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Project Ref: DEV20221-913

Tree Constraints Plan

Drawing Ref: MWA TCP 01

Date: 25/03/2022

Site: 3 Apperley Road, NE43 7PD

Drawing Base: Topographical survey

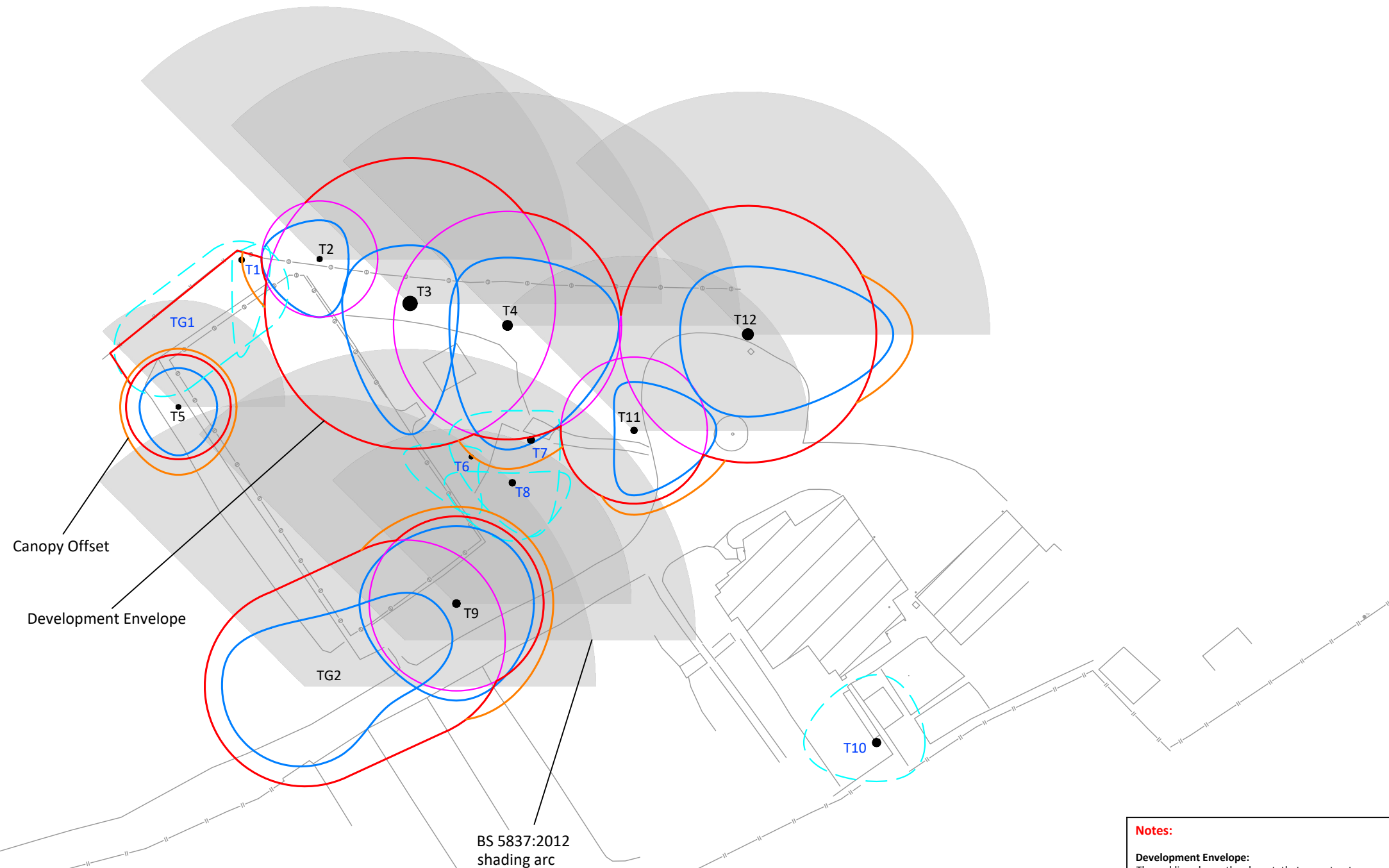
Notes:

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Do not scale from this drawing.

Tree locations were plotted using onsite features at the time of the survey.

We are not aware of any statutory protection (TPO or CA) affecting trees on or adjacent to the site at the time of writing.

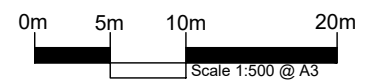


Notes:

Development Envelope:
 The red line shows the closest that new structures should approach retained trees. No excavation or other construction activities would be permitted tree side of the line unless this is unavoidable. Such works may be permitted where the constraints posed by the trees mean that the site cannot be developed in line with current development policies and this can be justified in terms of the benefits gained. Non standard construction techniques would be required to minimise impacts. These would be identified in the arboricultural method statement.

Canopy Offset:
 The orange line shows an offset to allow future growth of the tree canopies. This does not reflect the final potential size of the tree as this is dependent upon a range of factors, but seeks to provide reasonable room for future growth.

Justifiable removals:
 Those trees which have existing structural defects, are located in a position such that they are not suitable for retention in the long term, or are those trees which provide benefits to the location which could be replaced in the short to mid term without significant harm. These trees should be retained where possible, but should not pose a constraint to development.



MWA Key

● T4	○	○	○	○	○
Tree No. & Stem Location	Category 'B' Tree	Category 'C' Tree	Category 'U' Tree	Root Protection Area	Justifiable Removals
Dev. Envelope	Canopy Offset	Shading arc			

Tree Categories

Trees have been assigned a category in accordance with Table 1 of BS 5837:2012 'Trees in Relation to Design, Demolition and Construction'. The category is shown by the colour of the canopy edge (and canopy hatch where present).

- Category 'A' - Tree of high quality and value - **Green**
- Category 'B' - Tree of moderate quality and value - **Blue**
- Category 'C' - Tree of low quality and value - **Grey**
- Category 'U' - Tree of significantly reduced potential - **Dark Red**