

L887 Three Mile Cross

Arboricultural Impact Assessment Summary and
Arboricultural Method Statement

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1. Introduction

1.1 Background

- 1.1.1 This Arboricultural Impact Assessment and Method Statement has been prepared by AECOM to support Permitted Development proposals for upgrades to the sewage pumping station at Three Mile Cross. The proposed development (hereafter referred to as the 'Proposed Development') includes alterations to the storm tank and wet well and installation of a gravity sewer.

1.2 Local Planning Authority

- 1.2.1 The Site is located within the Wokingham Borough Council (WBC) planning authority boundary.

1.3 Duty of Care to the Owner of the Tree

- 1.3.1 Established rights in common law permit neighbours to prune back trees to the boundary. Mynors (2022) concludes that "the removal of the branches or more especially the roots of a tree... between two properties may lead to the tree being unstable and therefore more likely to fall in the future... if the work is carried out incompetently, it may lead to decay at points where branches were removed, shortening the life of the tree."¹

1.4 Notice of Works to Neighbours' Trees

- 1.4.1 There is no requirement to gain permission or give notice to a tree owner or manager before pruning branches or roots which grow into adjoining properties. The Water Industry Act 1991 gives Statutory Undertakers powers to install pipes on private land without consent. However, there is still a requirement to consult (and possibly pay compensation) for any damages which may occur. Established and common practice is that notice should be provided to all stakeholders and works detailed and agreed prior to commencement where there is a reasonable expectation that works would require pruning or involve the severing of a live part of a tree.

1.5 Methodology

- 1.5.1 The tree survey has been based on the topographical survey plan provided by Reservoir and Water Services.
- 1.5.2 The survey was conducted in accordance with the requirements of BS5837:2012 Trees in relation to design, demolition and construction – Recommendations (BS5837:2012).
- 1.5.3 Initial fieldwork was undertaken during August 2024, during which dimensional data and observational information were collected and a Tree Walk Over Report was produced by Mott MacDonald.
- 1.5.4 The Site was revisited by AECOM on 3rd December 2025 and trees were resurveyed and dimensional data recorded. The tree information including categorisation and estimated dimensional data differs from the earlier report. The data in this report supersedes that of the older report.
- 1.5.5 The fieldwork informing this report has comprised a preliminary, non-intrusive, visual survey undertaken from ground level with the specific intention of evaluating the quality and benefits of trees on the Site.
- 1.5.6 Where further inspection is deemed appropriate to ascertain the condition of the tree or other arboreal features, this has been identified within the preliminary management recommendations. Average dimensions or dimensional ranges have occasionally been used, where appropriate, to best describe features.

¹ The Law of Trees, Forests and Hedgerows, 3rd Ed (2022). Mynors, Hall and Nicholls.

- 1.5.7 A Tree Protection Plan showing the position of trees and the spatial constraints associated with them is included as Appendix B of this report, which corresponds with the Tree Survey Schedule presented in Appendix A.
- 1.5.8 The Root Protection Areas (RPAs) are calculated as per Section 4.6 and Annexe C and D of BS5837:2012. RPAs have been amended for some tree features (as shown on the Tree Protection Plan) to reflect the likely distribution of tree roots based on information provided in relation to the extent of existing below ground structures. The AECOM Tree Protection Plan and the Mott MacDonald Report represent the RPAs of trees differently. The extent of RPAs is different where DBH estimates differ. Where Mott MacDonald has presented the RPAs as perfect circles AECOM has accounted for the below ground structures where it is assumed to have been a barrier to root growth.
- 1.5.9 The tree categorisation process recommended by BS5837:2012 is summarised in the table below and corresponds with the tree canopy outline shown on the Tree Protection Plan included as Appendix B and the information in the Tree Survey Schedule included as Appendix A.

Table 1: BS5837:2012 Tree Categorisation process

Category	Definition
A	High quality, minimum of 40+ years remaining contribution
B	Moderate quality, minimum of 20+ years remaining contribution
C	Low quality, minimum of 10+ years remaining contribution
U	Unsuitable for retention, <10 years remaining contribution
1	Arboricultural value
2	Landscape value
3	Conservation or cultural value

2. Field Work Observations

2.1 The Site

- 2.1.1 The Site boundary is shown on the Tree Protection Plan included within Appendix B of this report.
- 2.1.2 The Three Mile Cross Site is bounded to north and south by residential properties. To the east is a treed verge. The access road runs west / east and is accessed from Basingstoke Road.

2.2 The Trees

- 2.2.1 The tree survey identified a total of 14 tree features within and adjacent to the Site.
- 2.2.2 Tree cover is predominantly semi mature to early mature and a mix of species including ash (*Fraxinus excelsior*), sycamore (*Acer pseudoplatanus*) and oak (*Quercus* sp.).
- 2.2.3 These trees provide a degree of visual amenity to the local area. The trees on Site are understood to be owned and managed by Thames Water and those beyond the boundary by the owners of neighbouring properties.

2.3 Statutory and Non-Statutory Designations

- 2.3.1 AECOM checked WBC online mapping² on 5th December 2025, which identified that there are no Conservation Area (CA) designations or Tree Preservation Orders (TPO) affecting trees within or immediately adjacent to the Site.
- 2.3.2 Following a review of DEFRA's Magic Map³ on 5th December 2025 the Site does not include any areas of recorded ancient woodland, any priority habitat relating to trees and it is not in or near to a Site of Special Scientific Interest (SSSI).
- 2.3.3 No trees were identified as veteran or ancient during the walkover tree survey, or within the Woodland Trust's Ancient Tree Inventory⁴ (5th December 2025).

3. Arboricultural Impact Assessment Summary

3.1 Purpose

- 3.1.1 This impact assessment sets out the likely principal direct and indirect impacts of the Proposed Development on the trees on or immediately adjacent to the Site and suitable mitigation measures to allow for the successful retention of significant trees or to compensate for trees to be removed, where appropriate. The Proposed Development is described in Section 1.1.
- 3.1.2 A brief summary of trees to be removed, tree works and incursions related to the Proposed Development are detailed within the table below.

² [Protected Tree Map](#)

³ <https://magic.defra.gov.uk/MagicMap.aspx>

⁴ [Ancient Tree Inventory - Woodland Trust](#)

Table 2: Summary of Removals, Incursions and Pruning to Facilitate the Proposed Development (works not currently approved with full planning consent)

Impact	Category A	Category B	Category C	Category U
Trees to be removed to facilitate the Proposed Development	0	0	0	T4
Total	0	0	0	1
Trees which may require some incursion into their construction exclusion zone to allow the Proposed Development.	T1 & T2	T3	G13	0
Total	Two Individual Trees	One Individual tree	One group	0
Trees to be pruned to facilitate the Proposed Development	T1 & T2	0	0	0
Total	Two Individual Trees	0	0	0

3.2 Trees to be Removed

- 3.2.1 The Project Arboriculturist will determine if any further tree removal or tree works are required to facilitate the Proposed Development. This will be determined following inspection of hand dug inspection pits in excavation areas.
- 3.2.2 Further to this, tree T4 should be removed due to its poor condition. The removal of this tree is not an impact of the Proposed Development as it is otherwise required for the safe use of the Site, however it will be implemented prior to the demolition and construction works commencing on Site. All other surveyed tree features can be retained and protected.

3.3 Tree Works

- 3.3.1 Trees T1 and T2 which are on the Site boundary are recommended to have a crown reductions to prevent damage during demolition and construction works. No other works are anticipated to be required to facilitate the Proposed Development.
- 3.3.2 Should the requirement for additional tree works be identified, this will be discussed with an Arboriculturist and no works will be undertaken without the consent of WBC.
- 3.3.3 All tree work is to follow the principles of BS3998: 2010 Treework – Recommendations and must be carried out by suitably qualified and insured contractors. The Arboricultural Association provides a list of contractors who meet these requirements which can be found at www.trees.org.uk.

3.4 Incursions within the RPA or Canopy Spread

- 3.4.1 The footprint of the below ground infrastructure within the Site will be a clear zone with no roots from nearby trees present (such roots will either be totally excluded due to the presence of existing underground infrastructure acting as a barrier or will have been carefully exposed and pruned during the excavation of the inspection pits prior to the commencement of works).
- 3.4.2 Tree protection fencing will be positioned along the outside of the proposed works area within the Site as per the Tree Protection Plan (Appendix C).
- 3.4.3 Any excavation to facilitate this operation will be undertaken using hand tools or soil vacuum under the supervision of an Arboriculturist.
- 3.4.4 Tree protection measures and working methods are considered in more detail in the Arboricultural Method Statement in Section 4.

3.5 Future Impact of Retained Trees

- 3.5.1 Any leaf fall can be managed as part of routine maintenance of the Site and this will not be overly onerous and will not be a significant change from the current management of outdoor areas of the existing site.

4. Arboricultural Method Statement

4.1 Overview

- 4.1.1 This Arboricultural Method Statement details the specification for tree protection measures and how sensitive operations are to be achieved in proximity to trees to be retained. It also addresses the general management of the Site activities to ensure that retained trees are not inadvertently damaged.
- 4.1.2 The final agreed version must be read in conjunction with the Tree Protection Plan (Appendix B) and copies of both documents must be permanently available on Site for reference throughout the development. All Site personnel must be made fully aware of its contents and the implications for work they may be involved in. All elements of the agreed Method Statement must be adhered to in full.
- 4.1.3 The Method Statement must be reviewed in advance of the commencement. No changes may take place to the content or application of the Method Statement without the prior written approval of WBC.

4.2 Pre commencement site meeting

- 4.2.1 Prior to the commencement of works on the Site a meeting must take place including the Site Manager and Arboriculturist (the WBC Tree Officer should also be invited). This meeting will allow a further discussion of the programme of works, tree protection measures, the locations of the areas for storage/site organisation and the agreement of any changes to the Method Statement which will then be formally updated and approved if required.

4.3 Order of operations

- 1 Hand dug inspection pits (as per TPP)
- 2 Tree removal and pruning
- 3 Pre commencement site meeting;
- 4 Site briefing for site personnel;
- 5 Installation of tree protection measures;
- 6 Construction operations;
- 7 Site signed off on agreed completion of significant development works;
- 8 Dismantling of tree protection measures;

4.4 Hand dug inspection pits

- 4.4.1 In the locations indicated by red rectangles in Appendix B Tree Protection Plan, inspection pits will be dug by hand by the contractor under the supervision of the Project Arboriculturist. The pits will be dug where gravity drain installation is proposed and where existing below ground infrastructure is not likely to represent a complete barrier to tree root development. The pits will be excavated to a depth of one metre to allow for inspection and recording of any structural roots which may be present below ground. Records will be made of the size and location of any roots uncovered by the excavation and photographic records will be made.
- 4.4.2 The roots in these pits will be pruned back to the edge of the proposed trench using a clean sharp tool (e.g. secateurs and pruning saw).

- 4.4.3 The Project Arboriculturist will advise on tree retention and / or remedial works such as crown reductions for adjacent trees based on evidence collected from these pits.

4.5 Preliminary tree works

- 4.5.1 Trees T1, T2 and T3 will be subject to incursions from works undertaken within their RPAs. Following from the completion of excavation pits and subsequent inspection and assessment by the Project Arboriculturist works will be recommended in a supplementary site note. Those works, which may include crown reductions, height reductions or full removal, will be undertaken in full prior to the installation of the tree protection measures. In addition to works recommended following the pit inspection a single tree (T4) will be removed due to its poor condition. Ownership of these trees should be established at the earliest opportunity. If any of the trees are owned by third parties, prior consent must be in place before any tree works outside those permitted under established rights in common law or under Permitted Development rights are carried out.
- 4.5.2 The low branches of trees T1 and T2, which have grown into the works area and over the roof of the building to be demolished, will require pruning to prevent them from being damaged during the works. All low branches growing beyond the footprint of the below ground infrastructure and the building to be demolished will be pruned back to provide a clearance of five metres above ground level.
- 4.5.3 If additional tree works are deemed to be required during the development, the advice of the Arboriculturist is to be obtained.
- 4.5.4 All approved tree works are to be completed by suitably qualified and insured contractors and must take place before protective fencing is installed and any site works begin. A list of contractors approved by the Arboricultural Association is available at www.trees.org.uk.
- 4.5.5 All tree works must be carried out in line with the principles of *BS3998: 2010 Tree work – Recommendations* and be conducted in such a way that no damage is caused to any tree to be retained. The tree works contractor must avoid the production of ruts on unmade ground.
- 4.5.6 Prior to the commencement of any tree works a thorough check for protected species (including nesting birds, bats and badgers) is to be undertaken. If evidence of any protected species is discovered the advice of a suitably qualified ecologist must be obtained. Tree works are to be undertaken outside of the typical nesting bird season (March to September) where possible.

4.6 Site briefing

- 4.6.1 The Site Manager is responsible for ensuring that all personnel are made fully aware of the constraints posed by retained trees on site and the measures in place to ensure they are protected, including having full on-site access to the Arboricultural Method Statement and Tree Protection Plan (TPP). It is good practice for the Site Arboriculturist to be involved in the site briefing to ensure all constraints and tree protection measures are clearly understood.

4.7 Toolbox talk

- 4.7.1 A Toolbox Talk should be provided to site workers to highlight the need for safe driving of plant and working within the defined corridor to ensure that accidents and resulting potential damage to trees not covered by tree protection measures are eliminated. A copy of the TPP should be used in the process of explaining to all personnel the requirements required to ensure retained trees are not damaged and copies of both the TPP and this Method Statement must be available in the site office at all times.

4.8 Protective fencing

- 4.8.1 The default position as set out by BS5837:2012 is that retained trees must be protected from construction operations with the erection of robust protective fencing positioned on the outer edge of the RPA or crown spread (whichever is greatest). All site operations will be restricted to the area outside of tree protection fencing and this area will form a Construction Exclusion Zone (CEZ) unless agreed otherwise. Protection measures will be installed as set out in the Tree Protection Plan included as Appendix B of this report.

- 4.8.2 The area inside the fence and any additional tree protection measures will be sacrosanct and must not be removed or altered without the prior approval of the WBC Tree Officer. Any damage to tree protection measures must be reported immediately.
- 4.8.3 Fencing shall be constructed with robust vertical and horizontal scaffold framework with weldmesh panels firmly attached to a scaffold framework in accordance with BS5837:2012 Figure 2 (included as Figure 1 below).
- 4.8.4 There will be a requirement for the fencing to be adjusted to ensure it is maintained along the required alignment following demolition of the building on Site (as shown on the TPP).

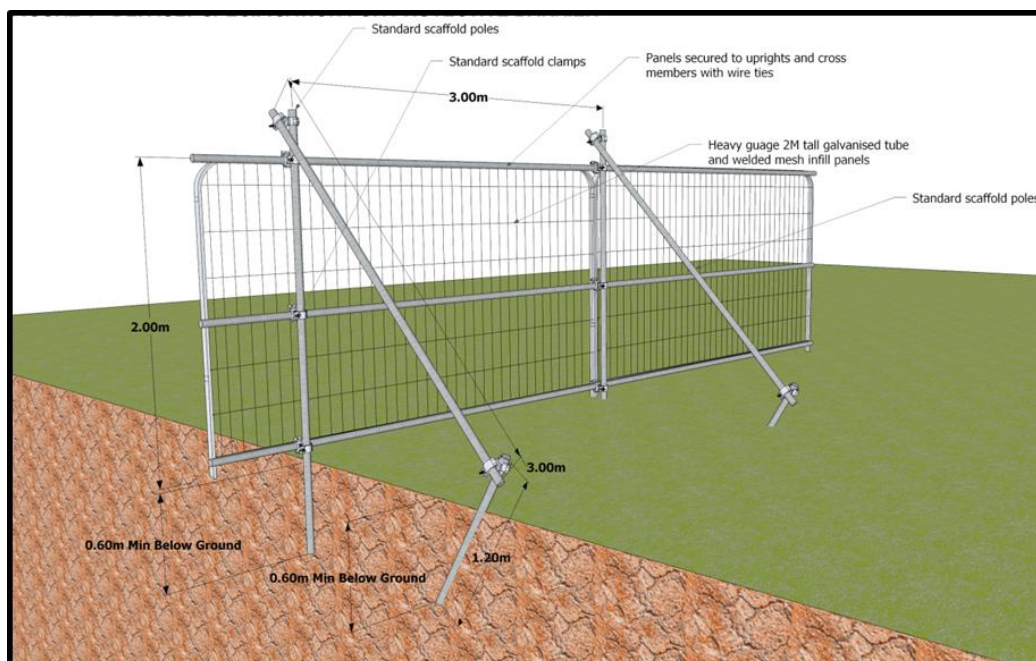


Figure 1: Default specification for tree protection barrier in accordance with BS5837:2012 figure 2.

- 4.8.5 Suitable all-weather signage will be fixed to fencing/hoarding to notify site staff and visitors of the construction exclusion zone and its purpose (example included as Appendix C).

4.9 Ground Protection

Tree protection fencing will ensure a construction exclusion zone is maintained for much of the trees' RPAs. However, roots may be present within the working area where below ground infrastructure has not provided a complete barrier to growth. The works likely result in an incursion into the RPA of trees.

Where the development works require unavoidable access within the RPA of T1, T2 and T3 fit for purpose ground protection must be in place, as per the areas shown to be Construction Working Zone (CEZ) in the TPP, which is sufficient to protect the structure of the soil from damage based on the heaviest anticipated load. This must be installed prior to the commencement of any development activity on Site and be signed off by the arboriculturist.

As set out in section 6.2.3.3 of BS5837:2012 the following ground protection measures will be appropriate:

- Suitable ground protection for pedestrian only access will comprise a single thickness of scaffold boards set on a compressible layer of 100mm of woodchip on a geotextile separation layer.
- Pedestrian operated plant up to two tonnes in weight would require the use of a proprietary ground protection system (such as Ground Guards, Eki mats, Eve Trakway or equivalent) set on a minimum depth of 150mm woodchip or sharp sand.
- Heavier loads will require ground protection to an engineering specification in conjunction with arboricultural advice.

As a guide the threshold beyond which root development is significantly affected is a bulk density ranging from 1.4g per cm³ for clay soils, to 1.75g per cm³ for sandy soils.

Protective fencing and ground protection shall stay in place until all construction operations are completed and removal is agreed with the Site Arboriculturist and the WBC Tree Officer.

4.10 Movement of vehicles and people and the movement and operation of machinery

- 4.10.1 Due to the spatial constraints on site, construction works and in particular the use of machinery must be carefully co-ordinated to avoid damage to retained trees. A banksman must be in place for any operations which occur within 5m of any part of a retained tree. Protective fencing will be in place to ensure tree canopies and root systems are fully protected during the main construction works.

4.11 Demolition of the small building

- 4.11.1 Demolition should be carefully considered to minimise impacts to trees T1, T2 and T3 close to existing buildings.
- 4.11.2 Where trees stand adjacent to structures to be removed, the demolition should be undertaken inwards within the footprint of the existing building using a top down and pull back methodology.
- 4.11.3 Beyond the area where the gravity pipe is to be installed the floor slab is to be broken up but the sub base is to be retained intact.

4.12 Site organisation, storage and mixing of materials

- 4.12.1 The final locations for temporary site organisation and compounds will be agreed at the pre commencement site meeting and will be confirmed in writing. They will be located within the Site and will be set well back from nearby retained trees.
- 4.12.2 The storage and mixing of materials and any re-fuelling shall take place at least 5m from the RPA of any retained trees and also take into account any potential for run off. Where this is an issue measures such as bunding with robust impermeable polythene sheeting and sandbags must be put in place to prevent accidental run off reaching the rooting zone of retained trees.
- 4.12.3 All refuelling bowsters and storage areas for potentially toxic substances will be double bunded with spill kits available. Refuelling will take place using drip trays or plant nappies. All concrete will be carefully managed to avoid spillage.
- 4.12.4 No signs, cables or other items are to be attached to any part of a retained tree.

4.13 Installation of new services

- 4.13.1 Where the new gravitational pipe is being installed in the location of the building (to be demolished) the installation will occur within the notional RPA of T1. Due to the presence of the existing building pre-commencement trial holes are not feasible in this location. Special measures should be employed to reduce and manage any damage to roots in this location (if present):
- Following the demolition of the building the concrete base will be carefully broken up using hand tools and removed by hand. The fencing will be adjusted to protect the area beyond the excavation on the side nearest the tree. The subbase and soils below will be hand dug to a depth of up to one metre below surface level. Any roots that are encountered will be managed in accordance with section 4.12.
 - Alternatively plant may be used if necessary under supervision by the Project Arboriculturist.

4.14 General principles for the management of tree roots

- 4.14.1 Where excavation by hand tools or compressed air takes place within a root protection area the following principles will apply:
- Individual or small groups of roots less than 25 mm in diameter will be retained where possible but can be severed with a sharp tool such as secateurs or pruning saws to leave a clean-cut end

(ideally 100mm back from the face of the excavation to account for future regrowth) where they pose an obstruction.

- Where roots are encountered which are larger than 25 mm in diameter or where significant groups of smaller roots are found, the advice of the Site Arboriculturist must be sought to decide an appropriate course of action (following consultation with WBC where appropriate).
- Roots must only be exposed for the minimum period possible. In the interim period any exposed roots (including the face of any excavation within an RPA) must be completely covered with dampened hessian sacking (which may require ongoing re wetting) to avoid drying out and exposure to light. Backfill for excavations should ideally utilise the parent material and must not be significantly compacted.

4.15 Removal of existing services

- 4.15.1 No detailed information on the removal of existing services is currently available. There is likely to be a requirement to cap off an existing pipes.
- 4.15.2 Where excavation is required within the RPA of retained trees this would be achieved via a hand dug trench (using hand tools and/or compressed air/soil vacuum) working around all significant tree roots (greater than 25mm in diameter) under the supervision of an Arboriculturist.
- 4.15.3 Should any other utility diversions or removals are required the following principles will apply:
- Redundant pipe work will be sealed off and will not be removed via excavation within the RPA of a retained tree.
 - Redundant pipe work can be filled with an inert material or if confirmed to be fully watertight may be filled with foamed concrete applied from an access point located outside the RPA of all retained trees.
 - Redundant cabling will be cut off and left in situ or will be winched out from existing chambers without any excavation.
 - Concrete must be managed in accordance with section 4.11 of this Method Statement.

4.16 Dismantling of tree protection measures

- 4.16.1 All protective fencing and ground protection must remain in place until all significant site works have been completed and written approval has been obtained the Project Arboriculturist.

4.17 Contact details

- 4.17.1 (To be confirmed).

Site Manager:	To be confirmed
Site Arboriculturist:	To be confirmed
WBC Tree Officer:	To be confirmed

Appendix A Tree Survey Schedule

Tree ID	Species	Height (m)	Stem Diameter (mm)	Canopy Spread (N)	Canopy Spread (S)	Canopy Spread (E)	Canopy Spread (W)	First Significant Branch (m)	Canopy Clearance (m)	Physiological Condition	Life Stage	Structural Condition	Condition Comments	Preliminary Management Comments	Tree Works to Facilitate the Development	Estimated Remaining Contribution	Category
T1*	Common Oak (Quercus robur)	12	1010	8	10	10	9	2.2/S	2	Good	M	Good - Fair	Base ca. 1.5m beyond boundary fence. Ivy 0-7m. Contorted, squat form. Previously lifted over structure to west. Second order stem to northwest previously failed with remnant tear out wound at ca. 2.6m from ground level ca. 700x400mm with exposed heartwood, failed branch remains at base, partially cleared - stem sound tested and wood density sounds normal. No obvious causal agent for branch failure. Typical deadwood volume, no targets at present. Structure and services to west likely to have influenced root distribution.			40+	A1,2
T2*	Norway Maple (Acer platanoides)	17	600#	6	6	6	6	3.5/E	3	Good	EM	Good	On neighbouring land abutting boundary. Good upright form and well proportioned crown. Small and medium deadwood in crown, normal for species.			40+	A2
T3*	Ash (Fraxinus excelsior)	10	260,220#	6	4	3.5	4	2/N	2	Good	EM	Fair	Bifurcated from 0.3m above ground level. Tight union. No sign of			20+	B2

Tree ID	Species	Height (m)	Stem Diameter (mm)	Canopy Spread (N)	Canopy Spread (S)	Canopy Spread (E)	Canopy Spread (W)	First Significant Branch (m)	Canopy Clearance (m)	Physiological Condition	Life Stage	Structural Condition	Condition Comments	Preliminary Management Comments	Tree Works to Facilitate the Development	Estimated Remaining Contribution	Category
													separation. Co-dominant stem north extended over garden shed.				
T4*	Cherry (Prunus sp)	7	300#	2	2	1	4	4/S	3	Fair - Poor	SM	Poor	Hung up in neighbouring tree west (poor condition). Ivy clad throughout.		Fell ahead of proposed works	<10	U2
T5*	Cherry (Prunus sp)	8	160,200#	4	4	4	3	4/S	2.8	Good	SM	Fair - Poor	Grows adjacent to access road. Bifurcates at 0.5m, dense ivy 0-7m obscuring inspection. Stem to east with significant high sided vehicle damage, and neighbouring tree hung up in crown.	Sever ivy on western stem. Raise crown to allow clearance above access track of 5m agl.		10+	C2
T6*	Other	1	350#	0	0	0	0	n/a	0	Stump	M	Stump	Unable to ID. Ivy covered stump.			<10	U1
H7*	Leyland Cypress (X Cupressocyparis leylandii)	2	<70#	1	1	1	1	n/a	0	Good	Y-SM	Good	Boundary hedgerow adjacent and beyond boundary fence. Previously cut back hard adjacent to access track and is largely bare.			10+	C2
H8*	Wild privet (Ligustrum vulgare)	1	<50#	1	1	1	1	n/a	0	Good	Y-SM	Good	Boundary hedgerow adjacent and beyond boundary fence. Eastern extent more or less formed of ivy.			10+	C2
H9*	Leyland Cypress (X Cupressocyparis leylandii), Cherry Laurel (Prunus laurocerasus)	2	<70#	1	1	1	1	n/a	0	Good	Y-SM	Good	Boundary hedgerow adjacent and beyond boundary fence. Well managed.			10+	C2
T10*	Silver Birch (Betula pendula Youngii)	5	240#	4	4	4	4		1	Good	EM	Good	No access or visibility to base, behind Leyland hedge in third party garden. Stem size			20+	B2

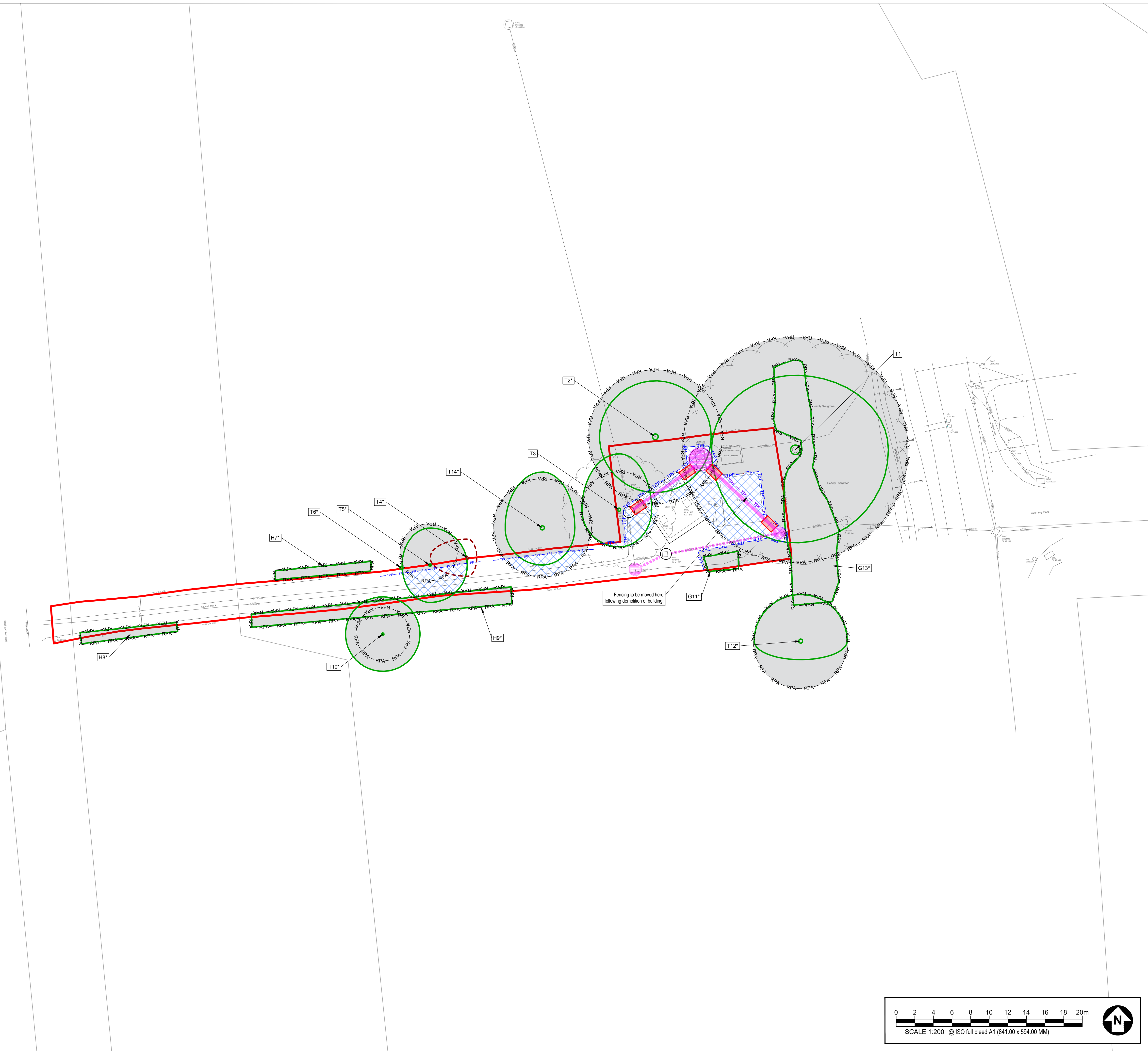
Tree ID	Species	Height (m)	Stem Diameter (mm)	Canopy Spread (N)	Canopy Spread (S)	Canopy Spread (E)	Canopy Spread (W)	First Significant Branch (m)	Canopy Clearance (m)	Physiological Condition	Life Stage	Structural Condition	Condition Comments	Preliminary Management Comments	Tree Works to Facilitate the Development	Estimated Remaining Contribution	Category
													estimated based on crown size.				
G11*	Common privet (Ligustrum ovalifolium), Laburnum (Laburnum anagyroides), Norway Maple (Acer platanoides), Cypress (Chamaecyparis sp)	3	<60#	1	1	1	1	n/a	0	Good	Y-SM	Good	Group of ornamental shrubs beyond boundary fence.			10+	C2
T12*	Field Maple (Acer campestre)	12	280,200,250#	5	2	5	5	3/W	2	Good	M	Good - Fair	No access to base, beyond perimeter fence to southeast. Three stems from base forming cohesive crown. Dense ivy 0-10m. Covering entire primary and secondary structure.	Sever ivy (When funds allow)		20+	B2
G13*	Ash (Fraxinus excelsior), Elder (Sambucus nigra), Blackthorn (Prunus spinosa)	5	<80#	1	1	1	1	n/a	0	Good - Fair	Y-SM	Good - Fair	Scrub group adjacent to and beyond boundary fence. Ivy and bramble clad.			10+	C2
T14*	Ash (Fraxinus excelsior)	10	440#	6	4	3.5	4	5/S	2	Good	EM	Fair	Bifurcated from 3m above ground level. Tight union obscured by Ivy. No sign of separation. Ivy clad to 5m.			20+	B2

Key to Abbreviations Used in the Survey

Ref No	Specific identification number given to each tree or group. T=Tree/H=Hedge/G=Group.	
Species	Common name followed by botanical name shown in <i>italics</i>	
RPA	Root Protection Area (As defined by BS5837:2012)	
Stem diameter	Diameter of main stem, measured in millimetres at 1.5 m above ground level. (MS = Multi-stem tree measured in accordance with BS5837:2012 Annexe C)	Av / Average: indicates an average representative measured dimension for the group or feature
Spread	The width and breadth of the crown. Estimated on the four compass points in metres.	
Crown clearance	The estimated height (in metres) above ground level of the lowest significant branch attachments.	
#	Estimated dimensions	
*	Indicates estimated position of tree (not indicated on topographical survey).	
Category	Categorisation of the quality and benefits of trees on Site as per Table 1 and 2 of BS5837:2012. 1=Arboricultural quality/value 2=Landscape quality/value 3=Cultural quality/value (including conservation)	
	A=High quality/value 40yrs+ (light green). B=Moderate quality/value 20yrs+ (mid blue) C=Low quality/value min 10yrs/stem diameter less than 150mm (grey). U=Unsuitable for retention (dark red).	
Life stage	Young (Y): Newly planted tree 0-10 years. Semi-Mature (SM): Tree in the first third of its normal life expectancy for the species (significant potential for future growth in size). Early Mature (EM): Tree in the second third of its normal life expectancy for the species (some potential for future growth in size) Mature (M): Tree in the final third of its normal life expectancy for the species (having typically reached its approximate ultimate size). Over Mature (OM): Tree beyond the normal life expectancy for the species. Veteran (V): Tree which is of interest biologically, aesthetically or culturally because of its condition, size or age.	
Structural condition	Good: No significant structural defects Fair: Structural defects which can be resolved via remedial works. Poor: Structural defects which cannot be resolved via remedial works. Dead: Dead.	
Physiological condition	Good: Normal vitality including leaf size, bud growth, density of crown and wound wood development. Fair: Lower than normal vitality, reduced bud development, reduced crown density, reduced response to wounds. Poor: Low vitality, low development and distribution of buds, discoloured leaves, low crown density, little extension growth for the species. Dead: Dead Fair/Good = Indicates an intermediate condition Fair – Good = Indicates a range of conditions (e.g. within a group)	

Preliminary management comments	Works identified during the tree survey as part of sound arboricultural management, based on the current context of the Site (where relevant reference has been made to tree management based on the potential future context of the site).
Tree Works to facilitate the development	Tree works identified as necessary to facilitate the Proposed Development following a desk top analysis of the proposals in relation to tree constraints.

Appendix B Tree Protection Plan



PROJECT

H616 THREE MILE CROSS

CLIENT

THAMES WATER UTILITIES

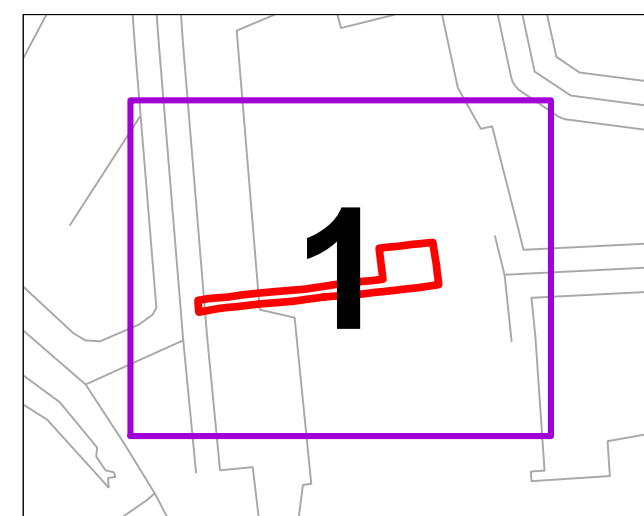
CONSULTANT

AECOM
Mid Point, Alencon Link,
Basingstoke, Hants,
RG21 7PP
Tel +44 (0) 1256 310 200
www.aecom.com

GENERAL NOTES

3. TREE CATEGORIES AS DEFINED BY BS 5837:2012
4. TREE LOCATIONS ARE BASED ON THE TOPOGRAPHICAL SURVEY, AERIAL IMAGERY, AND GPS CO-ORDINATES FROM ON SITE WALKOVER
5. * INDICATES A TREE / GROUP WHOSE POSITION IS APPROXIMATE AS BASED UPON AERIAL PHOTOGRAPHY AND ON SITE OBSERVATIONS.
6. PLANTS SHOULD BE READ IN CONJUNCTION WITH THE AECOM ARBORICULTURAL REPORT.
7. THE ORIGINAL OF THIS DRAWING WAS PRODUCED IN COLOUR - A MONOCHROME COPY SHOULD NOT BE RELIED UPON.
8. DRAWING REFERENCES:
0442-001A [0.1].dwg
OS VectorMap District.dwg

KEY PLAN



KEY

- FEATURE ID TAGS**
 (A PREFIX OF "T" DENOTES A SINGLE TREE. "G" A GROUP. "Y" A YARD. "W" A WOODLAND. AND AN APOSTROPHIC SUFFIX "S" MEANS THE FEATURE WAS PLOTTED INDICATIVELY)

SITE BOUNDARY

 - EXISTING TREE, GROUP, WOODLAND, OR HEDGE TO BE RETAINED
 - EXISTING TREE, GROUP, WOODLAND, OR HEDGE TO BE REMOVED
 - RODENT PROTECTION AREA OF RETAINED TREES (AS DEFINED BY BS 3837:2012)
 - TREE PROTECTION FENCING
 - SET-BACK TREE PROTECTION FENCING

CONSTRUCTION EXCLUSION ZONE
 (TRACKING OF PLANT, MATERIALS STORAGE, EXCAVATION AND ALL OTHER CONSTRUCTION ACTIVITIES ARE EXCLUDED WITHIN THESE AREAS FOR THE PURPOSES OF PROTECTING TREES AND HEDGES)

CONSTRUCTION WORKING ZONE
 (MANAGED CONSTRUCTION PROCESSES PERMITTED IN ACCORDANCE WITH THE PRINCIPLES SET-OUT WITHIN THE ARBORESCULPTURAL METHOD STATEMENT)

PROPOSED DEVELOPMENT LAYOUT
 (BASED UPON DRAWING REFERENCES LISTED IN THE GENERAL NOTES SECTION)

HAND DUG INSPECTION PIT

ISSUE/REVISION

P01	13/01/26	FIRST ISSUE
I/R	DATE	DESCRIPTION

DRAWING STATUS

ISSUE

PROJECT NUMBER

60747496

SHEET TITLE

TREE PROTECTION PLAN
 (SHEET 01)

SHEET NUMBER

60755510-ACM-XX-XX-AB-TPP-001

REV.

P01

Appendix C Tree Protection Signage (Example)

