GEOSPHERE ENVIRONMENTAL

REPORT NUMBER:	4981,EC,AR,DS/ARB/TC,RF,KL/13-07-20/V1
SITE:	Land Adjacent to Wolverton Health Centre, Milton Keynes, MK12 5DY
DATE:	13/07/2020

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Project Name:	Land Adjacent to Wolverton Health Centre, Milton Keynes, MK12 5DY
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VERSION RECORD

Version	Date	Document Revision Details	Prepared By	Admin

Executive Summary

Report Description		Geosphere Environmental Limited was commissioned by NHS Property Services Ltd to undertake an Arboricultural Survey of the land at Land Adjacent to Wolverton Health Centre, Milton Keynes, MK12 5DY. The site is located at National Grid Reference (NGR) SP 812 402. The report relates to the assumed redevelopment of the site for residential use. At present a development plan has not been produced for the scheme. The site covers an area of approximately 0.97 hectares (ha). The survey covers a wider area of 1.6 hectares (ha).
Summary of Main Findings		The Tree Constraints Plan Drawing ref. 4981,EC,AR,DS/003/Rev0 in Appendix 6, shows the locations of all the trees surveyed with the canopy and root protection area plotted on the plan. A total of thirteen trees and nine groups were surveyed. One group was classed as a Category A tree. One tree and two groups were classified as Category B trees. Nine trees and six groups were classified as Category C trees. Three trees were categorised as Category U trees. The BGS digital mapping indicated that the site comprised of a bedrock layer of Oxford Clay Formation - Mudstone, with a recorded superficial layer of Oadby Member - Diamicton. These soils, potentially contain cohesive materials which could indicate a risk of shrink/ swell that should be considered during foundation design. An enquiry was made via email with Milton Keynes Council on 7 July 2020 regarding Tree Preservation orders and Conservation Areas. The council did not respond prior to writing this report, as such it is recommended that the council is contacted prior to undertaking any tree works onsite to ensure that they are not covered by Tree Protection Orders or within a Conservation Area.
Preliminary Implications Assessment		The following trees will be impacted upon by development: • T1-T4, G1-G4 – Category C – These are small trees and introduced shrubs surrounding the existing building. These are excluded from the development as they are located outside of the NHSP ownership and as such should be retained and protected should development be proposed adjacent to their location. • T9, T10, T11, and T12 and G6-G8 – Category B, C and U – If any development is going to affect the north western half of the site then some of these trees would need to be removed however, the remaining trees could become part of a landscape feature. • T5-T8, G9 – Category A,B,C – The remaining trees onsite. All of these trees are located around the boundaries of the site. It should be possible

		to retain these trees throughout development providing adequate protection is put in place.
Recommendations		The Tree Constraints Plan should be consulted to ensure that the constraints posed by the trees are taken into account when designing the proposed development. For example, retained trees could be incorporated within the proposed residential gardens or within proposed public open space. A Tree Retention Plan and a Tree Protection Plan will need to be designed once the layout of the development area has been finalised. This will include locations of trees to be retained, finalised locations of protective barriers, construction exclusion zones and any other protection that trees will require prior to commencement of construction. An Arboricultural Method Statement, Arboricultural Implications Assessment and Tree Management Plan should be supplied with the Tree Protection Plan.

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TABLES

1. INTRODUCTION

1.1 General

Geosphere Environmental Limited was commissioned by NHS Property Services Ltd, (NHSP) to undertake an Arboricultural Survey of the site at Land Adjacent to Wolverton Health Centre, Milton Keynes, MK12 5DY. Any limitations and conditions pertaining to the report are stated within Appendix 1, with a full list of technical references provided within Appendix 2.

The site covers an approximate area of 0.97 and is located at National Grid reference (NGR SP 812 402). However, the wider area of 1.6 hectares (ha) was surveyed.

The site boundary is shown on Figure 1 below:

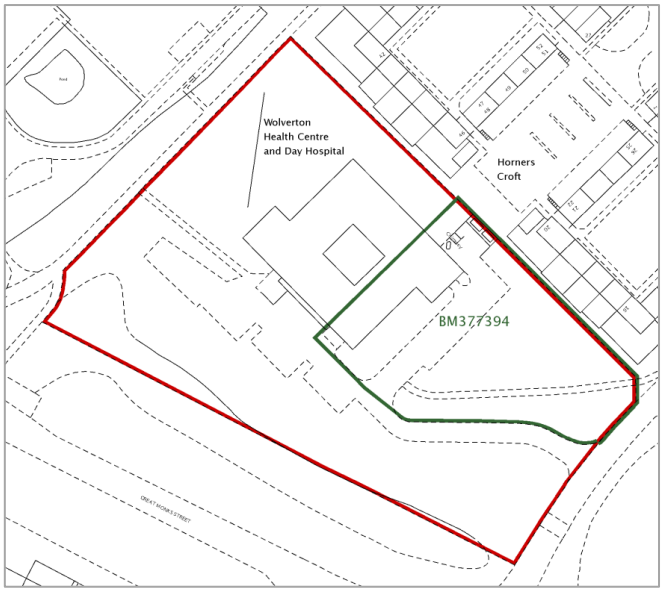

Figure 1 –The survey boundary is outlined in red.
The area outlined in green is to be excluded from the development

1.2 Aims

This report has been prepared to support a planning application and provides baseline data for an arboricultural assessment of the site and identifies the tree constraints and root protection areas of trees on or near the site which may be affected by future development.

2. TECHNICAL APPROACH

2.1 Arboricultural Survey

The arboricultural survey has been undertaken in general accordance with BS 5837:2012 (ref. **R.1**). The recommendations for tree remediation works are in accordance with current legislation and guidance, including BS 3998: 2010, 'Tree work – Recommendations' (ref. **R.2**).

The data collected during this survey is based entirely upon arboricultural grounds and reflects the condition of the trees on the day the survey was undertaken. The locations of the trees were detailed on a topographical survey provided by the client. All locations of trees are assumed to be correct. Any trees not noted on the topographical plan have been added where appropriate during the tree survey.

Scientific names and common names of plant species identified are as they appear in Stace (ref. **R.3**). For species not listed in Stace, scientific and common and names were taken from Johnson and More (ref. **R.4**).

2.2 Soil Assessment

A desk-based assessment of the soil was undertaken to determine potential for volume changing soils onsite, using BGS mapping (ref. **R.5**).

2.3 Site-Specific Limitations

Trees were surveyed without undertaking vegetation clearance.

Some trees were covered with ivy which limited the visibility of the stem size and structure. This may have increased the margin of error when recording measurements and assessing the quality of the trees. In cases where the trees were obscured or inaccessible, the parameters which could not be accurately measured were estimated as per BS 5837: 2012 (ref. **R.1**).

3. TREE SURVEY

The survey was undertaken by Tom Cox TechArborA an experienced surveyor from Geosphere Environmental Ltd on 01 July 2020 to record data relevant to the assessment of the trees on and adjacent to the site.

3.1 Site Description

The site comprises the hardstanding and car park of Wolverton Health Care Centre. There is a block of woodland to the south of the site and some dense scrub and scattered trees to the north and west. It is understood that the area to the east the site which is predominantly the health care centre with introduced shrubs and scattered trees is to be excluded from the development.

The site is bordered to the west by Greenleys Junior School and then surrounded by residential housing.

3.2 Tree Survey Results

The results of the tree survey are shown within the Tree survey schedule in Appendix 3. A full description of the surveyed parameters is included in the survey schedule description in Appendix 4. A key to the scientific names used is attached within Appendix 5. The results are summarised below:

- A total of thirteen trees and nine groups were surveyed;
- One group were classed as Category A trees. This is the highest classification available under BS 5837:2012. These trees are of high quality and confer particular visual importance on the landscape. These trees are likely to be required to be protected during the development;
- One tree and two groups were classified as Category B trees. These trees are of moderate quality and confer considerable importance on the landscape. These trees should be retained where possible during development;
- Nine trees and six groups were classified as Category C trees. These trees are of low quality and confer lower levels of benefits to the landscape. The local authority may find it acceptable to remove these trees during development;
- Three trees or groups were categorised as Category U trees. These trees are of poor condition and are unlikely to provide significant value to the landscape for more than ten years. The local authority should find it acceptable to remove these trees during development;

3.3 Tree Constraints Plan

A Tree Constraints Plan Drawing referenced 4981,EC,AR,DS/003/Rev0 has been prepared for the site and is attached within Appendix 6.

The Tree Constraints Plan describes the constraints that the trees may place on the development. The tree canopy and root protection area have been calculated using the stem diameter as per BS 5837:2012 (ref. **R.1**).

3.4 Soil Assessment

The BGS digital mapping (ref. **R.5**) indicated that the site comprised of a bedrock layer of Oxford Clay Formation - Mudstone with a recorded superficial layer of Oadby Member - Diamicton. These soils potentially contain cohesive materials and therefore there is a risk of shrink swell soil present onsite. A further site investigation should be undertaken to confirm the findings of the BGS digital maps.

The combination of shrinkable soils and trees, hedgerows or shrubs represents a hazard to structures that requires special consideration. Trees and hedgerows can take moisture out of the ground. In cohesive soils this can cause volume change resulting in ground movement and damage to building foundations.

In order to minimise the risk, foundations should be designed in accordance to NHBC Standards Chapter 4.2 Building near Trees, (ref. **R.6**).

3.5 Permissions and Council Restrictions

An enquiry was made via email with Milton Keynes Council on 7 July 2020 regarding Tree Preservation orders and Conservation Areas. The council did not respond prior to writing this report, as such it is recommended that the council is contacted prior to undertaking any tree works onsite to ensure that they are not covered by Tree Protection Orders or within a Conservation Area.

4. PRELIMINARY ARBORICULTURAL IMPACT ASSESSMENT

4.1 Proposed Development

A proposed development plan has not been completed at this stage of the design process. The impacts outlined below are preliminary and should be used to inform future designs for the site.

4.2 Priorities for Retention

The Category A trees, G9, should be retained as part of any new development on the site. These trees are predominantly located around the site margins or off site so this should be possible for them to remain in place however, the root protection areas extend some distance into the site, and tree protection measures will be required to ensure the trees are not damaged during the demolition/ construction process.

The Category B trees, T7, G6 and G8 should also be retained where possible. The root protection areas of these trees will have to be considered when designing the proposed development to avoid impacting as many trees as possible.

Some of the Category C trees will need to be removed to facilitate development. If possible, these trees could be retained as part of the proposed residential gardens or landscaping.

4.3 Impact of Development

Table 1 below, shows the likely impacts of development on the trees identified during the survey:

Table 1 – Proposed Impact of Construction on Trees

Tree Number	Category	Impact on Tree
T1-T4, G1-G4	C	These are small trees and introduced shrubs surrounding the existing building. These are excluded from the development as they are located outside of the NHSP ownership and as such should be retained and protected should development be proposed adjacent to their location.
T9, T10, T11, and T12 and G6-G8	B, C, and U	If any development is going to affect the north western half of the site then some of these trees would need to be removed, however the remaining trees could become part of a landscape feature.
T5-T8, G9	A, B, C	The remaining trees on site. All of these trees are located around the boundaries of the site. It should be possible to retain these trees throughout development providing adequate protection is put in place.

4.4 Tree Management

Standard avoidance measures to reduce the impact of development on trees as required by BS 5837:2012, (ref. **R.1**), is simplified as follows for any development type:

- A Consultant Project Arboriculturalist should be appointed to oversee the arboricultural aspects of the development project;
- The Root Protection Areas and above ground structures for retained trees must be protected during construction work with barriers as prescribed by BS 5837:2012, (ref. **R.1**). The locations of barriers should be determined once a finalised development plan has been produced;
- Once the protection areas have been finalised and the protective barriers have been erected, then these areas are to be considered construction exclusion zones. Any work within these zones will need prior agreement with the Consultant Project Arboriculturalist;
- Changes to the shape of the canopy of retained trees must be agreed with the Consultant Project Arboriculturalist before any works are undertaken however, all construction within the canopy extent of a tree is best avoided to avoid potential damage to future buildings and to avoid recurring pruning regimes;
- Tree planting should form part of the soft landscaping on site to offset any trees which are removed during the development process. An appropriate after care scheme should be implemented to ensure the newly planted trees reach maturity.

4.4.1 Tree Pruning

The site contains a number of trees in various stages of maturity, containing deadwood and fungal infections, usual for trees of their age. Any hazards should be removed prior to the commencement of construction.

The canopies of the trees are likely to require pruning to accommodate new construction. Once the layout of the development area has been finalised, a tree management plan should be completed advising on remedial action required for health and safety and facilitation pruning for construction needs.

All tree work is to be carried out in general accordance with BS 3998:2010 Tree work – Recommendations (ref. **R.2**) by a professional and specialist Arboricultural Contractor, who carries the appropriate experience and insurance cover.

Tree planting should form part of the soft landscaping onsite to offset any trees which are removed during the development process.

4.4.2 Tree Planting

If development is to be carried out on the north western part of the site it is likely some or all of G7 and G8 would be removed. To mitigate this loss standard trees or shrubs could be included within any open space or landscape scheme within the proposal.

5. RECOMMENDATIONS

The Tree Constraints Plan, Drawing ref. 4981,EC,AR,DS/003/Rev0, in Appendix 6, should be consulted to ensure that the constraints posed by the trees are taken into account when designing the proposed development. For example, retained trees could be incorporated within the proposed residential gardens or within proposed public open space.

Further arboricultural planning is required following the production of a proposed development plan. The formal planning process with regards to trees will require the following additional information:

- A Tree Retention Plan should be designed once the layout of the development area has been finalised, and a final proposed development plan is available. This will show the locations of trees which will remain throughout the development works, and the trees which will be removed prior to the commencement of development;

- A Tree Protection Plan should be designed based upon the Tree Retention Plan. This will include finalised locations of protective barriers, construction exclusion zones and any other protection measures that trees will require prior to commencement of construction;

- An Arboricultural Impact Assessment, Arboricultural Method Statement, and Tree Management Plan should be supplied with the Tree Protection Plan. A Consultant Project Arboriculturalist should be appointed by the developer, to ensure all the arboricultural aspects of the redevelopment project are taken into account, from the planning stage onwards.

APPENDICES

Appendix 1 – Report Limitations and Conditions

General Limitations and Exceptions

This report was prepared solely for our Client for the stated purposes only and is not intended to be relied on by any other party or for any other use. No extended duty of care to any third party is implied or offered.

Geosphere Environmental Ltd does not purport to provide specialist legal advice.

The Executive Summary, Conclusions and Recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon until considered in the context of the whole report.

Interpretations and recommendations contained within the report represent our professional opinions, which were arrived at in accordance with currently accepted industry practices at the time of reporting and based upon current legislation in force at that time.

Arboricultural Limitations and Exceptions

This report is prepared and written in the context stated in the introduction to this report and should not be used in a differing context. Furthermore, new information, improved practices and legislation may necessitate an alteration to the report in whole or in part after its submission. Therefore, with any change in circumstances or after the expiry of one year from the date of the report, the report should be referred to us for re-assessment and, if necessary, re-appraisal.

The trees were not climbed but surveyed from ground level. The survey recorded any defects which were observed, but a full tree health and safety inspection for the site is beyond the scope of this survey.

Any physical changes that happen to the site after the tree survey was undertaken have the potential to invalidate or change the findings of this report. Therefore, the consultant shall not be responsible for any event that may happen after the survey was undertaken due to factors that were not apparent at the time.

Any hazards that were visible on the day of the survey have been noted in the tree management recommendations section of the tree survey schedule. However, this report should not be considered a substitute for a tree risk assessment or management plan, which would be required to minimise the risk and liability associated with the trees found onsite.

Appendix 2 – References

R.1. BSI (2012). BS 5837:2012 Trees in relation to design, demolition and constructions- Recommendations.

R.2. BSI (2010). BS 3998:2010 Trees work- Recommendations.

R.3. Stace, C. A. (2010). New Flora of the British Isles (third edition), Cambridge University Press.

R.4. Johnson and More (2006). Tree Guide, Harper Collins Publishers Ltd.

R.5. British Geological Survey (accessed 07 July 2020) Geology of Britain Viewer website: http://mapapps.bgs.ac.uk/geologyofbritain/home.html.

R.6. National House-Building Council, Standards, Chapter 4.2, 2003 'Building Near Trees'.

R.7. BSI (2014). BS 8545:2014 Trees: from nursery to independence in the landscape – Recommendations.

Appendix 3 – Tree Survey Schedule

TREE SURVEY SCHEDULE

GEOSPHERE ENVIRONMENTAL

Project Number: 4981,EC,AR,DS

Project Name: Land Adjacent to Wolverton Health Centre, Milton Keynes, MK12 **Date:** 13/07/2020

1	2	3	4	5	6				7	8	9	10	11	12	13	14	15	16
Tree No.	Species	Height (m)	Stem Diameter (mm)	No. of Stems	Branch Spread (m)				First Branch Height (m)	Canopy Height (m)	Life Stage	Physiological Conditions	Structural Conditions	Remaining Contribution (years)	Category Grading	RPA (m2)	RPA Radius (m)	Tree Work Recommendations / Comments
					N	E	S	W										
T1	Maple	7	110	1	2	2	2	2	2	2	SM	G	G	20+	C	5.5	1.3	
T2	Maple	7	110	1	2	2	2	2	2	2	SM	G	G	20+	C	5.5	1.3	
T3	Maple	7	110	1	2	2	2	2	2	2	SM	G	G	20+	C	5.5	1.3	
T4	Prunus	9	90	1	2	2	2	2	0	0	SM	G	G	20+	C	3.7	1.1	
T5	Maple	12	445	4	4	4	4	4	2	3	SM	G	G	20+	C	89.6	5.3	
T6	Maple	8	400	1	4	4	4	4	2	2	SM	G	G	20+	C	72.4	4.8	
T7	Maple	12	530	1	5	5	5	5	3	3	SM	G	G	20+	B	127.1	6.4	
T8	Maple	5	440	1	3	3	3	3	2	2	SM	G	G	20+	C	87.6	5.3	
T9	Poplar	8	450	1	7	3	3	3	1	1	SM	F	F	10+	C	91.6	5.4	Lots of lower deadwood, could benefit from pruning
T10	Willow	12	460	1	4	4	4	4	2	4	SM	P	P	10+	U	95.7	5.5	Mostly dead, lots of loose bark
T11	Willow	13	641	3	4	4	4	4	1.5	4	SM	P	P	10+	U	185.8	7.7	Mostly dead, lots of loose bark
T12	Pedunculate Oak	10	360	1	4	4	4	4	2	3	SM	G	G	20+	C	58.6	4.3	
T13	Willow	12	460	1	4	4	4	4	2	4	SM	P	P	10+	U	95.7	5.5	Mostly dead, lots of loose bark
G1	Cherry, Introduced Shrub	1.5	75	1	1	1	1	1	0	0	SM	G	G	20+	C	2.5	0.9	
G2	Beech, Introduced Shrub	1	75	1	1	1	1	1	0	0	SM	G	G	20+	C	2.5	0.9	

TREE SURVEY SCHEDULE

GEOSPHERE ENVIRONMENTAL

Project Number: 4981,EC,AR,DS

Project Name: Land Adjacent to Wolverton Health Centre, Milton Keynes, MK12 **Date:** 13/07/2020

1	2	3	4	5	6				7	8	9	10	11	12	13	14	15	16
Tree No.	Species	Height (m)	Stem Diameter (mm)	No. of Stems	Branch Spread (m)				First Branch Height (m)	Canopy Height (m)	Life Stage	Physiological Conditions	Structural Conditions	Remaining Contribution (years)	Category Grading	RPA (m2)	RPA Radius (m)	Tree Work Recommendations / Comments
					N	E	S	W										
G3	Introduced Shrub	1	75	1	1	1	1	1	0	0	SM	G	G	20+	C	2.5	0.9	
G4	Cherry	3	85	1	1	1	1	1	1	1	SM	G	G	20+	C	3.3	1.0	
G5	Beech	2	75	1	1	1	1	1	0	0	SM	G	G	20+	C	2.5	0.9	
G6	Willow, Maple	12	400	1	4	4	4	4	2	2	SM	G	G	20+	B	72.4	4.8	
G7	Willow	3	75	1	2	2	2	2	0	0	SM	G	G	20+	C	2.5	0.9	
G8	Privet, Robinea, Sycamore, Blackthorn, Willow, Cherry, Hazel	5	150	1	2	2	2	2	0	0	SM	G	G	20+	B	10.2	1.8	
G9	Privet, Cherry, Field Maple, Ash, Hawthorn, Willow, Hazel, Robinea, Yew, Poplar, Pedunculate Oak,	12	400	1	3	3	3	3	1	3	SM	G	G	40+	A	72.4	4.8	Woodland block, some minor deadwood, scrubby ground layer, no obvious bat features

Appendix 4 – Survey Schedule Descriptions

TREE SURVEY SCHEDULE DESCRIPTIONS

GEOSPHERE ENVIRONMENTAL

Tree Survey Schedule Description		
Column Number	**Heading**	**Description**
1	Tree No.	Sequential reference number (as recorded on the tree constraints plan)
2	Species	Species listed by common name
3	Height (m)	Total height of the tree
4	Stem Diameter (mm)	Stem diameter measured at 1.5 m above ground level in accordance to BS 5837:2012
5	No of stems	Total number of stems of a tree
6	Branch spread (m)	Branch spread, taken at the four cardinal points, to derive an accurate representation of the crown (plotted on the tree constraints plan)
7	First branch hgt (m)	Existing height above ground level of first branch measured at the union with the stem
8	Canopy hgt (m)	Existing height of the average clearance of the canopy above ground level
9	Life stage	The age of the tree determined by life stage category: Y- young, SM- semi-mature, EM- early mature, M- mature, OM- over mature, V- veteran
10	Physiological condition	The physiological condition of a tree based on a tree health assessment: G- good, F- fair, P- poor, D- dead
11	Structural condition	The structural condition of a tree based on structural integrity and signs of structural defects which may cause failure: G- good, F- fair, P- poor, D- dead
12	Remaining contribution (yrs)	Estimated remaining contribution in years that the trees will have on the landscape in their current context. A tree will not necessarily remain safe for the entirety of the remaining years. The remaining contribution has been categorised as follows: <10, 10+, 20+ and 40+
13	Category grading	The trees have been graded as per BS 5837: 2012 recommendations. The grading is formed by a letter and a number. The letter denotes the quality grading of the tree, the number represents one of three sub categories. Sub categories 1, 2 and 3 reflect arboricultural, landscape and cultural qualities respectively. The primary letter grading is as follows: 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 A- Trees of high quality with an estimated remaining life expectancy of at least 40 years B-Trees of moderate quality with an estimated remaining life expectancy of at least 20 years 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
14	RPA (m^2)	The root protection area calculated following BS 5837: 2012
15	RPA radius (m)	The root protection area radius calculated following BS 5837: 2012
16	Tree work recommendations/ comments	Work which is recommended for a tree to improve its longevity and safety in its present context. The recommendations are recorded primarily to assist with the categorisation of the trees. Please see Section 6, Tree Management for further limitations.

TITLE
Tree Survey Schedule Descriptions

DATE
13/07/2020

Appendix 5 – Key to Scientific Names

SCIENTIFIC NAMES KEY

Common Name	Scientific Name
Field Maple	*Acer campestre*
Sycamore	*Acer pseudoplatanus*
Maple	*Acer sp.*
Hazel	*Corylus avellana*
Beech	*Fagus sylvatica*
Ash	*Fraxinus excelsior*
Garden Privet	*Ligustrum ovalifolium*
Poplar	*Populus sp.*
Cherry	*Prunus sp.*
Blackthorn	*Prunus spinosa*
Pedunculate Oak	*Quercus robur*
False-acacia	*Robinia pseudoacacia*
Willow	*Salix sp.*
Yew	*Taxus baccata*

GEOSPHERE ENVIRONMENTAL

REFERENCE

Common and scientific names based on Stace (2010) New flora of the British Isles (3rd Edition), Cambridge University Press. For species not present in Stace, scientific and common names were taken from Johnson and More (2006). Tree Guide, Harper Collins Publishers Ltd.

TITLE

Scientific Names Key

DATE

13/07/2020

Appendix 6 – Drawings

Tree Constraints Plan – Drawing Ref. 4981,EC,AR,DS/003/Rev0

REV	DATE	DESCRIPTION

LEGEND

- Category U
- Category A
  Trees of high quality
- Category B
  Trees of moderate quality
- Category C
  Trees of low quality
- RPA using formula in accordance with BS5837:2012

# denotes estimated values due to lack of access

Trees categorised in accordance with BS5837:2012 "Trees in relation to design, demolition and construction – Recommendations"

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

T9 Poplar
hgt: 8.0

G6 Willow, Maple
hgt: 12.0

G6 Willow, Maple
hgt: 12.0

G6 Willow, Maple
hgt: 12.0

G8 Privet, Robinea, Sycamore, Blackthorn, Willow, Cherry, Hazel
hgt: 5.0

T8 Maple
hgt: 5.0

T7 Maple
hgt: 12.0

T10 Willow
hgt: 12.0

T13 Willow
hgt: 12.0

G7 Willow
hgt: 3.0

G5 Beech
hgt: 2.0

T6 Maple
hgt: 8.0

T5 Maple
hgt: 12.0

T11 Willow
hgt: 13.0

T12 Pedunculate Oak
hgt: 10.0

G9
hgt: 12.0

G9
hgt: 12.0

T3 Maple
hgt: 7.0

G2 Beech, Introduced Shrub
hgt: 1.0

G4 Cherry
hgt: 3.0

T2 Maple
hgt: 7.0

G1 Cherry, Introduced Shrub
hgt: 1.5

T1 Maple
hgt: 7.0

G9
hgt: 12.0

G9
hgt: 12.0

T4 Prunus
hgt: 9.0

G3 Introduced Shrub
hgt: 1.0

G9
hgt: 12.0

G9 mixed species
hgt: 12.0

G9
hgt: 12.0

LOCATIONS ARE APPROXIMATE.

PROJECT

Land Adjacent to Wolverton Health Centre, Milton Keynes

TITLE

Tree Constraints Plan

DRAWING NUMBER

4981,EC,AR,DS/003/Rev0

CLIENT

NHS Property Services Ltd

SCALE 1:250 @ A1 DATE 06/07/20

GEOSPHERE ENVIRONMENTAL

GEOSPHERE ENVIRONMENTAL

Ec Ecology.

Fr Flood Risk.

Ge Geotechnical.

En Environmental.

Kw Knotweed.

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