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SHINFIELD SOUTHERN ALLOTMENTS



ARBORICULTURAL IMPACT ASSESSMENT

 EXPERT WITNESS
INSTITUTE

- TREE SURVEY TO BS5837:2012
- PROPOSED TREE RETENTION & REMOVAL
- TREE PROTECTION PLAN &
- ARBORICULTURAL METHOD STATEMENT

Prepared for: University of Reading

FLAC Instruction ref: CC38-1035

Issued: February 2026

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FLAC Instruction ref. CC38-1035
SHINFIELD SOUTHERN ALLOTMENTS

Arboricultural Impact Assessment -

Introduction

Planning consent for the Shinfield Southern Allotments is being applied for on land east of High Copse Pavilion. Forbes-Laird Arboricultural Consultancy (FLAC) has provided arboricultural input during the design process, as instructed by the University of Reading.

This document comprises the following elements:

- i) Text introducing the key points in relation to FLAC's baseline survey and arboricultural impacts of tree retention and removal based upon the application's site layout plan
- ii) Explanatory key to aid interpretation of the tree survey data, including our representation of BS5837:2012 Table 1, *Cascade Chart for Tree Quality Assessment*
- iii) BS5837:2012 compliant tree survey data, including *Proposal* column identifying tree retention and removal outcomes, to be cross-referenced to the colour-coded crown outlines on the following FLAC drawing
- iv) Single-sheet drawing presenting our Tree Survey and Retention & Removal Plan with layout overlay, project drawing ending .04
- v) Single-sheet drawing presenting our Tree Protection Plan with layout overlay, project drawing ending .05

SHINFIELD SOUTHERN ALLOTMENTS

Arboricultural Impact Assessment -

1 Tree retention and removal - qualitative analysis

1.1 Trees on and adjacent the site have been assessed by FLAC according to the recommendations of BS5837:2012 *Trees in relation to design, demolition and construction - Recommendations*. As its title indicates, this document is specifically designed to inform and be used within the planning process.

1.2 A BS5837-compliant assessment includes differentiation of the quality of the trees according to that Standard's Table 1, which provides for trees to be placed into one of four quality categories:

- A High quality
- B Moderate quality
- C Low quality
- U Trees which are unretainable in viable condition, regardless of development

1.3 Following categorisation, the impact of any given set of proposals on a tree population can be assessed in terms of the retention or removal of trees within each quality category. The impact of proposals based upon our assessment of the site layout plan for existing trees (comprising both individual trees and trees within tree groups) and hedgerows is summarised in Tables 1 and 2 below.

Table 1. Tree numbers by quality and value categories, after impacts by the proposals

Grade	Trees before	Trees after	Trees lost	% of tree grade lost	% of tree grade retained
U	6	0	6	100	0
A	0	-	-	-	-
B	5	5	0	0	100
C	8	8	0	0	100

Table 2. Hedgerow retention and removal by length and percentage, after impacts by the proposals

Total hedgerow length (m)	Retained hedgerow length (m)	Retained hedgerow (%)	Removed hedgerow length (m)	Removed hedgerow (%)
128	128	100	0	0

1.4 In this instance there are no tree or hedgerow removals to facilitate proposals. FLAC were instructed by UoR in September of 2025 to review tree condition. This assessment found the condition of a number of the trees had deteriorated, chiefly due to drought conditions. The tree survey data schedule has been updated with the findings of these assessments. The tree removals identified below are exclusively for reasons of tree condition.

1.5 The trees identified for removal for arboricultural reasons are summarised as:

<i>Ref.</i>	<i>Species</i>	<i>BS5837 quality cat.</i>	<i>Reason for removal</i>
3003	Gean	Cat. U	Physiological decline + basal decay
3007	Sycamore	Cat. U	Physiological decline
3011	Black Italian poplar	Cat. U	Decay in key structural location
TG3001	Sycamore (x3 trees)	Cat. U	Physiological decline

2 Crown pruning

2.1 Crown pruning is required for pedunculate oak 3002 to raise small lower branches to ca. 2 metres for installation of the new fence.

2.2 Safety-relevant management of the cohort of mature black Italian poplars adjacent the allotment (and pavilion) is urged. These pruning operations were included in the pavilion reserve matters application (2022) but have not been actioned. The pruning recommendations are intended to increase the storm resilience of the poplars and reduce the likelihood of limb failures (which have already occurred in some instances and are a trait of this species in maturity).

2.3 With consideration of the usage and occupancy of the allotment and High Copse pavilion sites FLAC recommend routine tree inspection and maintenance works, with a biennial inspection cycle and works undertaken as considered necessary.

2.4 The black Italian poplars identified for crown pruning and recommended works are listed below:

3004 - Reduce ht. by 4m, reduce lateral spread by N 3m, S 4m, W 0m, E 4m

3005 - Reduce ht. by 4m, reduce lateral spread by N 3m, S 2m, W 4m, E 0m

3009 - Reduce ht. by 5m, reduce lateral spread by N 3m, S 5m, W 4m, E 4m

3010 - Reduce ht. by 4m, reduce lateral spread by N 2m, S 2m, W 2m, E 2m

3012 - Reduce ht. by 5m, reduce lateral spread by N 2m, S 2m, W 4m, E 5m

3013 - Reduce ht. by 5m, reduce lateral spread by N 3m, S 2m, W 4m, E 5m

3 Layout proposals in relation to retained trees

3.1 Both the east/west section of the road and the ditch and drainage north of the road are already in situ. As such, the level of remaining development activity required to implement the allotment scheme is relatively low and the construction (hard surface) elements are all remote from the RPAs of the retained trees.

3.2 With the exception of the new fence aligned through the RPA of pedunculate oak 3002, which should be implemented by the method provided on the Tree Protection Plan, no construction is required within either crown spreads or RPAs of retained trees or the hedgerow.

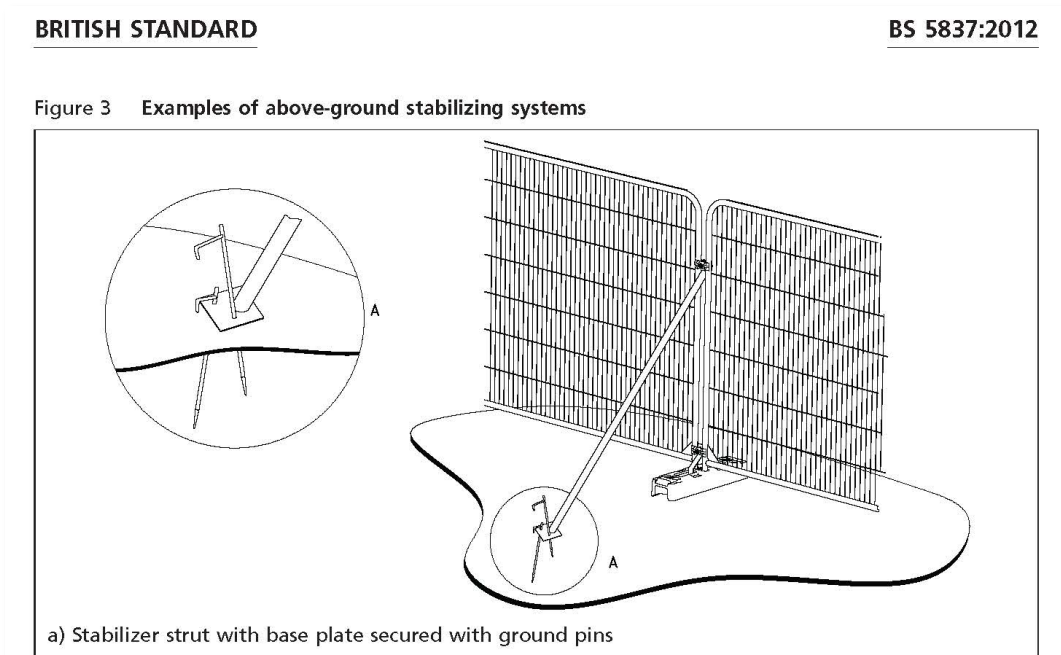
4 Tree protection during construction

4.1 Standardised tree protection details for the development phase are provided upon our *Tree Protection Plan* ((TPP), project drawing ending .05, following) which includes an Arboricultural Method Statement, Tree Protection Phasing Schedule and an Arboricultural Supervision Schedule.

4.2 The TPP depicts the specification and positions of tree protection fencing to separate retained trees from construction activity, a tree protection system designed in combination with the phasing and supervision schedules to deliver tree protection throughout the development process.

4.3 In this instance, use of BS5837's Fig. 3 fencing is specified on the Tree Protection Plan due to the relatively low level of development activity. The British Standard recommends this as a suitable alternative, comprising Herras fencing panels on rubber boots with supports fixed by ground pins as depicted at its Fig. 3 (A).

Figure 1. British Standard 5837:2012 Figure 3(a) for alternative fencing specification



Forbes-Laird Arboricultural Consultancy

BS5837:2012 Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
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 <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see [BS5837:2012] 4.5.7.</i>			
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life 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	

FLAC Note

The original contents of the column *Identification on plan* have been replaced by FLAC in the version above; spot colours to RGB codes given in BS5837:2012 Table 2

SHINFIELD SOUTHERN ALLOTMENTS : TREE SURVEY DATA TABLE

Data for individual trees

FLAC Ref. No.	TPO Ref	Species	Ht. (m)	Crown Spread (m)				Ht. 1 st Rr. (m)	Ht. Can. (m)	Stem Count	Stem Dia. (mm)					RPA Rad. (m)	RPA Area (m2)	Life Stage Y-SM-EM-M-OM	Phys. Condition G-F-P-D	Structural condition & Notes	Management recommendations	Ret. Span <10, 10+ 20+, >40	QV Grade U-A-B-C	Proposal
				N	S	W	E				1 / mean	2	3	4	5									
3001		Pedunculate oak	12	5	7	8	8	2 W	1	1	670					8.04	203	M	F	Collapsed co-dominant north element leaves compromised stem with wound from ground level to 2 metres exposing heartwood. Decay will likely enter root buttresses because damage pre-disposes suitable conditions for dysfunction. Remaining crown satisfactory physiologically and tree can be retained within the current low occupancy context but not suitable for retention if failure radius occupancy increases.	No action required at time of survey	10+	C1	RET
3002		Pedunculate oak	12	7	6	8	8	2 E	2	1	680					8.16	209	M	F	Ivy covered lower stem and crown impedes assessment. Small amount of apical dieback evident in upper crown. Scattered dead wood < 150mm diameter. Ditch to north side of stem. No apparent significant defects observed.	Sever ivy at base of tree	>40	B1	RET
3003		Gean	12	8	5.5	5	6	2 SE	1	1	430					5.16	84	M	P	Basal decay in presence of Ganoderma australe, lower stem developing longitudinal fracture. Twin stems from 1.4m with tight forks where stems meet. Thinning structure. Foliage thin, shot-holing contributes to lacklustre appearance, now with advancing physiological decline and frequent distal dieback at upper crown. Tree of low arboricultural merit.	Fell.	<10	U	U
3004		Black Italian poplar	21	7	10	2	10	2 E	2	1	755					9.06	258	M	F	Slight stem incline to east. Principal branch structure and unions in satisfactory condition. Crown bias to south and east, heavily asymmetrical crown form. Loss of companion shelter to south-west. Concern regarding safety if occupancy increases within failure radius.	Reduce ht. by 4m, reduce lateral spread by N 3m, S 4m, W 0m, E 4m.	10+	C1	RET
3005		Black Italian poplar	21	8	5	9	4	1 W	1	1	670					8.04	203	M	F	Asymmetrical crown due to competition from larger tree to south. Crown form swept to north. Significant basal shoot growth at west. Loss of companion shelter by collapse of former companion to south. Broken limb in north-east crown ca. 9 metres. Concern regarding safety if occupancy increases within failure radius.	Reduce ht. by 4m, reduce lateral spread by N 3m, S 2m, W 4m, E 0m.	10+	C1	RET
3007		Sycamore	12	5	6	5	6	1 S	1	2	350	250				5.17	84	M	D	Twin stems from ground level with satisfactory union. Principal branch structure and unions in satisfactory condition. Appears to have succumbed to drought stress.	Fell.	<10	U	U
3009		Black Italian poplar	29	8	15	13	14	1.5 - E	2	1	1500					15.00	707	M	F	Stem diameter measurement at ca. 1 metre due to form. Very large lower stem with major limbs/leaders growing from 1.5-5m. Ivy covered lower stem impedes assessment. Scattered dead wood in crown. Concern regarding safety if occupancy increases within failure radius due to age, size, form and species traits.	Reduce ht. by 5m, reduce lateral spread by N 3m, S 5m, W 4m, E 4m.	10+	C1	RET
3010		Black Italian poplar	26	4	6	6	8	10 W	9	1	690					8.28	215	M	F	Drawn-up specimen due to close companion shelter by dominant poplars. Horse chestnut limb is causing significant abrasion wounding at 4 metres west. Concern regarding safety if occupancy increases within failure radius due to age, size, form and species traits.	Reduce ht. by 4m, reduce lateral spread by N 2m, S 2m, W 2m, E 2m. Prune out rubbing limb to abate further abrasion damage.	10+	C1	RET
3011		Black Italian poplar	29	3	11	13	14	1.7 S	4	1	1150					13.80	598	M	F	Ivy covered lower stem and crown. Cavity at ca. 1.8 metres reveals stem decay, nylon mallet finds decay from ground level below wound. Decay in region of 1.8 metres likely to be impacting structural integrity of union between three major scaffold members, which bear the crown structure. Historic failure of central leader has left large decaying tear wound at ca. 8 metres. Two large scaffold limbs are both very heavily asymmetrical and at increased risk of collapse. Poor overall structural form. Concern regarding safety if occupancy increases within failure radius due to age, size, form and species traits.	Fell.	<10	U	U
3012		Black Italian poplar	30	4	6	13	14	1.3 NE	5	1	1050					12.60	499	M	F	Dense ivy impedes assessment ground level to above co-dominant union at 8 metres. Very long over-extended limb to east from 1.3 metres north-east, appears vulnerable to fracture. Sub-optimal form due to close companion shelter. Concern regarding safety if occupancy increases within failure radius due to age, size, form and species traits.	Reduce ht. by 5m, reduce lateral spread by N 2m, S 2m, W 4m, E 5m.	10+	C1	RET
3013		Black Italian poplar	30	9	6	11	15	1.9 - W	2	1	1350					15.00	707	M	F	Dense ivy impedes assessment ground level to 8 metres. Very long over-extended limbs forming wide crown and appearing vulnerable to fracture. North crown absent low to mid-crown structure due to former large poplar nearby to north, now removed. Past large limb failures evident. Concern regarding safety if occupancy increases within failure radius due to age, size, form and species traits.	Reduce ht. by 5m, reduce lateral spread by N 3m, S 2m, W 4m, E 5m.	10+	C1	RET
3019		Goat willow	4.5	3	3	3	3	1 N	0.5	3	140	120	120			2.64	22	SM	F	Scrubby multi-stemmed tree in shallow depression. Low arboricultural merit. Has developed since original surveys, plotted indicatively.	No action required at time of survey	>40	C1	RET
3020		Sycamore	11	6	6	6	6	1N	0.5	1	370					4.44	62			Formerly recorded as a component of TG3001, now changed to an individual tree because it is the only tree of that group which remains in retainable condition.	No action required at time of survey	20+	B1	RET

Data for trees assessed as groups (TG)

FLAC Ref. No.	TPO Ref	Species	Tree Count	Ht. (m)	M RCS (m)	Ht. 1 st Rr. (m)	Ht. Can. (m)	Specimen Stem Dia. (mm)	Specimen RPA Rad. (m)	Specimen RPA Area (m2)	Life Stage Y-SM-EM-M-OM	Phys. Condition G-F-P-D	Structural condition & Notes	Management recommendations	Ret. Span <10, 10+ 20+, >40	QV Grade U-A-B-C	Proposal	No. of trees retained	Trees retained %
TG3001		Sycamore	3	11	6	1.5 E	1.2	370	4.44	62	M	F	Crescent of trees north of poplars with some associated crown asymmetry. Most have twin stems from near ground level. Three of four sycamores are now dead and dying with advanced decline, specimens appear to have succumbed to drought stress. Sycamore to north of poplar 3005 remains in satisfactory condition.	Fell three dead/dying sycamores (the specimen closest to poplar 3005 is in 'normal' condition.	<10	U	U	0	0.0
TG3003		Horse chestnut	3	13	6.5	1.7 W	1	570	6.84	147	M	F	Cluster of trees under canopy of adjacent larger poplars. Ivy covered lower stems and crowns. No apparent significant defects observed. With consideration of over-bearing nature of poplars form of chestnuts is satisfactory.	No action required at time of survey.	>40	B2	RET	3	100.0

Data for hedgerows (HR)

FLAC Ref. No.	Species	Ht. (m)	Mean Width (m)	Length (m)	Mean Stem Dia. (mm)	Life Stage Y-SM-EM-M- OM	Phys. Condition G-F-P-D	Structural condition & Notes	Management recommendations	Ret. Span <10, 10+ 20+, >40	QV Grade U-A-B-C	Proposal	Length retained (m)	Percentage retained %
HR3001	Blackthorn, elm, hawthorn	3.5	4	128	100	M	F	Somewhat undermanaged feature with a few sparser areas along length. Elm appear healthy at time of survey	No action required at time of survey	20+	B3	RET	128	100.0



Notes

Do not scale off dwg - refer to tree survey data schedule for crown spreads etc

Tree / woodland group outlines follow the topo survey or aerial imagery, as applicable

All tree positions are indicative unless a topo survey has been provided to FLAC

Any trees omitted or tree groups partially omitted from topo survey are located indicatively. These trees are marked with *after their ref. nos. on this plan

RPA for hedges or hedgerows to be taken as 3m from the centreline, half the height or width + 2m each side, whichever is the greater

Notes on potential habitat features are for guidance only: ecological assessment is recommended

Drawn to N unless otherwise indicated

Client
University of Reading

Instruction
Shinfield Southern Allotments

Instruction ref.
CC38-1035

Dwg title
Tree Survey and Retention & Removal Plan

Dwg no.
38-1035.04-A

Date
23.02.26

Scale
1:500 @ A1

Quality & value grades:

Category A ● **High**

Category B ● **Moderate**

Category C ● **Low**

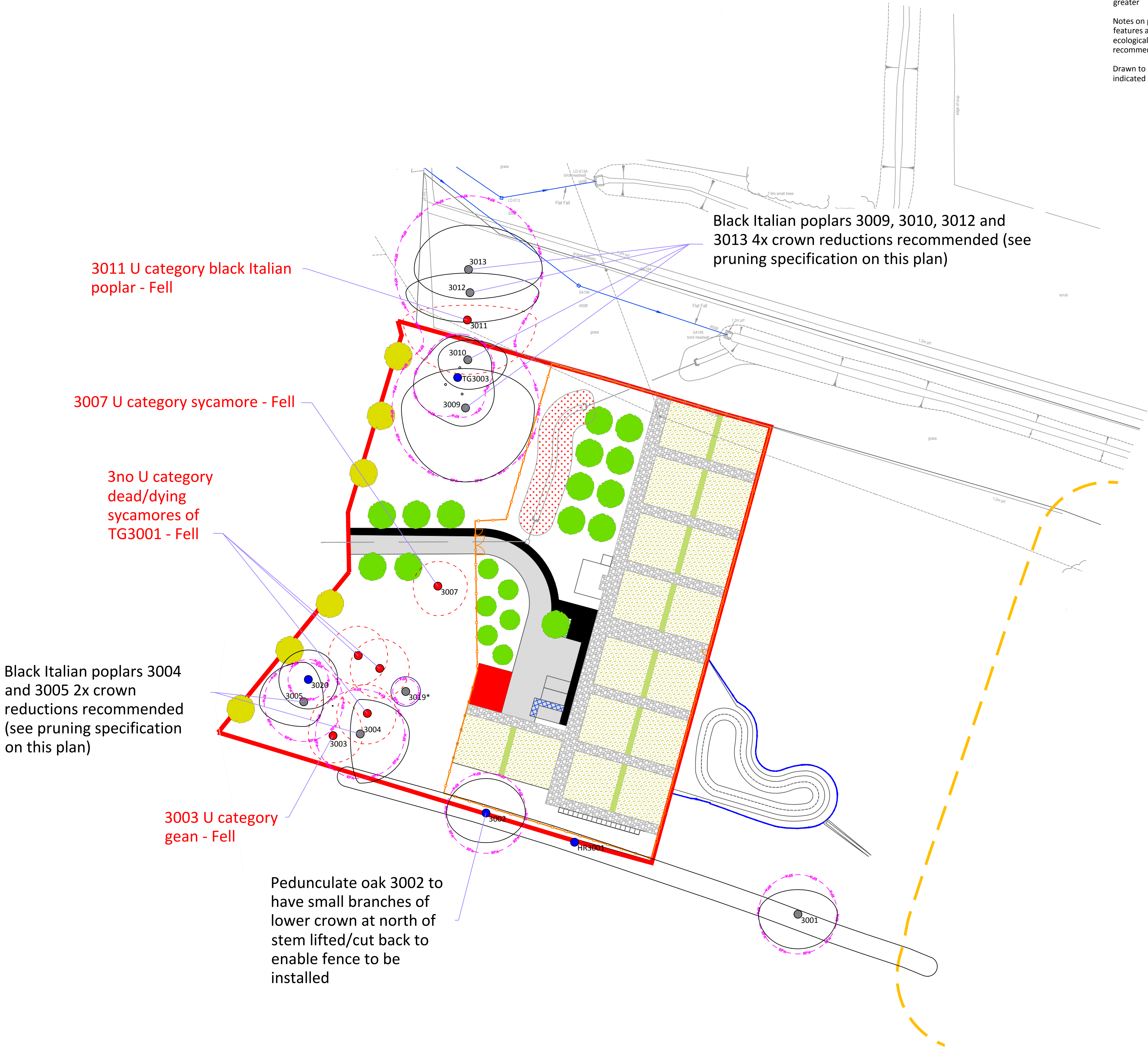
Category U ● **Unretainable**

Tree crowns

Notional tree root protection area - RPA

Trees to be removed for arboricultural reasons

The Old Rectory, Park Lane, Buntingford, Bedfordshire, MK44 3NJ
T +44(0)1767 843548
enquiries@flac.uk.com
www.flac.uk.com



Trees to be felled for arboricultural reasons

3003 - Gean	Physiological decline combined with basal decay
3007 - Sycamore	Physiological decline, likely drought related
3011 - Black Italian poplar	Lower stem decay in union of principal scaffold members
TG3001 - Sycamore (x3)	Advanced physiological decline of 3 trees

Pruning Specification

- 3002 - Crown lift and prune back lower small branches to 2 meters for new fence
- 3004 - Reduce ht. by 4m, reduce lateral spread by N 3m, S 4m, W 0m, E 4m
- 3005 - Reduce ht. by 4m, reduce lateral spread by N 3m, S 2m, W 4m, E 0m
- 3009 - Reduce ht. by 5m, reduce lateral spread by N 3m, S 5m, W 4m, E 4m
- 3010 - Reduce ht. by 4m, reduce lateral spread by N 2m, S 2m, W 2m, E 2m
- 3012 - Reduce ht. by 5m, reduce lateral spread by N 2m, S 2m, W 4m, E 5m
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- 3013 - Reduce ht. by 5m, reduce lateral spread by N 3m, S 2m, W 4m, E 5m

TREE PROTECTION PHASING SCHEDULE

The following phasing schedule shall be strictly adhered to:

1. Pre-start site meeting (refer to Arboricultural Method Statement)
2. Implementation of physical tree protection (= establishment of Construction Exclusion Zone)
3. Audit of tree protection measures by FLAC
4. Primary demolition/groundworks
5. Construction
6. Secondary construction including hard landscaping.
7. Removal of physical tree protection measures
8. Soft landscaping
9. Post-completion tree condition check by FLAC

ARBORICULTURAL SUPERVISION SCHEDULE

General

1. Pre-start meeting with contractors
2. Audit of enabling tree works & tree protection system, fencing and ground protection
3. Quarterly visits until completion, inc. of soft landscaping
4. At commencement of any works within the root protection areas



ARBORICULTURAL METHOD STATEMENT

A) PRELIMINARY MATTERS

IMPORTANT - SEE PHASING SCHEDULE BELOW

1. Prior to commencement of any work on site, including preparatory tree work, a tree protection meeting shall take place attended by FLAC, the tree contractor and the demolition & construction contractors. This meeting shall inform demolition/ construction personnel on requirements for tree protection during the site's redevelopment, and shall identify any requirement for additional access facilitation pruning and/ or tree tying. A specification for all such tree work shall subsequently be prepared by FLAC.
2. Prior to any ground modelling, demolition or construction work on site, the approved tree works (see **FLAC dwg 38-1025.04 Tree Survey & Tree Retention and Removal Plan** as **approved by full planning consent NB not Outline approval**) shall be undertaken by tree contractors (not unskilled personnel).
3. No plant access is permitted for tree work operations within the root protection areas (RPAs) of retention trees, including areas identified for temporary ground protection
4. All approved tree removals shall be undertaken by tree contractors. Each tree shall be cut down to a low stump
5. Trees for removal within the RPA of retention trees (**here 3003, 3011, south-east tree of TG3001**) shall have their stumps ground out (also by tree contractors) not grubbed out
6. Stumps from felled trees outside of RPAs of retained trees can be grubbed out

B) INSTALLATION OF PHYSICAL TREE PROTECTION MEASURES

7. Following completion of enabling tree works, physical tree protection measures (barriers and ground protection) shall be installed in line with the provisions of BS5837:2012. These measures comprise:

- Tree Protection Fencing (TPF) to BS5837:2012 Figure 3 (see FLAC Type 2 at Inset Sketch 1) fitted with all-weather warning signs (see elsewhere on plan)

Use of BS5837's Fig. 3 fencing specification is recommended here due to the low level of development activity

8. The TPF to be installed on the primary alignment (as per the dwg key) prior to any demolition, ground works and construction operations. It is to be left in situ throughout the redevelopment process except for temporary repositioning as may be required under arboricultural supervision by FLAC.

C) PROHIBITIONS & PRECAUTIONS

9. The fencing comprises the Construction Exclusion Zone. Within this zone, the following activities are strictly prohibited during primary demolition (other than as described below):

- Excavation / lowering of levels into rootable soil: removal of surface organic matter using hand tools is acceptable; scraping or reduction in depth of topsoil is not
- Removal of existing hard surfaces (= 'secondary demolition': see below)
- Grubbing out of redundant buried structures (see below)
- Operation, transit or storage of plant, and storage of materials, including demolition arisings, other than on ground protection
- Storage or handling of any chemical substance injurious to trees, including fuels, oils, lubricants and cement washings

- No services/drainage to be aligned through RPAs except by trenchless methods
- No level changes within RPAs
- Boundary features to avoid continuous excavations or trenching within RPAs.

10. The Construction Exclusion Zone shall be established site-wide as set out above, and shall remain in place throughout the redevelopment process. No elements of the physical tree protection shall be removed or altered without prior written consent from the local planning authority.

11. Demolition of superstructures within 3m of tree canopies and / or the construction exclusion zone is an operation with a high potential to damage retention trees ('high-risk operation'), and requires on-site arboricultural supervision by FLAC

12. Within the Construction Exclusion Zone, break-out and replacement of existing hard surfaces and decommissioning of redundant services, including drainage structures, are also high-risk operations and shall be undertaken under site supervision by FLAC

D) METHODS FOR TREE FRIENDLY WORKING

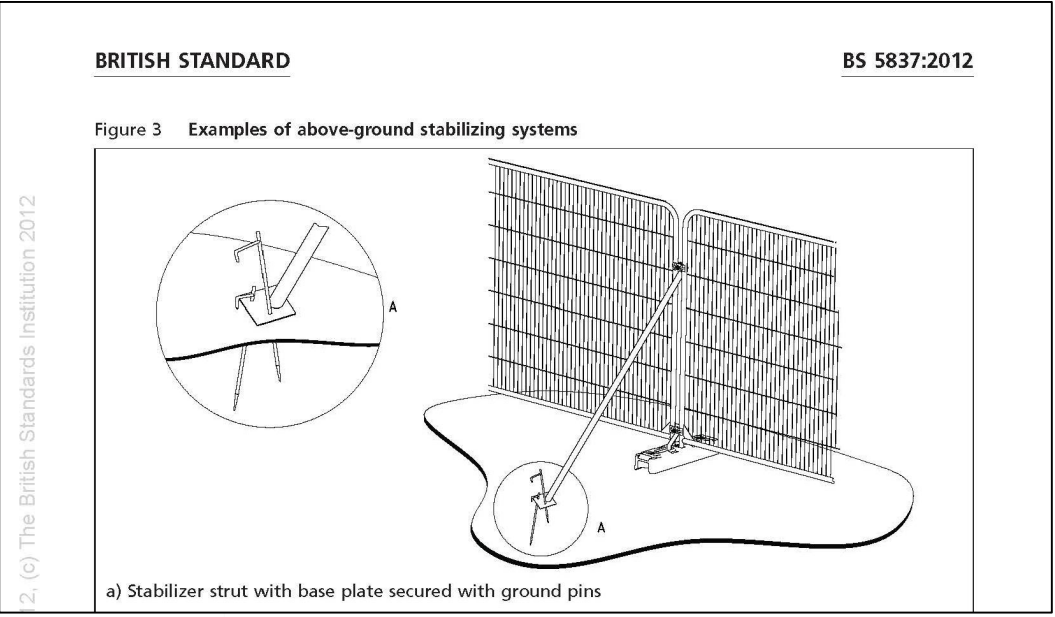
13. Redundant buried structures are preferably disconnected / backfilled and retained in situ; further advice should be sought from FLAC before consideration is given to grubbing them out. Existing hard surface within the the RPA of 3001 to be retained and not removed until beams and slab formation (see Phasing Schedule)

14. The recommendations of BS5837:2012 6.2.4.1 shall be strictly observed throughout the demolition and construction process:

BS5837:2012 6.2.4.1
Planning of site operations should take sufficient account of wide loads, tall loads and plant with booms, jibs and counterweights (including drilling rigs), in order that they can operate without coming into contact with retained trees. Such contact can result in serious damage to the trees and might make their safe retention impossible.

INTENDED TO BE READ IN COLOUR

INSET SKETCH 1 - FLAC TYPE 2 TREE PROTECTION FENCING



EXAMPLE ALERT & PROHIBITION SIGNAGE TO BE FIXED TO TREE PROTECTION FENCING



Notes

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Drawn to N unless otherwise indicated

2004
2024

Client
University of Reading

Instruction
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Instruction ref.
CC38-1035

Dwg title
Tree Protection Plan

Dwg no.
38-1035.05-A

Date
23.02.26

Scale
1:500 @ A1

Quality & value grades:

Category A ● High

Category B ● Moderate

Category C ● Low

Category U ● Unretainable

Trees to be retained

 Notional tree root protection area - RPA

 FLAC Type 2 tree protection fencing (see Inset sketch 1)

The Old Rectory, Park Lane, Blunham
BEDFORD, MK44 3NJ
T 44(0)1767 641648
enquiries@flac.uk.com
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FENCE POST INSTALLATION WITHIN RPA OF OAK 3002

- Vertical holes shall be hand dug carefully. Holes shall be kept to the minimum dimensions possible. Use of either a hand-held auger or a twin-handled post-hole spade is recommended as this enables the dimensions of the holes to be kept to a minimum
- If present, existing hard surfacing and sub-base or other obstruction may be broken out with a hand held pneumatic breaker
- If roots over 25mm are encountered then the post hole shall be moved to the side of the root to avoid the need for root severance
- Roots below 25mm may be cut cleanly against the side of the post hole using sharp secateurs or pruning saw. Roots above 25mm may only be severed following assessment of impact by the arboriculturist
- Where concrete is to be used to fix the posts in place then the upper metre of holes must first be lined with a heavy-duty, non-permeable membrane, such as a 1000 micron polythene, to protect tree roots from the toxic effects of uncured concrete. Alternatively, thick polythene sacks may be used if they are large enough to contain the concrete
- There must be no storage or mixing of concrete within the RPAs of retained trees.

LANDSCAPING WITHIN RPAs

After primary construction has been completed the Tree Protection Fencing shall be removed to allow landscaping to take place.

Prior to landscaping commencing the project arboriculturist shall meet the landscape contractors to discuss what is proposed and precautions required.

The following principles shall be followed within the RPA of retained trees:

- No machinery shall pass over the ground unless protected by existing hard surface or temporary ground protection
- If excavation is required, this shall be localised and undertaken carefully by hand tools only ensuring that roots are preserved
- There shall be no changes in levels, unless agreed by the project arboriculturist

Consequently, any transit or traverse of plant in proximity to trees should be conducted under the supervision of a banksman, to ensure that adequate clearance from trees is maintained at all times. Access facilitation pruning should be undertaken where necessary to maintain this clearance

Note In some instances local planning authority consent for pruning might be required

BS5837:2012 7.2 Avoiding physical damage to roots during demolition or construction

7.2.1 To avoid damage to tree roots, existing ground levels should be retained within the RPA. Intrusion into soil (other than for piling) within the RPA is generally not acceptable, and topsoil within it should be retained in situ. However, limited manual excavation within the RPA might be acceptable, subject to justification. Such excavation should be undertaken carefully, using hand-held tools and preferably by compressed air soil displacement.

NOTE Due to the demands that manual excavation places on a development project, and limitations arising from health and safety considerations, it is not realistic to plan for excavation using hand-held tools where there is a need for trench shoring or grading the sides of the excavation to a stable angle of repose.

E) ARBORICULTURAL SUPERVISION & REPORTING

15. All high risk operations (i.e. intra-RPA) require arboricultural supervision. Additionally ongoing inspection of the tree protection measures shall be provided whilst works are in progress. A schedule of supervision is provided elsewhere on this drawing.

A WRITTEN & PHOTOGRAPHIC REPORT WILL BE PROVIDED WITHIN 5 WORKING DAYS OF EACH MONITORING VISIT