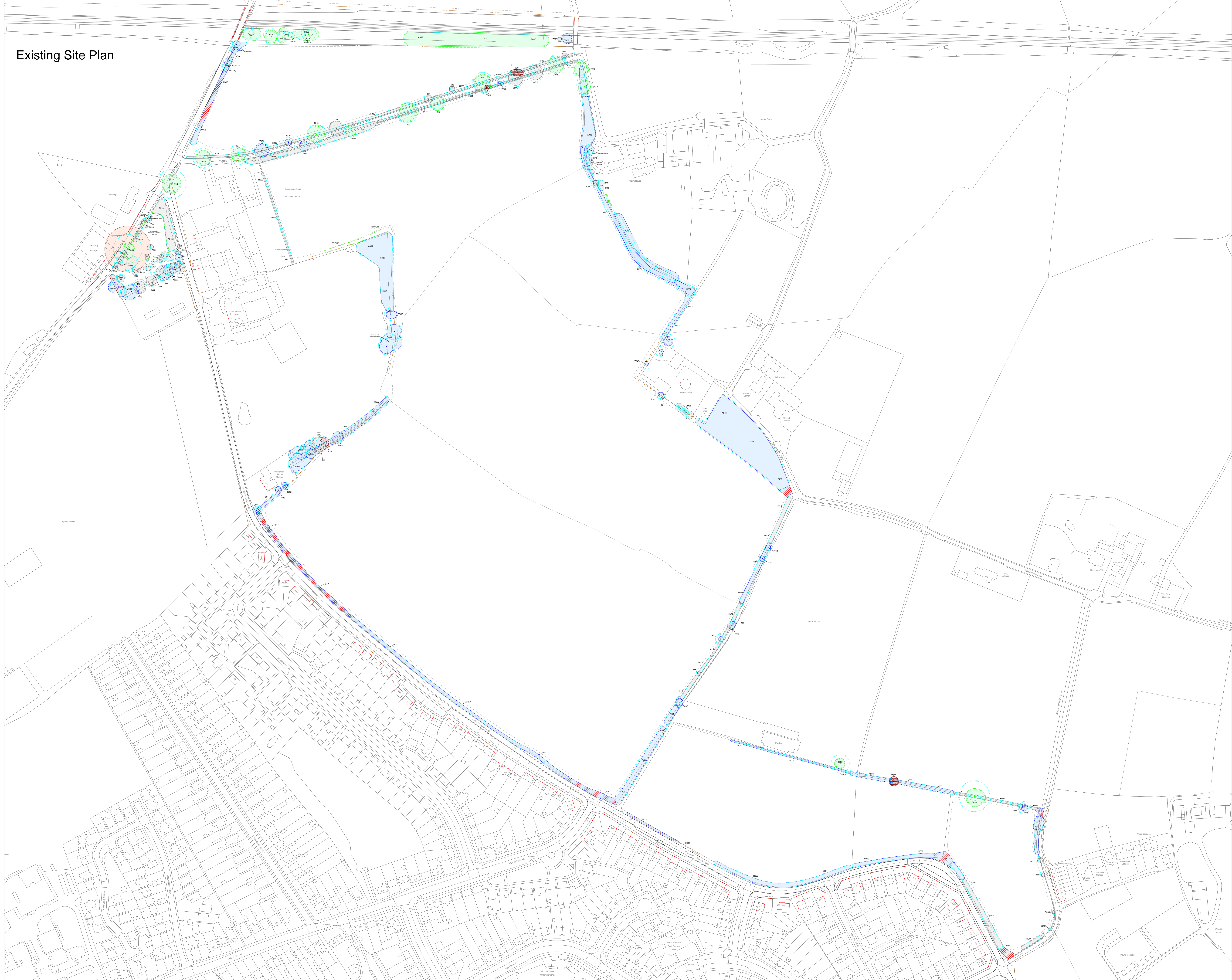


Existing Site Plan



TREE PROTECTION STATUS

Hayden's sourced TPO & Conservation Area status from the Local Planning Authority's Online Mapping System on 03/10/2023.

We were informed that:

- TPO's are present on site
- The site is not located within a conservation area

We would advise it prudent that before any tree work commences, this is checked directly with the Local Planning Authority to confirm that their online mapping system is definitive.

NOTE: Veteran Trees

Trees included in this survey has been identified as exhibiting veteran tree features. Veteran trees are considered in the National Planning Policy Framework to be an irreplaceable habitat and any development resulting in their deterioration should be refused "unless there are wholly exceptional reasons, and a suitable compensation strategy exists" (paragraph 180c). Wholly exceptional reasons are "infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss of or deterioration of habitat". It is therefore advised that no new structures, hard surfacing or gardens should be proposed within the veteran tree buffer (VTB) on this drawing.

NOTE:

Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

CATEGORY AND DEFINITION

Trees unsuitable for retention	
Category U	Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

North
(Indicative)

LEGEND

Existing Tree/Hedge BS 5837:2012 Category A

Existing Tree/Hedge BS 5837:2012 Category B

Existing Tree/Hedge BS 5837:2012 Category C

Existing Tree/Hedge BS 5837:2012 Category U

Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012

Minimum buffer zone for veteran & ancient trees

Existing Tree/Hedge BS 5837:2012 Category U Removal recommended if agreed by owner of tree

Existing Tree/Hedge BS 5837:2012 Category U to be removed or left as a stump for wildlife

Existing Tree/Hedge to be removed to allow for development BS 5837:2012 Category B

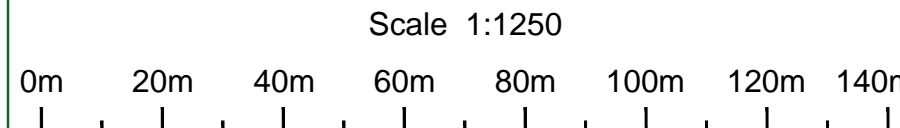
Existing Tree/Hedge to be removed to allow for development BS 5837:2012 Category C

Additional feature which doesn't meet BS 5837: 2012 categorisation but is included for reference

A	29/02/24	KFJ	Drawing updated to reflect implications of Proposed Access Strategy Dwg: 88958-R34-ZZ-X4-DR-C-0001-P02
-	20/02/24	KFJ	Based on Survey Solutions Topographical Survey Drawing: 48433KQLS
Rev:	Date:	By:	Revision:

The position, condition, and dimensions of the trees are based on site surveys undertaken on 20/09/2023 and 31/01/2024

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



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Client: Hopkins Homes

Drawing Title: TS & AIA
Sheet 1 of 2

Site: Land at Humber Doucy Lane, Ipswich, IP4 3QG

Date: 29/02/2024	Drawn By: KFJ	CSJ File Ref: CHPro\10490-D1-AIA - Land at Humber Doucy Lane Ipswich.dwg
Scale: 1:1250 (A0)	Checked By: AG/MP	Drawing No: 10490-D1-AIA
		Rev: A

Proposed Site Plan

TREE PROTECTION STATUS

Hayden's sourced TPO & Conservation Area status from the Local Planning Authority's Online Mapping System on 03/10/2023.

We were informed that:

- TPO's are present on site
- The site is not located within a conservation area

We would advise it prudent that before any tree work commences, this is checked directly with the Local Planning Authority to confirm that their online mapping system is definitive.

NOTE: Veteran Trees

Trees included in this survey has been identified as exhibiting veteran tree features. Veteran trees are considered in the National Planning Policy Framework to be an irreplaceable habitat and any development resulting in their deterioration should be refused "unless there are wholly exceptional reasons, and a suitable compensation strategy exists" (paragraph 180c). Wholly exceptional reasons are "infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss of or deterioration of habitat". It is therefore advised that no new structures, hard surfacing or gardens should be proposed within the veteran tree buffer (VTB) on this drawing.

NOTE:

Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

CATEGORY AND DEFINITION

Trees unsuitable for retention	
Category U	Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 120mm



LEGEND

	Existing Tree/Hedge BS 5837:2012 Category A
	Existing Tree/Hedge BS 5837:2012 Category B
	Existing Tree/Hedge BS 5837:2012 Category C
	Existing Tree/Hedge BS 5837:2012 Category U
	Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
	Minimum buffer zone for veteran & ancient trees
	Existing Tree/Hedge BS 5837:2012 Category U Removal recommended if agreed by owner of tree
	Existing Tree/Hedge BS 5837:2012 Category U to be removed or left as a stump for wildlife
	Additional feature which doesn't meet BS 5837:2012 categorisation but is included for reference

A	29/02/24	KFJ	Drawing updated to be based on Proposed Access Strategy Dwg: 80066-RSK-ZZ-XX-DR-C-0001-F02
-	20/02/24	KFJ	Based on Survey Solutions Topographical Survey Dwg: 48423NOLS & Proposed Access Strategy Dwg: 80066-RSK-ZZ-XX-DR-C-0001-F01
Rev:	Date:	By:	Revision:

The position, condition, and dimensions of the trees are based on site surveys undertaken on 20/09/2023 and 31/01/2024

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

Scale 1:1250
0m 20m 40m 60m 80m 100m 120m 140m



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Client:	Hopkins Homes	Drawing Title:	TS & AIA Sheet 2 of 2
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Site: Land at Humber Doucy Lane, Ipswich, IP4 3QG

Date:	29/02/2024	Drawn By:	KFJ	CSJ File Ref:	CHPro\10490-D2-AIA - Land at Humber Doucy Lane Ipswich.dwg
Scale:	1:1250 (A0)	Checked By:	AG/MP	Drawing No:	10490-D-AIA
				Rev:	A