



Tree Constraints Plans

Following the purchase of any site for development it is our recommendation that a topographical survey* is undertaken to provide a comprehensive assessment of the site and set the base line for the proposed development. Once completed, the initial site visit and tree survey can be undertaken to allow the preparation of a Tree Constraints Plan (TCP). The tree details recorded are detailed below,

- Tree Number
- Species
- Stem diameter at 1.5m (DBH)
- Root Protection Area (RPA)
- Height of Crown
- Lowest branch height and aspect
- Age
- Safe Useful Life Expectancy
- Crown Spread (NESW)
- Water Demand (NHBC Chapter 4.2)
- Ground Cover
- Visual Amenity
- Condition - Problems/Comments
- British Standard Category (U, A, B & C)
- Work Required – Irrespective of development
- Priority for recommended works

The Tree Constraints Plan (TCP) acts as an important design tool providing the architect/designer with an objective assessment of the trees both on and adjacent to the site, and the associated constraints they may create. The data provided falls in line with the provisions of BS5837:2012 and is aimed at identifying and pre-empting the requirements of the Local Planning Authority identifying key constraints such as branch spread, Root Protection Areas, tree height and the height of the lowest limbs, water demand and ground cover, together with the general condition of the trees.

The result of the TCP is that you will be able to clearly identify a 'Developable Area' whereby the trees will not be considered a constraint to development. Should proposed development expand beyond the initial constraints identified, it then allows you to identify the areas of conflict and produce the more detailed Arboricultural Impact Assessment and Preliminary Arboricultural Method Statement required as part of the Planning Application.

We will forward the TCP within 3 days of the initial site visit and will then contact you to discuss the trees and proposed development in order to assist you in the facilitation of the project brief.

Once the final design is settled we would then complete the Arboricultural Impact Assessment and Preliminary Arboricultural Method Statement required as part of the Planning Application.

Outcomes

- Provision of a full set of objective tree data for trees on and adjacent to the site
- Assist the design process by the preparation of clearly identifiable 'Developable Area'
- Identification of potential areas of conflict between the design and existing trees that have to be retained.

