Design Guidance: Trees and Construction

All trees are a material constraint on development sites, both above and below ground, and need to be considered when designing an appropriate site layout.

Limited pruning can normally be carried out to facilitate access onto site during the course of development.

New habitable buildings should be located a minimum of 2m beyond the canopy spread of retained trees to allow space for future growth. Hardstanding (including drives and paths) and non-inhabitable buildings (such as garages) may be acceptable nearer to, or beneath the crown of a tree if this can be done without compromising tree health or stability.

The root protection area is the minimum area of a tree's root system that should be protected. Construction should in the first instance be located outside this area. Construction within tree root protection areas may be acceptable providing the encroachment is limited to less than 20% of the existing open ground identified within the root protection area, or is within an existing building footprint or other area of ground not conducive to root development. Foundations and internal floors should be appropriately designed to minimise damage to the tree root environment.

On sites where there are trees the project arboriculturist should assess the potential impact of construction on trees and produce arboricultural reports and a tree protection plan to support any planning applications.

Statutory Tree Protection

According to the Wiltshire Planning Explorer website, which was checked on 26 August 2020, the trees on site are not protected by any tree preservation order (TPO). However, the site is included within a conservation area. This means proposed work to any tree of diameter greater than 75mm must be notified to the local planning authority (LPA). The LPA then have six weeks to decide whether to object to the proposals by making a TPO on the trees. If no TPO has been made after six weeks or the LPA confirm that they don't object, then the work can proceed.

Work to trees that is required as part of a planning consent does not, generally, need to go through this formal procedure. The planning consent takes precedence over these other planning controls. If the tree protection situation changes at any time the LPA will issue a new document. If this happens please notify Treecall Consulting so that we can update our records and provide appropriate advice.

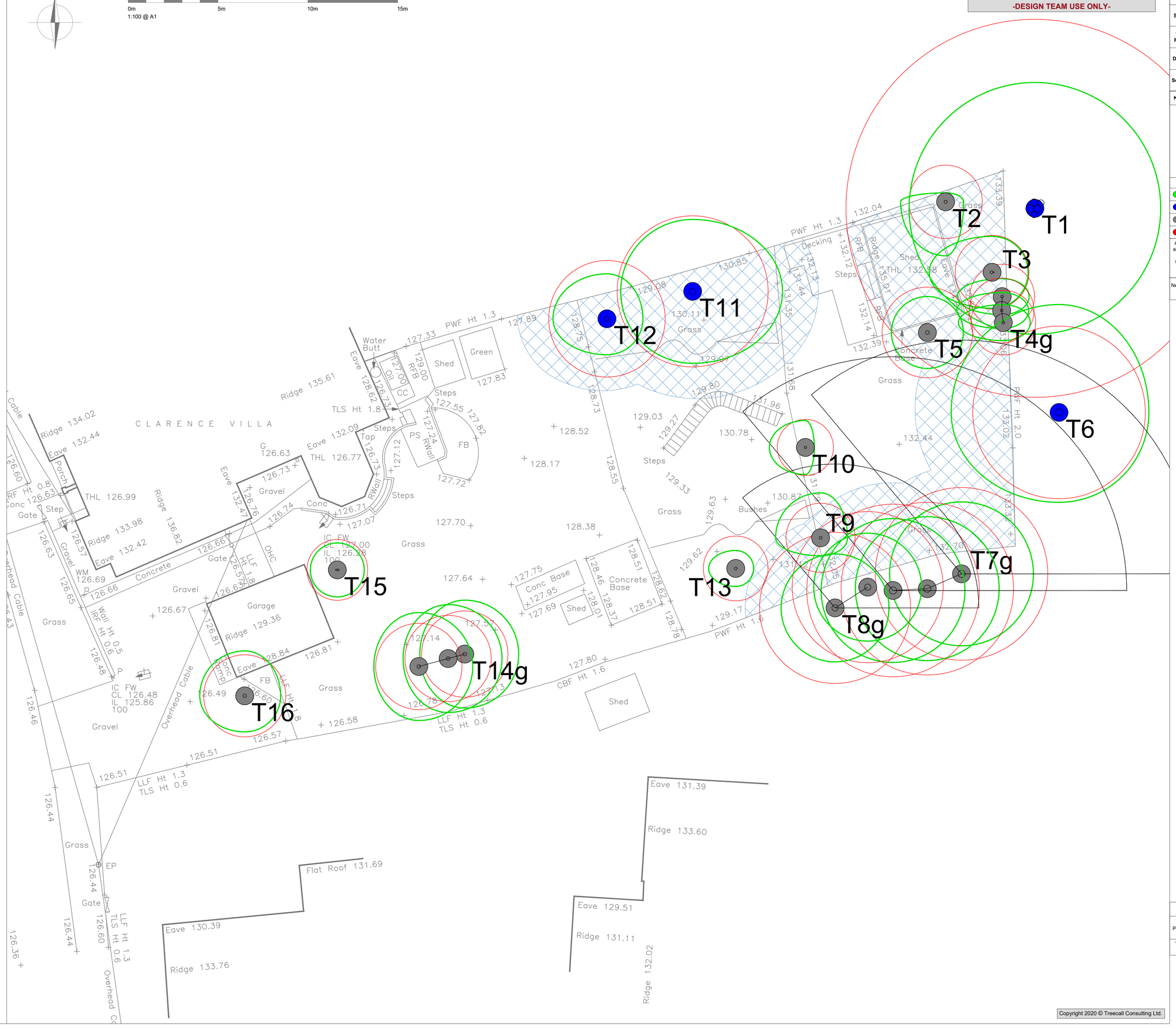
Tree Constraints Comments

- Trees T2, T3, T4g, T5, T9, T10, T13, T14g, T15 & T16 are small, low quality trees. They are not of sufficient quality to warrant constraining any future proposed development.
- Trees T1, T6, T7g & T8g are located on adjacent land. Their should be a minimum 2m separation between there canopies and any new dwelling.
- Trees T11 & T12 are located on site and should be retained. Any new development should be located outside of the blue hatched area.
- Trees T7g & T8g are located to the south and, therefore, will cast shade across part of the site. The new dwelling should be designed to allow sufficient light levels to primary rooms. Internal layout and fenestration will need to be considered carefully.

N

0m 5m 10m 15m
1:100 @ A1

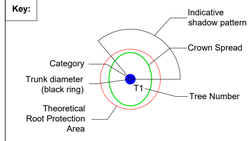
PRELIMINARY ARBORICULTURAL INFORMATION
-DESIGN TEAM USE ONLY-



Title:	**Tree Constraints Plan**
Site:	Clarence Villa, Ludgershall Road, Collingbourne Ducis SN8 3EJ
TC Ref:	TC/40920/AL
Date:	26 August 2020
Scale:	1:200 @ A1

Plan TC1

Key:



British Standard 5837:2012 Categories

'A' category trees are those of high quality.
'B' category trees are those of moderate quality.
'C' category trees are those of low quality or young trees with a stem diameter below 150mm.
'U' category trees are those that are unsuitable for retention.

A and B category trees provide positive features on the site at an acceptable risk and it is normally expected that these will be retained. C category trees can be retained but are not of sufficient value to be appropriate constraints on proposals for the site. U category trees are generally considered to be unsuitable for retention.

New residential development should be located outside of the shaded area - see design guidance.

Limitations of Use

This plan is based on the topographical and site layout plans provided. All measurements must be checked with these plans and appropriate documents.

This plan has been prepared in colour. If printed in black and white some details may be obscured.

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