

Photo 1: Looking Southeast towards T4 to G1:



Photo 4: Looking west in between groups G4 (left) and G3(right):



Photo 2: Looking Southwest towards trees in G4:



Photo 5: Looking south adjacent to H2 (right):



Photo 3: Taken from outside of the site from Rectory Street, looking NE towards G4:



Photo 6: Looking east towards dense group of trees T1-T292:



Photo 7: Looking SW towards T302, T8 and G3:



Photo 8: Looking North towards G1:



According to the interactive map on the North Lincolnshire Council's website, the site is not within a Conservation Area, and there are no TPOs (Tree Preservation Orders) present on the site.

According to the LANDIS Soilscape interactive soils map (Cranfield Soil and Agrifood Institute 2025), the soil type in the area of the site is "Slightly acid loamy and clayey soils with impeded drainage".

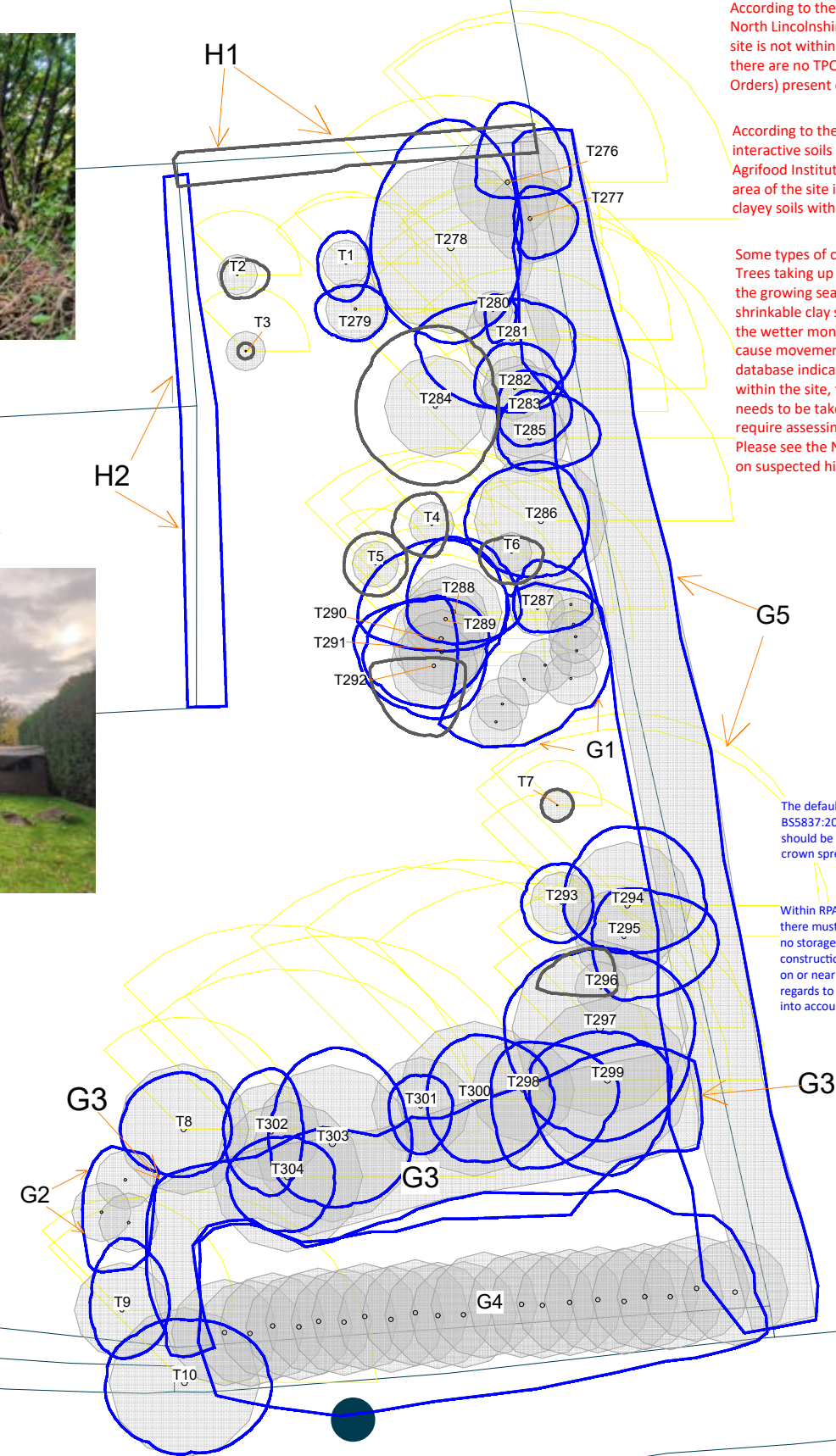
Some types of clay soil can be shrinkable. Trees taking up water through the soil in the growing season can cause some type of shrinkable clay soil to shrink, and heave in the wetter months. This soil movement can cause movement in foundations. As the soil database indicates there may be clay soil within the site, the subsidence potential needs to be taken into account and may require assessing if deemed necessary. Please see the NHBC guidelines for building on suspected highly shrinkable clay soils

The default position as outlined in BS5837:2012 is that all new development should be located outside of RPAs, and crown spreads of trees to be retained.

Within RPAs of retained trees and hedges, there must be no excavation, no soil piling, no storage of materials, no spillage of construction waste and no spoil thrown on or near RPAs. Site operations with regards to protecting trees need to take into account the RPAs.

Do not scale from these drawings. All measurements should be checked on site. If in doubt, ask.

Trees were plotted with a GPS receiver and manual measurements were taken to nearby features, where available. However, there may be error margins with GPS receivers. Therefore, the tree positions on this map are APPROXIMATE ONLY. If accurate tree positioning is required a topographical survey will be needed.



Trees are referenced as T(n). Groups are referenced as G(n). Hedges are referenced as H (n)

RPAs (Root Protection Areas) are illustrated by grey hatched polygon areas.

For groups the illustrated RPAs were approximated, either by approximating individual trees within the group using an average stem diameter, or, by drawing a block RPA for the whole group

Crown spreads are illustrated by green, blue, grey or red outlines depending on the retention category of the tree, group or hedgerow.

Green Canopy outline: Category A trees = Trees of high quality with an estimated remaining life expectancy of at least 40 years

Blue Canopy outline: Category B trees = Trees of moderate quality with an estimated remaining life contribution of at least 20 years

Grey Canopy outline: Category C trees = Those of low quality and value with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

Red Canopy outline: Category U trees = Those in such a condition that cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

Legend:

- Tree Number
- Shading Arc
- Root Protection Area
- Crown Spread

Category 'A' (Green outline) Category 'B' (Blue outline) Category 'C' (Grey outline) Category 'U' (Red outline)

Scale: 0 to 20m

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Tree Constraints Plan- 53 Rectory Street, Epworth, Doncaster, DN9 1HX

SCALE : 1 : 400 @ A3 DATE : 04/11/2025

MAP FILENAME : 703-TCP-001-A- 53 Rectory Street

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