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ARBORICULTURE

- GRADE A TREES
- GRADE B TREES
- GRADE C TREES
- GRADE U TREES
- ROOT PROTECTION AREA
- CANOPY OUTLINE - INDIVIDUAL TREE
- CANOPY OUTLINE - GROUPS
- CANOPY OUTLINE - FUTURE POTENTIAL
- TREES IMPLICATED FOR REMOVAL
- TREES TO BE REMOVED FOR SOUND ARBORICULTURAL MANAGEMENT
- TREE INCLUDED IN TPO

Arboricultural Constraints

Root Protection Area

The Root Protection Area (RPA) is illustrated as a magenta circle or polygon around each tree or group of trees. This is the area where if the trees are retained, ideally no excavation should take place; the soil level should not be raised or lowered; no materials should be stacked; there must be no contamination and no services should be routed.

However, trees may be tolerant of some disturbance and recent advances in construction techniques can avoid causing significant damage to roots. This will depend on a number of factors including tree species and site conditions along with the type of construction methods available to the developer.

Shade or Light Loss

The shade footprint that may be cast by trees has been shown assuming a mature height. The shade area is based on a solar inclination of 45° in line with the median suggested by BS5837. Building within the shade area can be acceptable where internal layout, fenestration or proposed use of buildings means they are not adversely affected by a lack of daylight received. Some shading may be welcomed in the summer when solar gain can make room temperatures uncomfortable. Non-habitable buildings are generally not affected by shade.

Above Ground Constraints

The height of the lower crown above ground is shown in the survey. Lifting (or raising) the crown to a set height above ground in order to install fences, achieve clearance over the driveway or allow access for plant and machinery would be an acceptable arboricultural practice. Crown spread may in its self be a constant where it is greater than the RPA radius. Reference must be made to the tree survey schedule.

Trees on Neighbouring Land

Trees on neighbouring ground must be taken into consideration.

Future Growth

Where future radial growth is possible, this has been illustrated as a broken green line. The potential future height has been illustrated in the shade patterns drawn.

Suitability for Retention

In general, Grade 'A' and 'B' trees should be retained, especially if they offer a visual amenity to the wider community. It may be desirable to retain Grade 'C' trees where they can continue to offer a presence until they are replaced but they should not generally prevent an otherwise satisfactory layout from being achieved. Some of the trees surveyed offer any current or future public visual amenity.

Statutory Protection

Two of the trees surveyed are included a TPO (see star hatch).

The site does not lie within a Conservation Area.

Design Objectives

Design a layout that takes account of the root protection areas of retained trees, with an aim to leave at least 2m beyond the radial extent of the RPA to make the practical execution of development feasible. (subject to other constraints) .

Design a layout that takes the shading and above ground constraints into account. Shady areas beyond the crown spreads of trees would be best for car parking. Gardens must receive direct sunlight over a reasonable proportion of the area (25% is suggested) to be satisfactory.

Service routes must be located outside of the RPAs of retained trees.

Implement a tree protection scheme before development (including demolition) starts on site.

Make provision for replacement planting within the landscape proposals.

A	SURVEY AREA EXTENDED	04.07.19
Rev	Description	Date
Purpose of Issue		
PLANNING		
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Client		
INLAND HOMES		
Project HILLINGDON GARDENS		
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