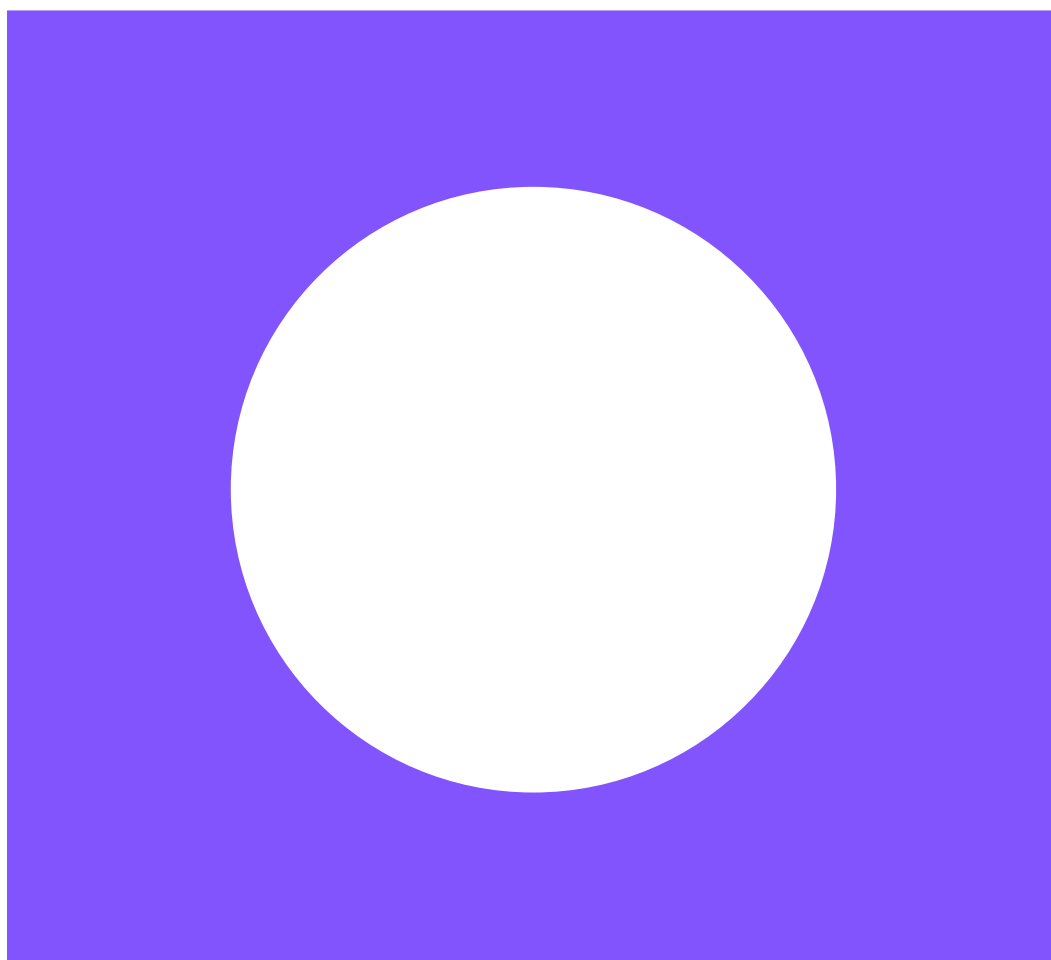




L795 Arborfield FW Strategic Growth Solution

Arboricultural Impact Assessment

April 2026

This page left intentionally blank for pagination.

Mott MacDonald
100 Victoria Street
Bristol BS1 6HZ
United Kingdom

T +44 (0)117 906 9500
mottmac.com

L795 Arborfield FW Strategic Growth Solution

Arboricultural Impact Assessment

April 2026

Issue and Revision Record

Revision	Date	Originator	Checker	Approver	Description
01	27/03/26	J Collett	J Sothcott	R Lennon	First issue
02	16/04/26	J Collett	J Sothcott	R Lennon	Issue following up-

Document reference: L795-DN-00-004-RP-EN-0005

This document is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose.

We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

This document contains confidential information and proprietary intellectual property. It should not be shown to other parties without consent from us and from the party which commissioned it.

Contents

Executive summary	1
1 Introduction	2
1.1 Proposed Works Location and Description	2
1.2 Purpose of Arboricultural Report	2
1.3 Tree Assessment Methodology	2
1.4 Limitations of the Survey	4
2 Summary of existing trees	5
2.1 Statutory Designations	5
2.2 Existing Tree Quality and Coverage	6
3 Arboricultural Constraints	7
3.1 Root Protection Areas (RPAs) – Background Information	7
3.2 Category A Trees	7
3.3 Category B Trees	7
3.4 Category C Trees	7
3.5 Category U Trees	7
4 General Tree Protection Measures	8
4.1 Risk to Tree from Construction Activities	8
4.2 Tree Protection Measures	8
4.3 Trees and Wildlife	8
5 Arboricultural Impact Assessment (AIA)	9
5.1 The Scheme	9
5.2 Root Protection Areas – background information	9
5.3 Recommended Actions	9
5.4 Tree Removal Summary	10
5.5 Tree Pruning Works	10
5.6 Tree Protection Measures	10
6 Arboricultural Method Statement	12
6.1 Temporary Protection Barriers	12
6.2 General recommendations	12
6.3 Supervision	13
6.4 Sequence of activities	13

6.5	Arboricultural Inspection	14
6.6	Responsibilities	14
6.7	Site Compounds	14
6.8	Wildlife Environment Law	14
Appendices		15
A	Drawings	16
A.1	Tree Constraints Plan	16
A.2	Tree Protection Plan	16
Tables		
Table 1: Life Stage Categories		3
Table 2: BS5837:2012 Retention Categories		4
Table 2.1: Arborfield summary of assigned BS5837 categories		6
Table D.1: Arborfield Tree Survey Schedule		19
Photos		
Photograph G.1: Tree 1, taken facing north.		24

Executive summary

Mott MacDonald (MM) have been appointed by Thames Water to undertake an Arboricultural Impact Assessment (AIA) for L795 Arborfield Foul Water (FW) Strategic Growth Solution.

This AIA is not, nor should be taken to be, a full or thorough assessment of the health and safety of trees on or adjacent to the site. Therefore, it is recommended that detailed tree inspections are undertaken on a regular basis with the express purpose of complying with the landowners' duty of care and satisfying health and safety requirements.

The proposed works involve the construction of two offline storage tanks, new foul sewers, eight manholes, a 6 m above-ground vent stack, and new pipework to connect the vent stack and twin tanks. The works are located within Hazebrouk Meadows Suitable Alternate Natural Greenspace (SANG), Finchampstead, Wokingham, in an area of other neutral grassland and hardstanding footpaths, with nearby residential development.

Several options are being considered for the link pipe location between the vent stack and new tanks. Once this has been finalised the arboriculturist must be consulted and this AIA updated accordingly to show the resulting arboricultural impacts. It is currently unknown the alignment for the pipework connecting the twin tanks to the vent stack, it is anticipated that the pipe would be approximately 50-80m in length.

There were three individual trees and four tree groups surveyed in relation to this Scheme. The following tree retention categories were assigned:

- Category A i.e. trees of high quality; no arboricultural features.
- Category B i.e. trees of moderate quality, no arboricultural features.
- Category C i.e. trees of low quality, one individual tree, four tree groups.
- Category U i.e. trees recommended for removal for arboricultural reasons: two individual trees.

In order to facilitate the current proposed Scheme, three Category C groups (Group G2, G3 and G4) will require removal. Two trees (1 and 2) have been recommended for removal irrespective of the scheme due to poor health the potential hazard they could pose to the personnel and site infrastructure.

The Scheme falls within the administrative boundaries of Wokingham Borough Council (WBC). A review of the WBC online mapping portal confirmed that none of the trees surveyed as part of this report are covered by a Tree Preservation Orders (TPO).

The site is not located within a Conservation Area.

There are no ancient woodlands in or immediately adjacent to this site.

There are no recorded ancient, veteran or notable trees in or immediately adjacent to the survey area, nor were any identified during the site survey.

1 Introduction

1.1 Proposed Works Location and Description

- 1.1.1 Mott MacDonald (MM) have been appointed by Thames Water to produce an Arboricultural Impact Assessment (AIA) to support the L795 Arborfield Fowl Water (FW) Strategic Growth Solution (hereafter referred to as the 'proposed works'), at Palmer Place, Barkham, Arborfield Green, Borough of Wokingham, RH40 4RS. This AIA has been based upon the reference design solution, noting a change in located to the vent stack from the reference design.
- 1.1.2 The outline reference design solution comprises the following:
- Construction of twin tank offline storage with approximate total storage volume of 91m³ per tank.
 - Construction of three new foul sewers and a new high level overflow pipe new to connect the twin tanks to the existing sewer network.
 - Construction of 8 new manholes, with 4 located on the twin tanks and 4 connecting between the new sewers and existing sewer network.
 - Installation of above ground vent stack (6m high) with associated below ground concrete block foundation.
 - Installation of new pipework to connect the twin tanks to the vent stack.
- 1.1.3 The alignment for the pipework connecting the twin tanks to the vent stack is currently unknown, it is anticipated that the pipe would be approximately 50-80m in length.
- 1.1.4 The proposed works are required to accommodate additional flows arising from insufficient capacity within the existing system to manage increased discharge from major housing developments in Arborfield. The proposed works involve constructing a new storm tank, together with the necessary ancillaries and a vent stack. These measures will help prevent overflow discharges into the environment. Construction of the proposed works is anticipated to commence in May 2026 and be completed by November 2026.
- 1.1.5 The proposed works are located within a new dedicated Suitable Alternative Natural Greenspace (SANG) created as part of the Countryside Partnerships Homes Counties West development.

1.2 Purpose of Arboricultural Report

- 1.2.1 The purpose of this report is to meet the following objectives:
- to set out the constraints to development posed by existing tree stock.
 - to identify trees or areas of arboricultural significance.
 - to support the detailed design and construction stages of this Scheme in relation to minimising or avoiding impact on trees.

1.3 Tree Assessment Methodology

- 1.3.1 The tree survey was carried out by a qualified Mott MacDonald Arboriculturist on 19 March 2026 to assess the quality and value of the principal trees within or adjacent to the scheme footprint.

- 1.3.2 The survey was undertaken in accordance with the guidelines set out in *BS 5837:2012 Trees in relation to design, demolition, and construction - Recommendations*.¹ The tree data contained within the Tree Survey Schedule (Appendix D) was recorded by visual survey from ground level and no invasive tree inspection measures were employed.
- 1.3.3 The survey process categorises the trees on site, selects those appropriate for retention and reviews the options for incorporating these trees within the developed landscape.
- 1.3.4 The full Tree Survey Schedule, categorisation of the trees in their existing context and Root Protection Areas are stated in Appendix D (to be read in conjunction with the Key to Tree Survey Schedule, Appendix B).
- 1.3.5 In accordance with *BS 5837:2012*, the following information was recorded for each tree:
- Sequential reference number (recorded on the tree constraints plan).
 - Species listed by common name and scientific name.
 - Life stage recorded as:

Table 1: Life Stage Categories

Abbreviation	Life Stage	Description
Y	Young	Trees aged less than 1st quarter of their life expectancy
SM	Semi-mature	Trees within 2nd quarter of their life expectancy
EM	Early mature	Trees within 3rd quarter of their life expectancy
M	Mature	Trees aged within final quarter of their life expectancy
OM	Over Mature	Over-mature - declining or moribund trees of low vigour
V	Veteran	Specimens exhibiting features of biological, cultural, or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned

- Height (metres).
- Crown spread (metres), taken as a minimum at the four cardinal points, to derive an accurate representation of the crown (plotted on the tree constraints plans).
- Existing height (metres) above ground level of:
 - First significant branch; and
 - Canopy
- Stem diameter (millimetres) in accordance with Annex C of *BS 5837:2012*. The stem diameters of single stemmed trees were measured at 1.5 metres above ground level and multi-stemmed trees measured in accordance with Annex C.
- The Root Protection Area (RPA) calculated in accordance with Section 4.6 of *BS 5837:2012*. The two measurements provided are a 'Root Protection Radius (m)' (circle centred on the base of the stem) and an overall 'root protection area (m²)'.
- General observations, particularly of structural and/or physiological condition (e.g., the presence of any decay and physical defect), and/or preliminary management recommendations.

¹ British Standard BS 5837:2012 Trees in Relation to design, demolition, and construction – Recommendations; April 2012; ISBN 978 0 580 69917 7

- Estimated remaining contribution, in years (<10, 10 +, 20+, 40+).
- Retention category recorded as A, B, C or U in accordance with BS 5837:2012 (see **Table 1.2** below) to be recorded on the tree survey plan (**Appendix A**). This gives an indication as to each tree's arboricultural, landscape and cultural value and significance as well as its suitability for retention in the context of the proposed redevelopment of the site. These sub-categories [1 - Arboricultural values; 2 - Landscape values and 3 - Cultural values, including conservation] are included where considered necessary to clarify why a tree has been assigned to a particular retention category. The categorisation criteria are summarised below:

Table 2: BS5837:2012 Retention Categories

Category	Description
Category A	Trees of high quality and value whose retention is most desirable (suggested minimum contribution 40 years)
Category B	Trees of moderate quality and value whose retention is desirable if practicable (suggested minimum contribution 20 years)
Category C	Trees of low quality and value or limited long-term potential, which could be retained if not in conflict with development proposals or young trees with a stem diameter of less than 150mm (suggested minimum contribution 10 years)
Category U	Trees requiring removal irrespective of any development proposals due to significant structural defects, irreversible decline or with a very short-term life expectancy of less than 10 years

1.4 Limitations of the Survey

- 1.4.1 This report provides comment on the general quality of the trees on the site but is not, nor should be taken to be, a full or thorough assessment of the health and safety of trees on or adjacent to the site. It is recommended that a full tree survey should be undertaken on a regular basis to satisfy health and safety requirements.
- 1.4.2 Several options are being considered for the link pipe location between the vent stack and new tanks. Once this has been finalised the arboriculturist must be consulted and this AIA updated accordingly to show the resulting arboricultural impacts.
- 1.4.3 Previous management and/or surveys in relation to the health and safety of trees on this site have not been considered as part of this report.
- 1.4.4 Trees are living organisms whose health, condition and structure can change over time. The contents of this report are valid for a period of one year from the date of issue.
- 1.4.5 Distances were recorded using a standard metric tape measure where appropriate, and stem diameter was recorded using a diameter tape. Tree height was estimated to the nearest metre.

2 Summary of existing trees

2.1 Statutory Designations

2.1.1 Tree Preservation Orders (TPOs) and Conservation Areas (CAs)

2.1.1.1 The primary measures which provide statutory protection to trees are Tree Preservation Orders (TPOs) and Conservation Area (CA) status. Where present, these measures determine that either notification to the Local Planning Authority (LPA) for CA designations or consent from the LPA for TPO designations is required for any works that may affect trees or tree groups.

2.1.1.2 The Scheme falls within the administrative boundaries of Wokingham Borough Council (WBC). A check of the WBC online map² on 15.04.26 confirmed that none of the trees within the survey area are covered by a TPO and that the site is not located within a CA (Appendix F).

2.1.2 Ancient Woodland

2.1.2.1 Ancient woodland is defined as land that is currently wooded and has been continually wooded, at least since 1600 (England and Wales), and is an irreplaceable resource of high nature conservation and landscape value.

2.1.2.2 Ancient Semi Natural Woodland (ASNW), Planted Ancient Woodland Sites (PAWS) and veteran trees are afforded the same protection by means of the planning system, in particular paragraph 193 (c) of the National Planning Policy Framework³ which states:

2.1.2.3 *When determining planning applications, local planning authorities should apply the following principles: c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁷⁰ and a suitable compensation strategy exists;*

⁷⁰ For example, 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 or deterioration of habitat.

2.1.2.4 A review of the MAGIC website Magic Map Application⁴ on 15.04.26 has confirmed the site is not covered by any ancient woodland designations.

2.1.3 Ancient, Veteran and Notable Trees

2.1.3.1 A check has been also undertaken using the Woodland Trust's Ancient Tree Inventory (ATI)⁵ and has confirmed that there are no ancient, veteran or notable trees located within 100m of the survey area.

² Protected Tree Map

³ National Planning Policy Framework, paragraph 193(c)

⁴ Magic Map Online Application Available at: <https://magic.defra.gov.uk>

⁵ Woodland Trust Ancient Tree Inventory. Available at: <https://ati.woodlandtrust.org.uk/tree-search>

2.2 Existing Tree Quality and Coverage

- 2.2.1 A total of three individual trees and four tree groups were surveyed for this Scheme – refer to Table 2.1 for a summary of the assigned *BS5837:2012* categories.
- 2.2.2 The main species present included, common hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), hazel (*Corylus avellana*), silver birch (*Betula pendula*), dogwood (*Cornus sanguinea*) and common alder (*Alnus glutinosa*).
- 2.2.3 Appendix G contains site photographs taken during the arboricultural survey.

Table 2.1: Arborfield summary of assigned BS5837 categories.

Tree Category	Description	Total Number surveyed
Category A	Trees or groups of high quality	No arboricultural features.
Category B	Trees or groups of moderate quality	No arboricultural features.
Category C	Trees or groups of low quality	One individual tree and four tree groups.
Category U	Trees recommended for removal irrespective of the proposed Scheme	Two individual trees

Source: Mott MacDonald, 2026.

3 Arboricultural Constraints

3.1 Root Protection Areas (RPAs) – Background Information

- 3.1.1 Working anywhere in the vicinity of trees is likely to cause some root damage because in the order of 80% of the roots of any tree will occur within the upper 600mm of the soil. Roots will spread out for a considerable distance from a tree and may be encountered at a distance beyond the canopy spread of a tree.
- 3.1.2 Where construction activities are proposed within the rooting zone of trees, the potential for significant damage exists. Table 2 of *BS 5837:2012* prescribes a methodology for the calculation of an RPA.
- 3.1.3 The RPA represents the minimum area that should be retained undisturbed around a tree or trees for the avoidance of an unacceptable degree of root disturbance. The required RPA of a tree is calculated and typically plotted as a circle (or where appropriate as a square of equivalent area) to determine constraints or the location of protective fencing. In certain circumstances the actual shape of this area may then be adjusted to take account of local topography or any existing site features that may serve as restrictions to 'normal' root development.
- 3.1.4 The RPA dimensions are stated in Appendix D.

3.2 Category A Trees

- 3.2.1 There are no category A trees within the survey area.

3.3 Category B Trees

- 3.3.1 There are no category B trees within the survey area.

3.4 Category C Trees

- 3.4.1 One tree (1) and four tree groups (G1 to G4) have been assessed as Category C i.e., low arboricultural quality.
- 3.4.2 It is recommended that removals are avoided unless it is integral to facilitate construction, and that any screening functions or amenity value that is lost is reinstated with mitigation planting.

3.5 Category U Trees

- 3.5.1 Two trees (1 and 2) have been identified as Category U i.e., recommended for removal for arboricultural reasons (these trees are dead and could pose a hazard to personnel and site infrastructure).

4 General Tree Protection Measures

4.1 Risk to Tree from Construction Activities

4.1.1 Trees can be easily damaged by construction processes, with both the tree roots and the main structure of a tree susceptible to a range of impacts. Root damage can affect the anchorage and stability of the tree, as well as preventing or inhibiting the absorption of water and nutrients. Damage to the trunk and branches leaves the tree more exposed to disease and decay.

4.1.2 Activities that can cause damage to tree roots include:

- Trenches and excavations.
- Alterations in soil level.
- Non-porous surfaces.
- Compaction of soil.
- Changes in soil hydrology.
- Root exposure.
- Soil pollution (i.e. oil spill, incorrect application of herbicide and/or other chemicals); and,
- Fires.

4.1.3 Activities that can cause damage to tree trunks and branches include:

- Pressure from materials stored against trunks.
- Physical impact from plant and equipment.
- Incorrect pruning.
- Exposure of bark or leaves to chemicals.
- Damage to bark from mowers and strimmers.

4.1.4 Any works associated with this project that could affect the existing trees as described above must be discussed and approved by a qualified Arboriculturist prior to commencement.

4.2 Tree Protection Measures

4.2.1 Tree protection measures e.g. temporary protective barriers and ground protection are required to protect retained trees during the construction phase of this project. The BS5837:2012 default specification for temporary protective barriers and ground protection are contained in Appendix D for information.

4.3 Trees and Wildlife

4.3.1 The Wildlife and Countryside Act 1981 (as amended), the Countryside Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2010 provide statutory protection for birds, bats, dormice, reptiles, and other species that could be affected by tree works. Careful consideration should be given to the design of this project, and the timing of any associated tree works to avoid impacting protected species.

5 Arboricultural Impact Assessment (AIA)

5.1 The Scheme

5.1.1 The following recommendations are based on the proposal referenced in Section 1.1.

5.2 Root Protection Areas – background information

5.2.1 Working anywhere in the vicinity of trees is likely to cause some root damage because in the order of 80% of the roots of any tree will occur within the upper 600mm of the soil. Roots will spread out for a considerable distance from a tree and may be encountered at a distance beyond the canopy spread of a tree.

5.2.2 Where construction activities are proposed within the rooting zone of trees, the potential for significant damage exists. Table 2 of BS 5837:2012 prescribes a methodology for the calculation of an RPA.

5.2.3 The RPA represents the minimum area that should be retained undisturbed around a tree or trees for the avoidance of an unacceptable degree of root disturbance. The required RPA of a tree is calculated and typically plotted as a circle (or where appropriate as a square of equivalent area) to determine constraints or the location of protective fencing. In certain circumstances the actual shape of this area may then be adjusted to take account of local topography or any existing site features that may serve as restrictions to 'normal' root development.

5.2.4 Work within RPAs should be avoided wherever possible. If such work is unavoidable, any excavation within the RPA must be undertaken with care. Roots should not be severed without consulting an arborist, and arboricultural supervision is recommended during the works.

5.2.5 The RPA dimensions are stated in Appendix D.

5.3 Recommended Actions

5.3.1 The construction of this Scheme must be undertaken in accordance with the Tree Protection Plan (Appendix A.2) and the following recommendations to enable integration between with the Scheme and the existing tree constraints on site.

5.3.2 **Table 3.1: Recommended actions**

Tree Ref	Species	Retention Category	TPO CA	/Recommended Actions
1	Common hornbeam	U	No	Fell – this tree is dead. It is recommended that this tree is replaced as per the landowner's replacement policy.
2	Common hornbeam	U	No	Fell – this tree is dead. It is recommended that this tree is replaced as per the landowner's replacement policy.

Tree Ref	Species	Retention Category	TPO CA	/Recommended Actions
3	Common hornbeam	C	No	Retain – protect with temporary protection barriers in accordance with BS5837:2012.
G1	Leyland cypress	C	No	Retain – protect with temporary protection barriers in accordance with BS5837:2012 – refer to Section 5.6.4.
G2	Mixed broadleaved	C	No	Fell – this group (~150 trees) will require removal to facilitate the proposed works.
G3	Mixed broadleaved	C	No	Fell – this group (~50 trees) will require removal to facilitate the proposed works.
G4	Mixed broadleaved	C	No	Fell – this group (~50 trees) will require removal to facilitate the proposed works.

5.4 Tree Removal Summary

- 5.4.1 In order to facilitate the current proposed Scheme, three groups (Group G2, G3 and G4) will require removal.
- 5.4.2 The groups for removal are Category C (low arboricultural quality) and conflict directly with the current proposed design for the proposed site access and fence line.
- 5.4.3 All tree felling to be carried out in accordance with *BS3988:2010 Tree work. Recommendations*⁴.
- 5.4.4 The volume of wood contained within the trees and hedgerow currently proposed for removal does is not greater than 5 cubic metres. As such a felling licence would not be required for their removal under this proposed Scheme. Nor are felling licences required if tree removal is to facilitate an approved planning application, or to facilitate works under permitted development rights for a statutory undertaker.

5.5 Tree Pruning Works

- 5.5.1 There is no anticipated pruning required to facilitate the Scheme.
- 5.5.2 If any pruning requirements are identified during the construction phase of this Scheme, this must be reviewed and agreed with the scheme arboriculturist. All tree pruning is to be carried out in accordance with *BS3988:2010 Tree Work. Recommendations*.

5.6 Tree Protection Measures

Temporary Protective Barriers

- 5.6.1 Temporary protective barriers (TPB) have been specified to protect Tree 3 and Group G1. The indicative alignment of the barriers have been included on the Tree Protection Plan (Appendix A.2) and are designed to encompass the maximum extent of the RPA whilst still allowing facilitation of the current design.
- 5.6.2 **Group G1** is located east of the site boundary, behind an existing fence line. However, the trees' RPAs extend into the site, and protection measures are required to manage the impacts of construction activity. **Note:** protection barriers are only required on the west side of this group however, they will not enclose the entirety of this group's RPA and are to be

installed to the maximum extent of the RPA while enabling the construction of the vent stack and installation of tanks to take place.

- 5.6.3 Although the protection barriers do not encompass the full RPA of G1 this is deemed acceptable as the area that is not incorporated by the barriers has been recently disturbed by landscaping and planting of trees with group G4. The encroachment of the proposed works into the RPA of G1 is minor should not cause further significant disturbance to G1.
- 5.6.4 The TPBs are to be installed in accordance with Section 6.1.

6 Arboricultural Method Statement

6.1 Temporary Protection Barriers

- 6.1.1 The protective barriers must be erected in accordance with *BS 5837:2012* and positioned to enclose their respective RPA dimensions (Appendix D) and the 'above ground' structure of these trees (refer to Appendix E for details of the *BS 5837:2012* default specification for protective barriers). Any other fence or barrier used must be approved by the Arboriculturist prior to installation.
- 6.1.2 Protection barriers will ensure that construction can be undertaken without intruding into the RPA, remaining in place until the work has been completed.
- 6.1.3 The area within the protective barriers i.e., tree side, will be a 'Construction Exclusion Zone' (CEZ) for the duration of the works.
- 6.1.4 All weather notices should be erected on the barrier with words such as:
"Tree Protection Area — Keep out".
- 6.1.5 The following prohibitions shall also apply within the area enclosed by the temporary protective barriers:
- No mechanical digging or scraping.
 - No storage of plant, equipment, or materials.
 - No vehicular or plant access.
 - No fire lighting within 10m of tree canopies.
 - No handling, discharge, or spillage of any chemical substance, including cement washings and vehicle washings within 10m.
 - No action likely to cause localised waterlogging.
 - No alteration of ground levels.
 - No construction of hard surfaces.
 - No attachment of boards, hoarding, cables, or notices or fencing to trees.
 - No storage of excavated materials.
- 6.1.6 Special care is to be taken on sloping ground where spillages could run towards the trees. A collecting channel dug along the outer line of the protective fencing would be one method of avoiding such damage.
- 6.1.7 If excavators are to be used during construction, at no time is the excavating arm to encroach over the position of the tree protection barriers.

6.2 General recommendations

- 6.2.1 The following general recommendations must be followed during the construction phase of this Scheme:
- Where roots are encountered, every effort should be made to avoid severance or damage to the root bark.

- Any exposed roots over 25mm in diameter, or bundles of several smaller roots must be protected to avoid drying or extremes of temperature. This is best achieved by immediately covering with damp Hessian or similar material.
- Should roots be severed they must be trimmed back using a sharp tool (pruning saw, secateurs or loppers), then protected as above.
- If roots larger than 25mm are identified, and are in direct conflict with construction works, then the advice of the Scheme Arboriculturist should be sought prior to any severance or damage of the root.
- Infill around exposed or severed roots should comprise a clean, moist, sharp sand (not “builder’s” sand) and good quality topsoil. This fill should be gently firmed but must not be compacted. Backfilling should be undertaken as soon as possible.
- Soil levels around the base of retained trees are to be maintained as existing.
- The site agent or manager is to be responsible for the day-to-day prevention and exclusion of all actions and operations near protected trees that are likely to cause damage to retained or protected trees, such as the use of cranes and excavators, transportation of equipment or hot works.

6.3 Supervision

- 6.3.1 The Scheme Arboriculturist must be contacted a minimum of 7 days prior to the date of installation of the tree protection measures to enable monitoring/supervision of the measures.
- 6.3.2 The Site Agent/Manager shall report back after these measures have taken place.
- 6.3.3 The Site Agent/Manager will also be responsible for the day-to-day prevention and exclusion of all actions and operations in the vicinity of retained trees that are likely to cause damage to retained or protected trees e.g., fires, use of cranes and excavators, use of hot bitumen etc.

6.4 Sequence of activities

- To ensure adequate protection for the trees, the following order of activities should be followed:
- The Site Agent/Manager must be provided with a copy of this arboricultural report and the Tree Protection Plan prior to the commencement of any site clearance or construction works.
- Undertake tree works (as appropriate, and subject to such ownership and LPA consents as may be appropriate).
- Inform the Scheme Arboriculturist of the date that the temporary protective barriers and ground protection are to be installed.
- Erect tree protective barriers and install ground protection in accordance with this report and directions given by the Scheme Arboriculturist on site.
- Brief all site operatives, visitors, and sub-contractors on the presence of tree protective barriers and ground protection and the need to ensure that all operations remain wholly outside the protected areas as part of site induction procedures.
- Implement the main site operations associated with the demolition and construction phase.

- Removal of temporary protective barriers and ground protection (once all site operations have ceased).
- Arboriculturist to inspect trees on completion of works in line with Section 4.5.

6.5 Arboricultural Inspection

- 6.5.1 An Arboriculturist must inspect the protective barriers and ground protection following installation and prior to commencement of any construction work.
- 6.5.2 On completion of the development, an Arboriculturist must look for signs of intolerance to the change in conditions, the effect of the development and any accidental damage to retained trees, to identify the need for further tree works in addition to those originally specified at the outset of the project.

6.6 Responsibilities

- 6.6.1 It will be the responsibility of the Contractor to ensure that any conditions attached to planning consent are always adhered to and that a monitoring regime regarding tree protection is adopted on site.
- 6.6.2 The Contractor will be responsible for contacting the Scheme Arboriculturist, and the LPA as appropriate, at any time issues are raised relating to the trees on site.
- 6.6.3 The Contractor will be responsible for ensuring that protected species are considered during any tree works and the timing of tree works should be carefully considered. European protected species such as bats (*Chiroptera*), dormice (*Muscardinus avellanarius*) and great crested newts (*Triturus cristatus*) are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. Other species that may be affected by tree works include breeding birds, badgers and reptiles which are protected under the Wildlife and Countryside Act 1981 (as amended).

6.7 Site Compounds

- 6.7.1 All construction compounds, storage facilities and deliveries must aim to make use of existing hard surfaces to avoid unnecessary compaction within RPAs. If compounds require siting within RPAs, appropriate footings or ground cover must be used to avoid root damage or compaction of the soil and siting must ensure that any damage to aerial parts of retained trees is avoided.

6.8 Wildlife Environment Law

- 6.8.1 It should be noted that the Contractor will be responsible under the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitat Regulations 2017 (as amended), and the Countryside Rights of Way Act 2000, to take all reasonable action to identify the presence of protected species including but not limited to nesting birds, bats, dormice and reptiles in the works area/surroundings, and comply fully with the law in relation to impacts associated with any instructed works.
- 6.8.2 Where there is evidence that bats, birds or other protected species are present, the advice of a suitably qualified ecologist should be sought. Refer to L795 Arborfield FW Strategic Growth Solution Preliminary Ecological Appraisal Report L795-DN-00-004-RP-EN-002.

Appendices

- A. Drawings
- B. Key to Tree Survey Schedule
- C. BS5837:2012 Cascade Chart of Tree Quality
- D. Tree Survey Schedule
- E. Tree Protection Measures
- F. Designations
- G. Site Photographs

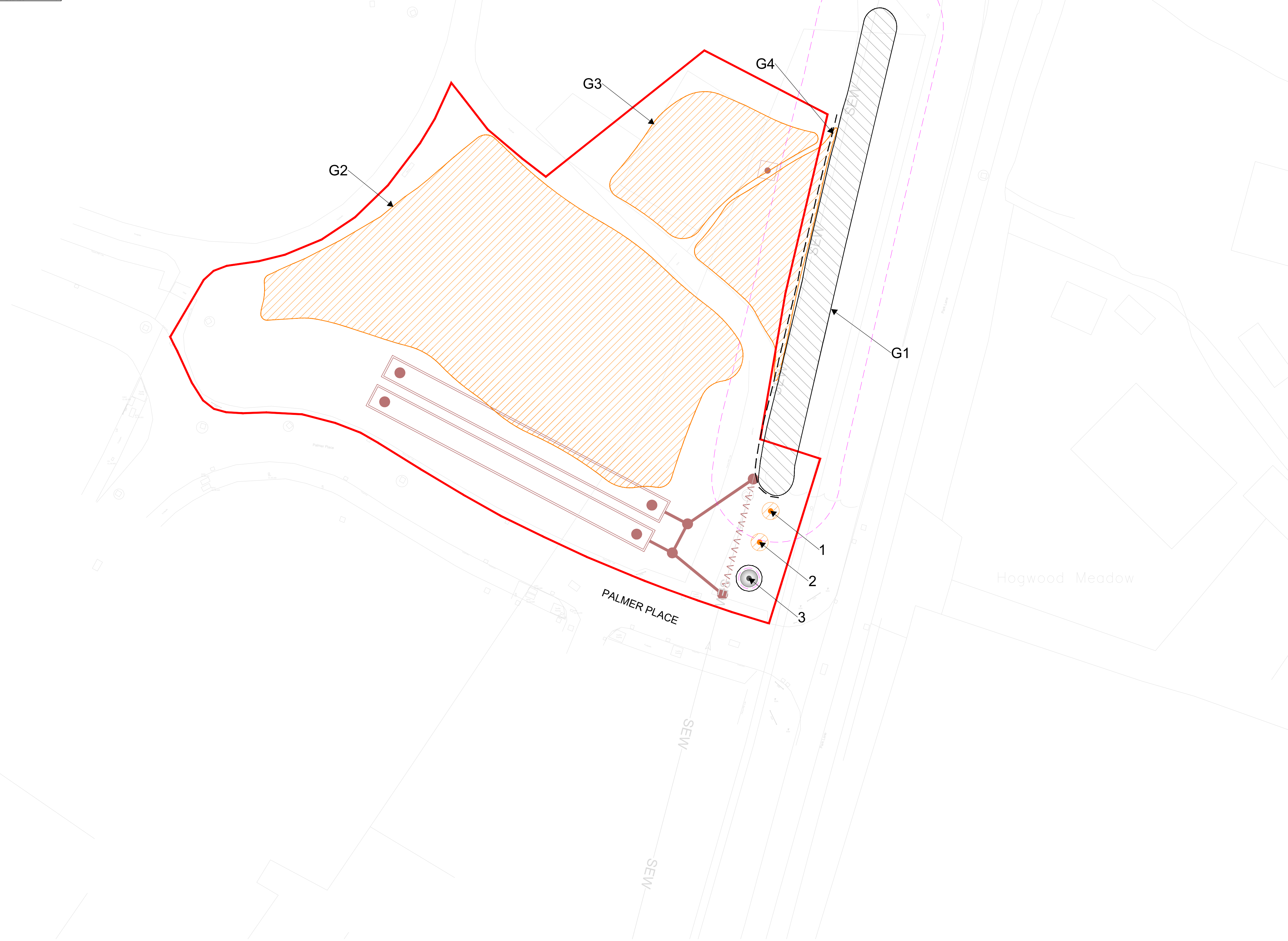
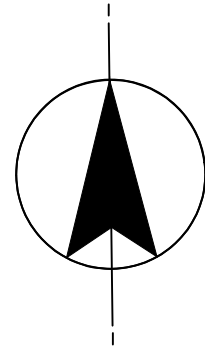
A Drawings

A.1 Tree Constraints Plan

- L795-DN-00-004-DR-EN-0006

A.2 Tree Protection Plan

- L795-DN-00-004-DR-EN-0007



DO NOT SCALE - IF IN DOUBT ASK

M
MOTT
MACDONALD

One Valpy
20 Valpy Street
Reading RG1 1AR
United Kingdom

T +44 (0)118 902 7800
F +44 (0)118 902 7801
W mottmac.com

NOTE:

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
2. DO NOT SCALE ANY ITEMS OR INFORMATION FROM THIS DRAWING.
3. TO BE READ IN CONJUNCTION WITH L795 ARBORFIELD FWP STRATEGIC GROWTH SOLUTION ARBORICULTURAL IMPACT ASSESSMENT REF:L795-DN-00-004-RP-EN-0005 (APRIL 2026).

LEGEND:

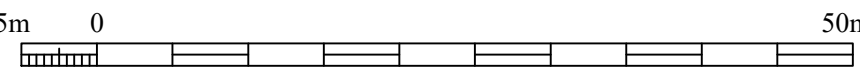
- | | |
|---|---------------------------------|
| 4/G4 | TREE/TREE GROUP |
|  | APPROXIMATE EXTENT OF CANOPY |
|  | TREE ROOT PROTECTION AREA (RPA) |
|  | TREE/TREE GROUP TO BE REMOVED |
|  | TEMPORARY PROTECTIVE BARRIER |

INDIVIDUAL TREES

-  CATEGORY A TREES
-  CATEGORY B TREES
-  CATEGORY C TREES
-  CATEGORY U TREES TO BE REMOVED FOR REASONS OF SOUND ARBORICULTURAL MANAGEMENT

TREE GROUPS

-  CATEGORY A TREES
 CATEGORY B TREES
 CATEGORY C TREES
 RED LINE BOUNDARY (CONTRACTOR'S COMPOUND)



SCALE 1 : 500

NOT FOR CONSTRUCTION

P02	S2	GROUPS REVISED		DL	JS	RL	14.04.26
P01	S2	FOR INFORMATION		DL	JS	RL	27.03.26
revision	Status	Suitability Description	Authored	Checked	Approved		Date



Thames Water Utilities
DEVELOPER SERVICES

Clearwater Court
Vastern Road, Reading RG1 8DB

Location Code: N/A	OS Reference: SU 7764	Security Reference: UBR
Project Group: NETWORK	Sub Process: WASTE WATER	
Location/Town: ARBORFIELD		
Site Name: ARBORFIELD, OFF PARK LANE, FINCHAMPSTEAD, RG40 4PT		
Project Name: L795 ARBORFIELD GROWTH		
Drawing Title: TREE PROTECTION PLAN		
Scale: AS SHOWN	Sheet Size: A1	Status: S2
Drawing Number: L795-DN-00-004-DR-EN-0006		Revision: P02

B Key to Tree Survey Schedule

Tree Referencing	Individual Trees: Number Grouped Trees: G (+number) Hedgerows: H (+number) Woodlands: W (+number)
Life stage	Young Usually <15 years Semi-Mature Significant growth expected, approximately one third of life expectancy complete Early-Mature Full height achieved with further significant growth possible, up to two thirds of life expectancy complete Mature Full height has been achieved with possible spreading of the canopy, usually past two thirds of overall life expectancy Veteran Usually a tree of significant age with characteristics that give additional cultural, landscape and conservation benefits, Over-mature A tree declining due to age as indicated by deterioration in the health and condition of its crown and trunk.
Species	Botanical Name: conforming to the <u>International Code of Nomenclature for algae, fungi, and plants</u> (ICN). For universal plant recognition. Common Name: commonly used names usually on a local and national scale.
Tree Height	The vertical distance between the base of the tree (where soil and buttress meet) and the tip of the highest branch on the tree.
Crown Height	Measured from ground level to the height at which the main crown begins.
Stem Diameter	Stem diameter is measured in mm at 1.5m above ground level, in accordance with Annex C of BS 5837:2012.
Crown Spread	Measurements taken from all four cardinal points in metres.
Crow, Stem and Basal Condition	Good Usually healthy with no symptoms of poor health or disease. Fair Exhibiting signs of poor health or minor disease infections that are not considered to be hazardous. Poor Disease present in considerable quantities or with very poor physiological vigour. Very Poor Tree is in a moribund state in extremely poor condition, usually with little chance of recovery.
General Physical Condition	Good A tree with no significant structural defects. Fair Minor defects may have been observed but are not considered to be immediately hazardous. Poor Significant defects found. Tree requires monitoring or remedial works. Very Poor Major defects that require immediate remedial work or the removal of the tree.
Life Expectancy	The estimated number of years before the tree may require removal should no unexpected mechanical or environmental impacts occur to the tree.
Retention Category	Please refer to Cascade Chart for tree quality assessment table in Appendix B.
Comments	Notes are made to inform of any possible defects, peculiarities or points of interest that may relate to the trees position, physiology, safety and possible effects on developments.

C BS5837:2012 Cascade Chart of Tree Quality

Category and definition		Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality. Note: Where trees would otherwise be categorized as U, but have identifiable conservation, heritage or landscape value, even though only for the short term, they may be upgraded, although they might be suitable for retention only where issues concerning their safety can be appropriately managed.			
	1. Mainly arboricultural reason.	2. Mainly landscape qualities	3. Mainly cultural values, Including conservation	
Trees to be considered for retention:				
Category A Trees of a high quality, with an estimated life of expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that might be included in category A but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	
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 150 mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.	

D Tree Survey Schedule

Table D.1: Arborfield Tree Survey Schedule

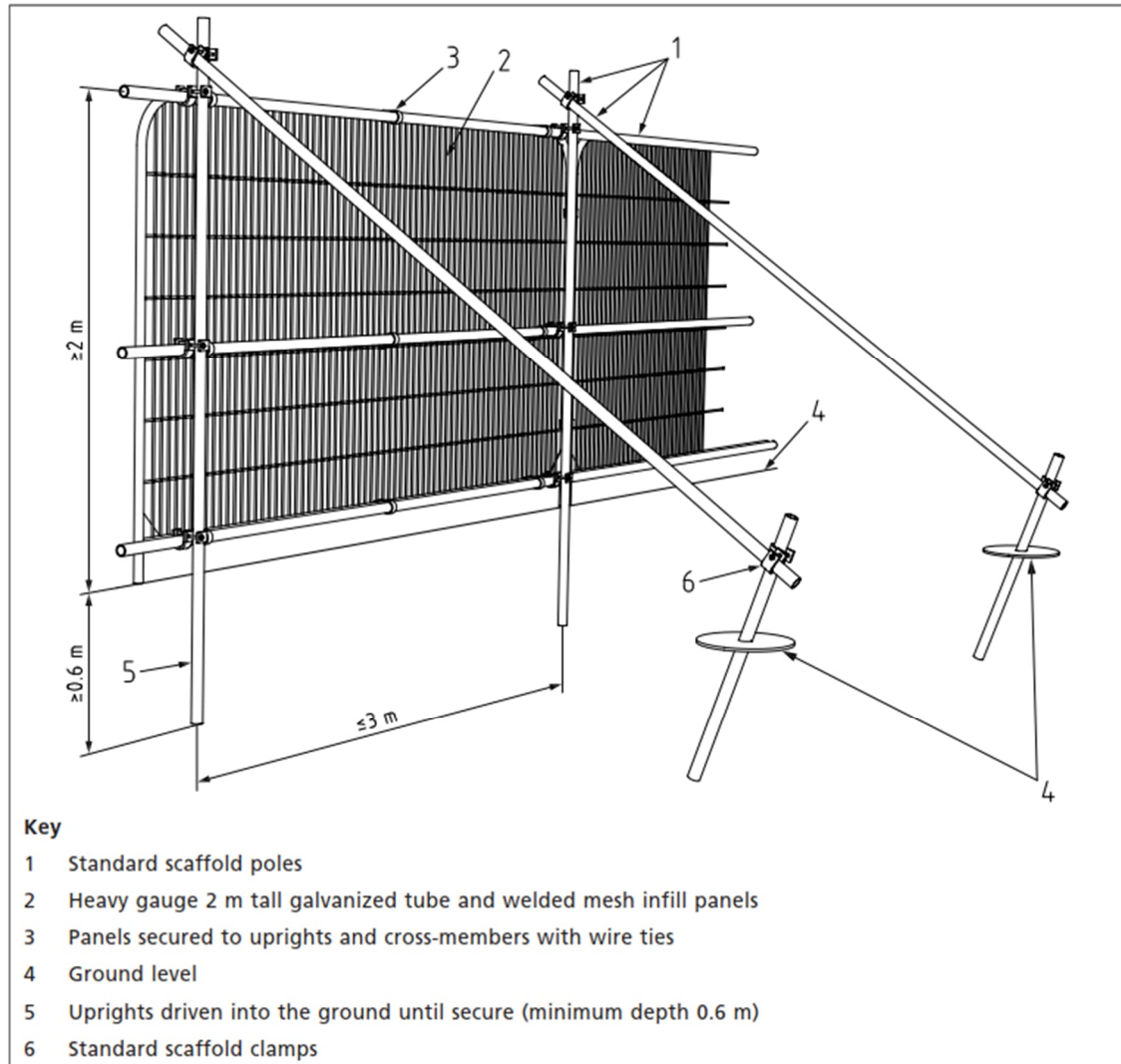
est = estimated
av = average

Tree ref	Tree Type	Life Stage	Height (m)	Av Crown Spread (m)				Av Crown Height (m)					No of Stems or trees	Stem Diameter (mm)	Root Protection Area (RPA)		Condition				BS5837 Category and subcategory		Estimated remaining contribution (years)	Comment
				N	E	S	W	1st branch	N	E	S	W			RPA Radius (m)	RPA (m²)	Crown	Stem	Basal Area	General Physical	Category	Sub-category		
1	Common hornbeam	Dead	4	1	1	1	1	1N	2	2	2	2	1	75	0.9	3	Poor	Poor	Poor	Poor	U	-	-	This tree is dead, planting stakes still in place.
2	Common hornbeam	Dead	4	1	1	1	1	1N	2	2	2	2	1	75	0.9	3	Poor	Poor	Poor	Poor	U	-	-	This tree is dead, planting stakes still in place.
3	Common hornbeam	Young	4	1	1	1	1	1N	2	2	2	2	1	75	0.9	3	Good	Good	Good	Good	C	2	40+	Recently planted tree good vitality and tree stake still in place.
G1	Leylandii	Early Mature	17	2	2	2	2	1N	1	1	1	1	50	450max	5.4 max.	92 max.	Good	Good	Good	Good	C	2	40+	Linear group of trees planted between an area that was historically farmland and the road (Park Ln), provides a screen between the road and the nature reserve to the west.
G2	Mixed Broadleaved	Young	2av	1	1	1	1	1N	1	1	1	1	150	50av	0.6av	1av	Good	Good	Good	Good	C	2	40+	A group of recently planted mixed species trees including common hawthorn, common blackthorn, dogwood, goat willow and common hazel. Newly planted with planting tubes and stakes still in place. The majority of the trees in this group are whips with occasional standard trees interspersed in the group.
G3	Mixed Broadleaved	Young	2av	1	1	1	1	1N	1	1	1	1	50	50av	0.6av	1av	Good	Good	Good	Good	C	2	40+	A group of recently planted mixed species trees including common hawthorn, common blackthorn, dogwood, goat willow and common hazel. Newly planted with planting tubes and stakes still in place. The majority of the trees in this group are whips with occasional standard trees interspersed in the group.
G4	Mixed Broadleaved	Young	2av	1	1	1	1	1N	2	2	2	2	50	50av	0.6av	1av	Good	Good	Good	Good	C	2	40+	A group of recently planted mixed species trees including common hawthorn, common blackthorn, dogwood, goat willow and common hazel. Newly planted with planting tubes and stakes still in place. The majority of the trees in this group are whips with occasional standard trees interspersed in the group.

Source: Mott MacDonald

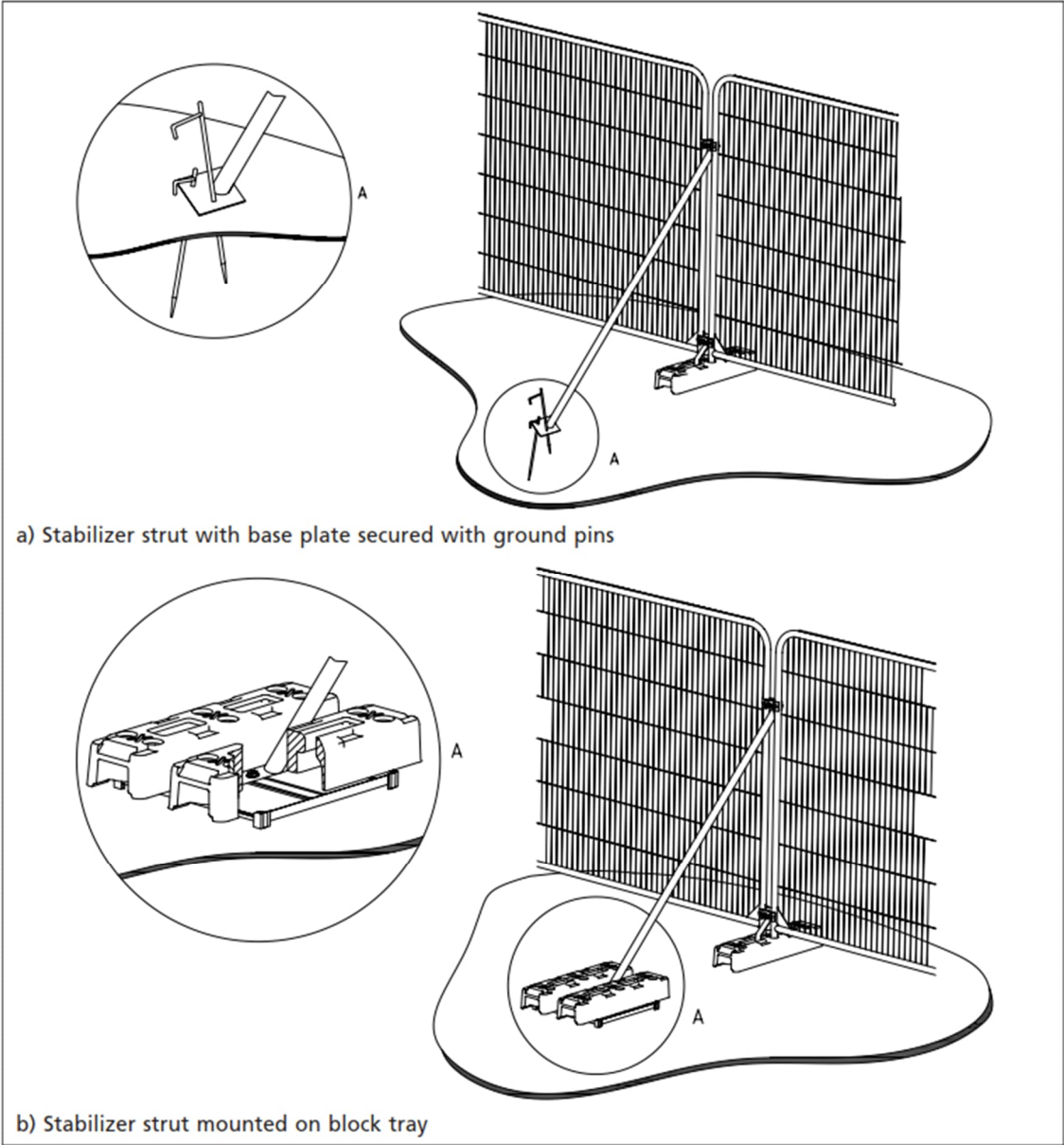
E Tree Protection Measures

E.1 Extract from BS5837:2012 Default specification for protection barrier



E.2

Extract from BS5837:2012 Examples of Ground Stabilising systems



E.3

Extract from BS 5837:2012 Ground Protection during Demolition and Construction

6.2.3.2 Where the set-back of the tree protection barrier would expose unmade ground to construction damage, new temporary ground protection should be installed as part of the implementation of physical tree protection measures prior to work starting on site.

6.2.3.3 New temporary ground protection should be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil.

NOTE The ground protection might comprise one of the following:

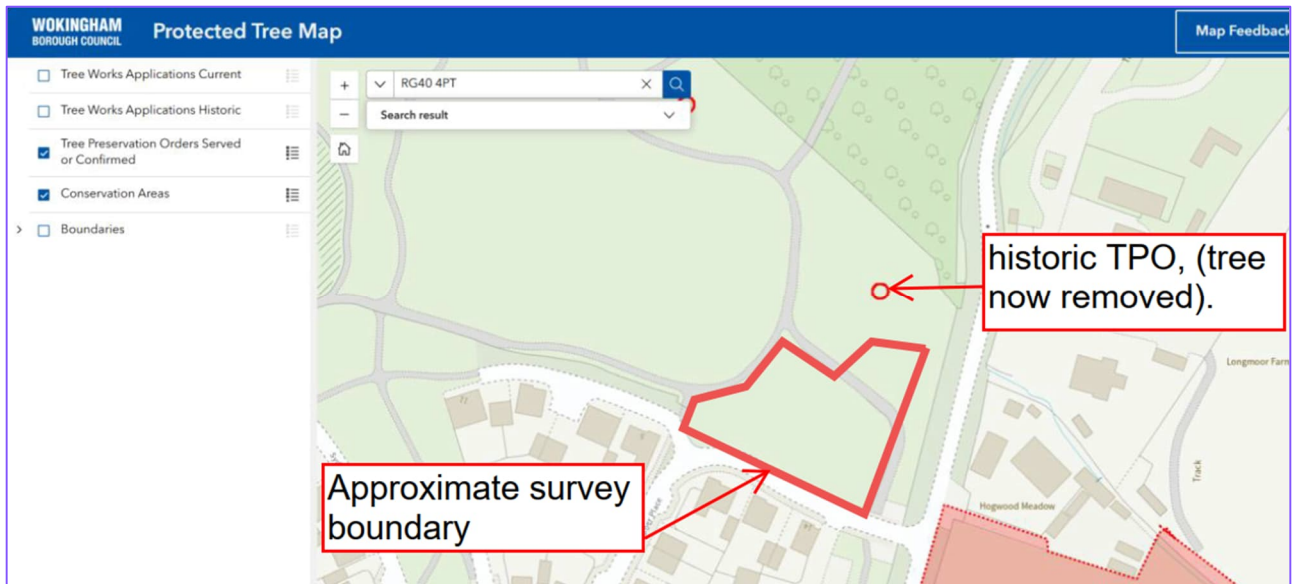
- a) for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;*
- b) for pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane;*
- c) for wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.*

6.2.3.4 The locations of and design for temporary ground protection should be shown on the tree protection plan and detailed within the arboricultural method statement (see 6.1).

6.2.3.5 In all cases, the objective should be to avoid compaction of the soil, which can arise from the single passage of a heavy vehicle, especially in wet conditions, so that tree root functions remain unimpaired.

F Statutory Designations

F.1 Screenshot of Wokingham Borough Council online mapping showing no TPOs within the scheme area.



Source: [Protected Tree Map](#)

G Site Photographs

Photograph G.1: Tree 1, taken facing northwest.



Source: Mott MacDonald, 2026

Photograph G.2 Tree 2, taken facing west.



Source: Mott MacDonald, 2026

Photograph G.3: Tree 3, taken facing west.



Source: Mott MacDonald, 2026

Photograph G.4: G1 (right) and G4 (left) taken facing north.



Source: Mott MacDonald, 2026

Photograph G.5: G2, taken facing west.



Source: Mott MacDonald, 2026

Photograph G.6: G3 taken facing north with G1 in the background.



Source: Mott MacDonald, 2026

