

Trees whose canopies are shown in light blue are those whose removal would not appear to conflict with national, regional or local planning policies and therefore can be justified in arboricultural terms. These comprise specimens that are either surrounded by other, better quality trees, or those which are situated internally within the site and are not contributing significantly to the local landscape, boundary screening, or public views. Some larger or more visible trees may also be included where it can be demonstrated that removal would neither impact the local landscape significantly, nor open up views into or out of the site.

A tree shown as one whose removal could be justified does not mean that it has to be removed, nor that its removal is necessarily desirable in arboricultural or landscape terms; it means simply that in our judgement it should not be considered to be a material constraint on a proposed development layout.

If specimens whose removal could be justified are to be retained, they must be protected from construction damage in the same way as those trees identified as being retained: i.e. there must be no development or disturbance of any kind within their root protection areas, the extents of which are depicted in green, blue or grey. See "Arboricultural Constraints" below.

Consequently, if a proposed layout can be designed to be entirely outside the constraint lines shown on this plan, it is unlikely that the LPA will raise any objections to the scheme on the grounds of loss of or damage to existing trees. If this cannot be achieved, then objections may be expected: these could necessitate direct liaison with council officers, further design work or a recommendation for refusal of a planning application.

The bold red line represents the closest to trees to be retained that proposed development can be located without encroaching into root protection areas ('RPAs').




The bold blue line represents the closest to the canopies of trees to be retained that dwellings may be located without necessitating excessive or unacceptable pruning. Subject to tree species, habit, size and orientation, proposed dwellings can be located as close to 3m from the canopies of trees of large ultimate size and no closer than 2m from the canopies of small or ornamental species, as long as blind or partially blind flank walls face the trees. No residential structures such as garages, sheds or bin stores may be located up to and even beneath tree canopies, but must not encroach into RPAs.

Where proposed dwellings are located within an arc between the north-west and east of retained trees (their shadow pattern through the main part of the day), elevations containing windows of living rooms or kitchens (habitable rooms, used for long periods during the day - BS 8206 Part 2), should not be sited so they directly face the trees within a distance equivalent to their present heights. These areas are indicated by the dashed pink segments on the plan.

To assist in the prediction of the likely impact of development on retained trees, a model is used. This model, based on the size of individual specimens, is the central feature of the British Standard 'Trees in relation to design, demolition and construction - Recommendations', BS 5837: 2012. This document provides a useful and consistent starting point for the assessment of likely impacts on trees.

The Standard recommends that an area around each retained tree should be protected from disturbance in order to maintain the tree's viability; within which the protection of the roots and soil structure is treated as a priority.

These root protection areas ('RPAs') have been calculated for all live trees with at least ten years' potential in accordance with Section 4.6 of the Standard and are shown as areas bordered in green, blue or grey according to tree category. Normally portrayed as a circle of a fixed radius from the centre of the trunk; but where there appear to be barriers to root growth they have been reshaped to more accurately reflect the likely distribution of roots.

 ARBORICULTURAL PLANNING CONSULTANTS			
Project:	Land to the West of Sayers Common		
Client:	Reside Developments		
Drawing:	TREE CONSTRAINTS PLAN		
Drawing no:	SJA TCP 25556-011	Revision no:	
Based on:	Topographical survey		
Drawn by: NHK	Date of issue: Oct 2025	Scale: 1:500 @ A1	
Checked by: SRMJ	Tel: (01737) 813058	sja@sjatrees.co.uk	
Tree nos.:	● 6	Canopies of trees to be retained	Trees that could be removed: ● G
Dev't. area:		Shadow pattern: 	Category 'U' trees: ● [24]

FOR DESIGN GUIDANCE ONLY – NOT FOR SUBMISSION TO THE LPA

For further information refer to the SJA Tree Survey Schedule

Do not scale from this drawing; please check all dimensions on site, and notify us of any discrepancies. SJAtrees (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based.

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