 27/03/2015.

This plan was produced in colour. A monochrome version must not be relied upon.

KEY

- Crown spread of surveyed trees, hedges and shrubs
- Potential future crown spread for 'A' & 'B' grade trees
- Direction of growth of lowest significant limb
- Indicative Root Protection Area (RPA)
- Modified root protection area
- Areas of potentially significant shade constraint for A, B & C grade trees and groups, based on surveyed heights
- Category U tree
- Category A tree
- Category B tree
- Category C tree

SCALE

This sheet 1:600 @ A0

Following sheets 1:200 @ A0