

Senior Director:
Julian Forbes-Laird
BA(Hons), Dip.GR.Stud, MICFor, MRSB, MRICS, MEWI, Dip.Arb.(RFS)

 Institute of
Chartered Foresters
Registered Consultant

SHINFIELD STUDIOS

BACKLOT 3



ARBORICULTURAL IMPACT

ASSESSMENT

 EXPERT WITNESS
INSTITUTE

COMPRISING:-

- BASELINE TREE SURVEY TO BS5837:2012

- PROPOSED TREE RETENTION & REMOVAL

- TREE PROTECTION PLAN &
ARBORICULTURAL METHOD STATEMENT

Prepared for: Shinfield Studios

FLAC Instruction ref: CC41-1001

Issued: May 2026

Technical Director
Patrick Stileman
BSc(Hons), MICFor, MRICS, RC.Arbor.A, CUEW, Dip.Arb.(RFS)

Operations Director
Andrew Colebrook
MICFor, MRICS, M.Arbor.A, Dip.Arb.(RFS)

Senior Associate Director
Ben Abbatt
BA(Hons), MICFor, MRICS, RC.Arbor.A, CEnv, Dip.Arb.(RFS)

The Old Rectory
Park Lane • Blunham
Bedford • MK44 3NJ
T 44 (0)1767 641648
E enquiries@flac.uk.com
www.flac.uk.com



FLAC Instruction ref. CC41-1001
SHINFIELD STUDIOS – BACKLOT 3

Planning Submission (Arboriculture) -

Introduction

This Arboricultural Impact Assessment has been prepared on behalf of Shinfield Studios Limited in support of an application for planning permission. The description of development is *Temporary (for a period of 5 years) film studio backlot*.

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 layout proposals
- 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 the application's Land Use Plan overlay, project drawing ending .32, scaled to 1:250 @ A0
- v) Single-sheet drawing presenting our Tree Protection Plan including Arboricultural Method Statement with the application's Land Use Plan overlay, project drawing ending .33, scaled to 1:250 @ A0

ARBORICULTURAL IMPACT ASSESSMENT -

KEY POINTS

1 Tree retention and removal - qualitative analysis

1.1 Trees subject of our survey and assessments 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 for existing trees (comprising both individual trees and trees within tree groups) and hedgerows, by the Backlot 3 proposals is summarised in Tables 1 and 2 below.

1.4 The FLAC tree data and plans prepared for this Backlot 3 application show only those trees within and adjacent to (i.e. within 15 metres of the Backlot 3 site's red line boundary).

1.5 The Backlot 3 Land Use Plan requires no tree removals. Tables 1 and 2 below inform that all trees and hedgerows are retained.

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

Grade	Trees before	Trees after	Trees lost	Percentage of grade lost	Percentage of grade retained
U	0	0	0	-	-
A	9	9	0	0	100
B	6	6	0	0	100
C	28	28	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 (%)
579*	579	100	0	0

*The hedgerow lengths include the full length of HR3012, which extends beyond the area of Backlot 3

2 Tree protection during construction

2.1 Standardised tree protection details for the development phase are provided upon our *Tree Protection Plan* (TPP, project drawing ending .33, following) which includes an Arboricultural Method Statement, Tree Protection Phasing Schedule and an Arboricultural Supervision Schedule.

2.2 The existing earth bund on the south-west boundary currently acts as a barrier preventing access to the trees. In the event the bund is removed a barrier to provide a protective standoff to the trees will be required in the positions shown on the Tree Protection Plan and per that plan's Inset sketch 1 specification unless otherwise agreed with Wokingham Borough Council. Whilst the bund is in-situ it is in effect providing tree protection, it is recommended a snow mesh on lamp irons fence is positioned along its length on the backlot side with tree protection signage (see elsewhere on this plan) at 10 metre intervals to draw attention to its tree protection function.

KEY TO TREE SURVEY DATA SCHEDULE

Note

This survey has been undertaken in compliance with BS5837:2012; it is not intended to be a tree safety survey. Any notes offered on structural integrity of trees are incidental, though where trees are considered to be in immediately hazardous condition (identified by red font in the *Structural condition & Notes* column, see below), our recommendations given for immediate intervention should be put in hand by the owner / site manager as soon as can be arranged.

Trees are dynamic living organisms capable of achieving considerable size and structural complexity. They are exposed to and can become damaged by the elements and by human activity, and have co-evolved with decay-causing organisms that can degrade and sometimes destroy their structural integrity. Due to genetic characteristics and local microenvironmental factors this integrity can be innately uncertain. The laws and forces of nature dictate a natural failure rate even among trees that are healthy and structurally sound. By their very nature, therefore, trees cannot be considered entirely hazard-free.

Tree surveys and / or tree inspections are, inherently, only a snapshot in time of the physiological and structural condition of the trees concerned.

Unless otherwise stated in our reporting material, all such surveys and inspections are undertaken from ground level and no internal inspections or tests have been undertaken. Any structural defects present might not be visible, for example being masked by vegetation, whether the tree's foliage, plants growing round the base of the tree, or climbing plants growing on the stem and into the crown.

Unless otherwise states, the survey data should be considered time-limited **for planning purposes** to a maximum of three years (absent revisions of BS5837, which render pre-existing data obsolete).

FLAC Ref. No.

Tree numbers per relevant FLAC dwg

In line with the advice of BS5837:2012, where trees occur as a cohesive group feature (prefixed TG for tree group or WG for woodland group), they are assessed as such

Size data for TG or WG are given as mean figures for trees at roughly the 80 percentile of the population concerned. Trees in the 90-100 percentile range for the group are identified on the TSP

Trees within TG / WG boundaries that have more than one stem and which are sub-dominant within the TG / WG (i.e. <80 percentile) are subsumed within the TG / WG data; dominant multi-stemmed trees (i.e. >80 percentile) within TG / WG boundaries are listed as individual trees

TG / WG outlines follow the mapping base (typically either topographical survey or geo-rectified aerial imagery)

Hedges (domestic) are recorded prefixed H and are always excluded from the provisions of the Hedgerows Regulations 1997

Hedgerows (rural) are recorded prefixed HR and possibly fall within the provisions of the Hedgerows Regulations 1997

All numbering starts from x001 **for each type of vegetation**, where x identifies the surveyor (9000 series = JFL). Thus:

9000	Individual tree
TG9000	Tree group
WG9000	Woodland group
H9000	Domestic hedge
HR9000	Rural hedgerow

The addition of the FLAC instruction ref. ahead of the tree number provides a unique, non-repeated reference number for the particular tree in question

Any trees omitted from the topo survey are listed on the referenced plan, though their positions are only shown indicatively. Off-site trees are included where deemed relevant, though their positions are also shown indicatively if omitted from the topo base

TPO Ref.

Statutory protection listing for individual trees, TG and WG

ATTENTION: SEE NOTE IMMEDIATELY BELOW

Note

This column is only completed in cases where FLAC has been instructed to undertake a TPO search and correlation to FLAC reference numbers. The absence of data in this column **must not** be taken to indicate that the trees concerned are not under TPO protection. Statutory protection may also arise from the trees' location within a Conservation Area. Further statutory control over tree removal may be conferred by the Forestry Act 1967

Species

Tree species as listed in the schedule by common name. Species present are:

<i>Common name</i>	<i>Botanical name</i>	<i>Provenance</i>	<i>Notes</i>
Ash	Fraxinus excelsior	Native	
Blackthorn	Prunus spinosa	Native	
Cherry plum	Prunus cerasifera	Naturalised	
Dog rose	Rosa canina	Native	
Elder	Sambucus nigra	Native	
Elm	Ulmus procera	Native	
Field maple	Acer campestre	Native	
Hawthorn	Crataegus monogyna	Native	
Pedunculate oak	Quercus robur	Native	

Tree Count

For trees assessed as groups (ident. prefix TG), number of trees present, according to:

2-10 trees	Accurate count
11-50 trees	Close estimate
51-100 trees	Estimate

Area m²

For trees assessed as woodland (ident. prefix WG), existing area in square metres within survey envelope, derived from CAD interrogation of the completed tree survey plan

Ht. (m)

Tree height in metres

Either:

Crown Spread

For individual trees, measured radial crown spread in metres, listed for each of the four cardinal points

Or:

MRCS

For trees assessed as groups or woodland, an estimated mean radial crown spread in metres for trees at the 80 percentile size

Note

For trees assessed as woodland, sample measurements for canopy overhang beyond woodland boundary (i.e. hedgerow, fence, ditch etc.) are given on the tree survey plan

Or:

Mean Width

Mean width in metres of hedge or hedgerow

Length

Approximate length in metres of hedge or hedgerow

Ht. 1st Br.

For individual trees and trees assessed as groups or woodland, height in metres above ground of attachment point of first significant branch (cardinal point may be given indicating growing direction)

Ht. Can.

For individual trees and trees assessed as groups or woodland, mean height in metres of lower extent of tree canopy above ground

Stem Count

For individual trees, number of stems present below 1.5m AGL. Stem count affects diameter entry as follows:

Where the stem count is 1 the diameter should be entered into the 1 column under Stem Dia.

Where the stem count is up to 5 each stem dia. should be listed

Where the stem count exceeds 5, the mean stem diameter should be entered in the 1 column

Either:

Stem Dia. (mm)

Stem diameter(s) at 1.5m above ground level (see measurement system in BS5837:2012 Annex C), given in millimetres

Where entered 1:

Single measured stem diameter

Where entered 2-5:

Multiple measured stem diameters, listed per stem

Where entered >5:

For trees with more than five stems, diameter is listed as an estimated mean

Where the diameter entry for trees with 1 or 2-5 stems appears in italics, this indicates that it was estimated by the surveyor (for example, due to the presence of ivy on the stem)

It is our practice to round up when estimating stem diameters

Or:

Specimen Stem Dia.

For trees assessed as groups or woodland, stem diameter in millimetres at 1.5m above ground level for 80 percentile member of TG or WG. Trees with larger diameters are identified on the TSP

Or:

Mean Stem Dia.

Mean stem diameter in millimetres above the basal flare of hedge or hedgerow component plants

Either:

RPA Rad.

Radius in metres of the notionally circular Root Protection Area, based on 12x stem diameter (example for single stemmed trees), capped to 15m radial to stem centre

Note

Where trees are identified as being *notable* (i.e. very large trees that have yet to attain veteran status), FLAC removes the cap such that the RPA is simply 12x stem diameter

Or:

Specimen RPA Rad.

For trees assessed as groups or woodland, radius in metres of the notionally circular Root Protection Area based on specimen diameter for TG or WG 80 percentile tree

Either:

Conversion of RPA radius to an area, given in m², capped to a maximum of 707m² (in line with BS5837:2012), except for *notable* trees

Or:

Specimen RPA Area

For trees assessed as groups or woodland, conversion of specimen RPA radius to an area, given in m², capped to a maximum of 707m²

Note

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

Life Stage

Life stage assessment according into:

Y	Young
SM	Semi-mature
EM	Early mature
M	Mature
OM	Over-mature
V	Veteran

Note

The V coding for veteran trees has been included due to the specific protection that such trees enjoy under the NPPF.

Phys. Condition

An assessment of the **physiological** condition (i.e. health/vitality) status of the tree summarised according to:

GOOD	Generally in healthy condition
FAIR	Condition satisfactory though below mean species performance
POOR	Tree in decline/retrenching
DEAD	Self explanatory

Structural condition & Notes

Notes on the apparent structural integrity of the tree based on visual tree assessment, including notes on form, taper, forking habit, storm damage, decay fungi, pests, etc. plus other pertinent observations

Management recommendations

Preliminary recommendations for intervention (e.g. tree surgery, felling, etc) in relation to existing context

Trees assessed as being in apparently immediately hazardous condition will be notified to the client separately as soon as practical. Where the recommendation is for further investigation, including removal of ivy and reinspection, the given retention span and quality/value grade (see below) should be treated as provisional

Notes

This is **not** intended to comprise a specification for tree work: further advice should be sought prior to implementation

Change in land use (target value) requires further assessment

Ret. Span

Estimated remaining retention span based on species, condition & context divided into the following bands (relates to quality and value grade achievable as stated):

Years Best QV grade

<10	U
10+	C
20+	B
>40	A

QV Grade

Quality & Value grade classification according to BS5837:2012 (see attached extract from BS5837:2012 'Table 1 - Cascade Chart for Tree Quality Assessment') –

<i>Grade</i>	<i>Summary meaning</i>	<i>Ident. colour spot on TSP</i>
U	Trees that are unretainable in viable condition	Dark red
A	High quality & value and consequent high retention priority	Light green
B	Moderate quality and value (moderate priority for retention)	Mid-blue
C	Low quality and value (generally considered to be sacrificial)	Grey

Note

Trees present which we consider to be **exceptional** specimens are identified by the suffix * after the A grade, e.g. A1*

Proposal

This column identifies:

1. Pre-planning (Arboricultural Stages 1, Tree Survey, & 2, Design):
Our initial view of a defensible tree retention / removal balance
2. Planning submission (Arboricultural Stage 3):
The actual tree retention / removal balance as proposed

The following codes are used:

RET	1. Trees preferably retained 2. Trees that would be retained
PRET	<i>For tree groups (TG), woodlands (WG) & hedgerows (HR) – signifies partial retention (see below)</i>
REM	1. Trees defensibly removed to facilitate development 2. Trees that would be removed
U	Trees identified to be unsuitable for retention

No. of trees retained

For tree groups only

Number of trees retained out of the total recorded for the group. Outcomes are as follows:

Survey grade U	Number of trees for retention defaults to 0 (can be amended by manual override)
Proposal code RET	Number of trees for retention defaults to total from <i>Tree Count</i> data field
Proposal code PRET	No. of trees for retention requires manual input following interrogation of relevant plans
Proposal code REM	Number of trees for retention defaults to 0

Trees retained %

For tree groups only

Percentage of pre-existing TG tree count that would be retained, based on an auto-sum derived from inputs into the preceding column

Area retained m²

For woodlands only

Area, in square metres, of woodland (WG) proposed for retention. Outcomes are as follows:

Survey grade U	Area for retention defaults to 0 (can be amended by manual override)
Proposal code RET	Area for retention defaults to existing area
Proposal code PRET	Area for retention requires manual input following interrogation of relevant plans
Proposal code REM	Area for retention defaults to 0

Area retained %

For woodlands only

Percentage of pre-existing WG area that would be retained, based on an auto-sum derived from inputs into the preceding column

Length retained m

For hedgerows only

Length, in metres, of hedgerow (HR) proposed for retention. Outcomes are as follows:

Survey grade U	Length for retention defaults to 0 (can be amended by manual override)
Proposal code RET	Length for retention defaults to existing length
Proposal code PRET	Length for retention requires manual input following interrogation of relevant plans
Proposal code REM	Length for retention defaults to 0

Length retained %

For hedgerows only

Percentage of pre-existing HR length that would be retained, based on an auto-sum derived from inputs into the preceding column

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 STUDIOS, BACKLOT 3 : TREE SURVEY DATA TABLE

Data for individual trees

FLAC Ref. No.	TPO Ref	Species	Ht. (m)	Crown Spread (m)				Ht. 1 st Br. (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									
3111		Ash	16	10	9	9	8	3 W	2	1	770					9.24	268	M	F	Stem and principal branch structure and unions in satisfactory condition. Ivy impedes assessment. Scattered dead wood may affect footpath to south. Onset of Chalara ash dieback seen as twig dieback.	Remove dead wood >20mm diameter.	10+	C1	RET
3112		Ash	18	9	8	8	7	3 W	1	3	600	250	220			8.24	213	M	F	Stem and principal branch structure and unions in satisfactory condition. Maturing suckers at north 9f stem. Ivy impedes assessment. Scattered dead wood may affect footpath to south. Onset of Chalara ash dieback seen as twig dieback.	Remove dead wood >20mm diameter.	10+	C1	RET
3113		Pedunculate oak	18	12	12	10	10	3 NE	2	1	1120					13.44	567	M	G	RAVEN notable tree. Ivy on stem and into crown structure. Scattered small to medium sized dead wood. Large stem size but no veteran features. Good overall condition. High quality hedgerow maiden tree.	Remove dead wood >20mm diameter.	40+	B1	RET
3114		Ash	17	7	7	7	7	3 N	1.5	1	520					6.24	122	M	F	Upright stem. Principal branch structure and unions in satisfactory condition. Symmetrical crown form. Scattered small dead wood. Chalara infection established throughout crown, not currently advanced and has not deteriorated as rapidly as was initially expected.	No action required at time of survey	10+	C1	RET
3188		Field maple	9	7	3	1	8	2.5 NE	1.5	2	360	340				5.95	111	M	F	Very densely ivy clad, impeding assessment. Twin-stemmed. East stem cut back from track for high-sided vehicles.	No action required at time of survey	40+	C1	RET
3189		Pedunculate oak	12	6	7	7	8	5 W	4	1	700					8.40	222	M	F	Stem and principal branch structure and unions in satisfactory condition. Scattered dead wood and slightly under performing likely due to compaction.	No action required at time of survey	40+	B1	RET
3190		Pedunculate oak	11	7	3	5	6	4 W	4	1	500					6.00	113	M	P	Very dense ivy swamping crown. Crown-wide physiological decline seen as dieback and lacklustre foliage.	No action required at time of survey	10+	C1	RET
3191		Pedunculate oak	10	7	5	4	9	4 W	5	1	750					9.00	254	M	F	Stout lower stem. Very dense ivy swamping crown. Scattered small to medium dead wood.	Remove dead wood with potential to affect bridleway.	40+	B1	RET
3192		Field maple	9	5	3	3	5	1 N	1	6	200					5.88	109	M	F	Multi-stemmed from management within hedgerow. Scattered dieback of north crown.	No action required at time of survey	40+	B1	RET
3193		Pedunculate oak	14	8	6	8	8	4 N	4	1	650					7.80	191	M	G	Stem and principal branch structure and unions in satisfactory condition. Scattered small dead wood. Dense ivy into crown impedes assessment.	No action required at time of survey	40+	B1	RET
3194		Ash	13	3	7	7	7	5 SW	2	1	660					7.92	197	M	F	Dense ivy into crown impedes assessment. Major dead wood above bridleway. Heavily asymmetrical crown form after companion shelter.	Remove dead wood with potential to affect bridleway.	40+	B1	RET

Data for trees assessed as groups (TG)

FLAC Ref. No.	TPO Ref	Species	Tree Count	Ht. (m)	MRCs (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-EIM-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 %
TG3066		Pedunculate oak x6, ash x3	9	18	9	2 N	1	650	7.80	191	M	G	Close-set specimens sharing companion shelter and common crown profile. Ash multi-stemmed after past management, oaks maidens. Scattered medium sized dead wood may affect footpath at south. Individually satisfactory to good but collectively a high quality field boundary tree group. Ash have symptoms consistent with Chalara infection seen as scattered twig dieback.	Remove dead wood >20mm in diameter.	40+	A2	RET	9	100.0
TG3067		Blackthorn 90%, hawthorn	23	7	4	1 E	1	160	1.92	12	EM	F	Twin rows forming cluster of scrubby blackthorn with a few smaller hawthorns. Low arboricultural merit.	No action required at time of survey	40+	C2	RET	23	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 %
HR3012	Hawthorn 80%, blackthorn, elder, dog rose,	5	6	108	230	M	F	Field boundary hedgerow. Past management at 1.5 metres, none recent. Satisfactory overall condition.	No action required at time of survey	40+	B2	RET	108	100.0
HR3013	Blackthorn, elm, hawthorn	4	6	59	160	EM	F	Field boundary hedgerow. Past hedge-laying management, none recent. Satisfactory overall condition. Thin at west end.	No action required at time of survey	40+	B2	RET	59	100.0
HR3014	Hawthorn, dog rose, elder,	6	7	23	250	M	F	Short remaining section of presumed longer hedgerow. Past hedge-laying management evident, none recent. Satisfactory overall condition, gap to north of maiden ash at south. Internal hedgerow of relatively low significance.	No action required at time of survey	40+	C2	RET	23	100.0
HR3020	Hawthorn, blackthorn, field maple, elm	8	5	90	200	EM	F	Some older components from earlier hedgerow, now with high proportion of elm including typical dead and dying.. Failed at south face along bridleway.	Remove dead and dying elms.	40+	B2	RET	90	100.0
HR3021	Hawthorn, elm	2	1.5	299	100	EM	F	Routinely flailed hedgerow.	No action required at time of survey	40+	B2	RET	299	100.0

Note

Trees beyond 15 metres from the red line boundary are excluded from this plan



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

Trees omitted from topo survey are located indicatively. These trees are marked with a *

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
Shinfield Studios Limited.

Instruction
Shinfield Studios - Backlot 3

Instruction ref.
CC41-1001

Dwg title
Tree Survey and Retention & Removal Plan - Backlot 3

Dwg no.
41-1001.32

Date
01.05.26

Scale
1:250 @ A0

Quality & value grades:

Category A High

Category B Moderate

Category C Low

Category U Unretainable

Retained trees

Notional tree root protection area - RPA

The Old Rectory, Park Lane, Blunham
BEDFORD, MK44 3NU
T:44(0)1767 641648
enquiries@flac.uk.com
www.flac.uk.com

INTENDED TO BE READ IN COLOUR



A) PRELIMINARY MATTERS

Note: The existing earth bund on the south-west boundary currently acts as a barrier preventing access to the trees. In the event the bund is removed a barrier to provide a protective standoff to the trees will be required in the positions shown on this plan and per the Inset sketch 1 specification unless otherwise agreed with Wokingham Borough Council. Whilst the bund is in-situ it is in effect providing tree protection, it is recommended a snow mesh on lamp irons fence is positioned along its length on the backlot side with tree protection signage (see elsewhere on this plan) at 10 metre intervals.

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. 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
3. All approved tree removals shall be undertaken by tree contractors. Each tree shall be cut down to a low stump
4. Trees for removal within the RPA of retention trees shall have their stumps ground out (also by tree contrators)
5. Stumps from felled trees outside of RPAs of retained trees can be grubbed out

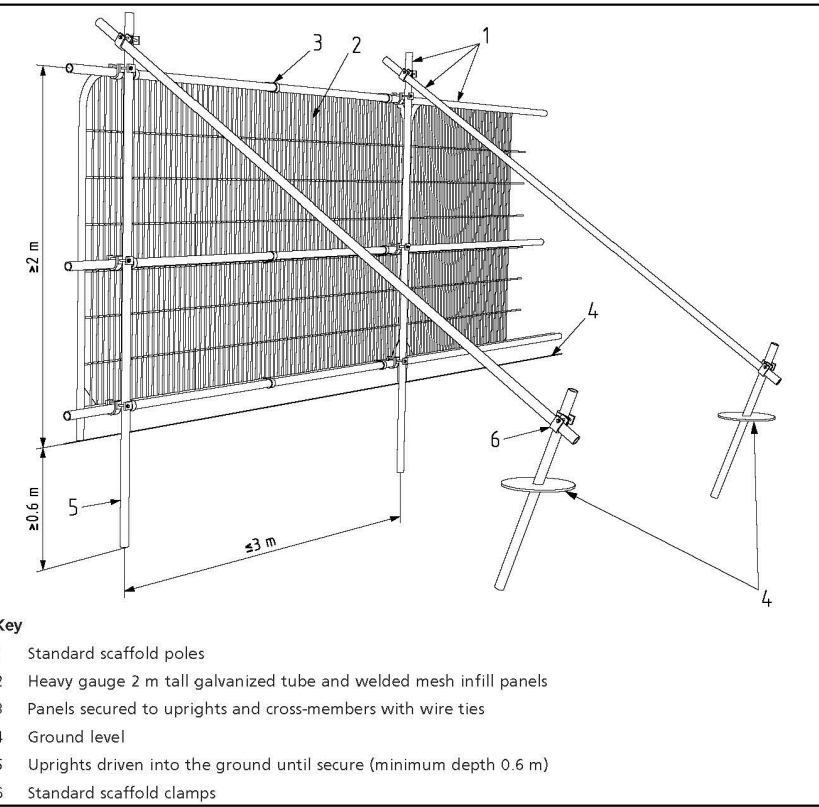
B) INSTALLATION OF PHYSICAL TREE PROTECTION MEASURES

6. Following completion of enabling tree works, each phase shall have its **full system of physical tree protection measures** (barriers and ground protection) installed (i.e. not in piecemeal) in line with the provisions of BS5837:2012. These measures comprise:
 - Tree Protection Fencing (TPF) to BS5837:2012 Figure 2 (see FLAC Type 1 at Inset Sketch 1) fitted with all-weather warning signs (see elsewhere on plan)
7. 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. Site secure fencing may take the place of tree protection fencing if it is a) suitably robust and b) provides no less protection for above and below ground tree constraints

C) PROHIBITIONS & PRECAUTIONS

- 8 The fencing, ground protection and any existing hard surfaces within the root protection area comprise 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
 - Existing ditches within either RPAs that are to be used for proposal drainage must not be cleaned, improved, re-graded or re-profiled
 - 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

INSET SKETCH 1 - FLAC TYPE 1 TREE PROTECTION FENCING



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



9. 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.

10. 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

11. 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

12. 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 surfaces within the Construction Exclusion Zone are to be retained and not demolished / removed until completion of primary construction (see Phasing Schedule)

13. 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. 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

E) ARBORICULTURAL SUPERVISION & REPORTING

14. 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

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

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 adjustments to/installation of secondary tree protection measures by FLAC
4. Primary construction
7. Secondary construction including hard landscaping.
8. ARB OVERWATCH BY FLAC FOR ANY OPERATIONS WITHIN CONSTRUCTION EXCLUSION ZONE (see Arboricultural Supervision Schedule)
9. Removal of physical tree protection measures
10. Soft landscaping
11. Post-completion tree condition check by FLAC

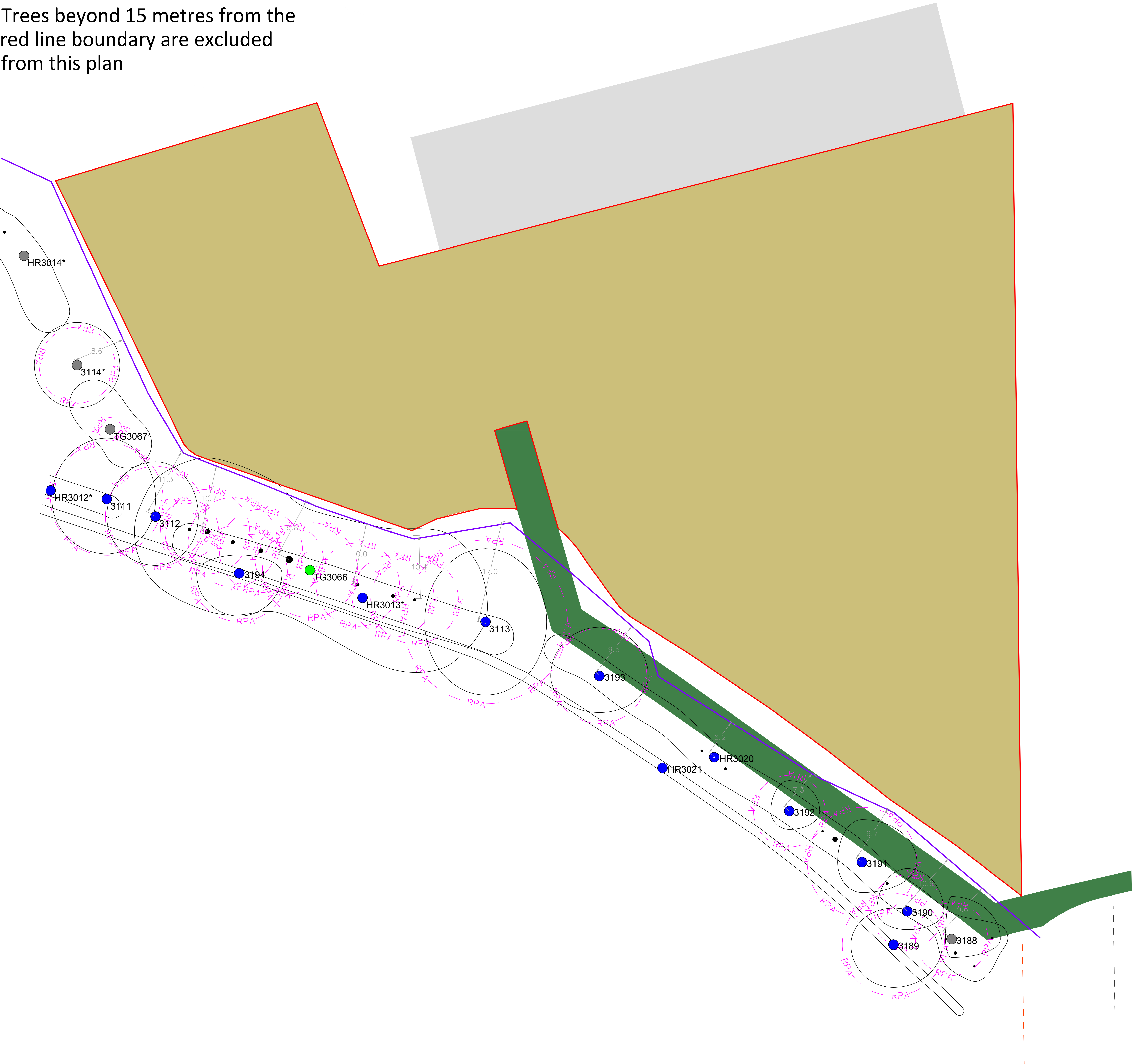
ARBORICULTURAL SUPERVISION SCHEDULE

General

- Pre-start meeting with contractors
- Audit of enabling tree works & tree protection system, fencing and ground protection
- 2x weekly visits
- 2x fortnightly visits
- 3x monthly visits
- Quarterly visits until completion, inc. of soft landscaping
- All/any works within the root protection areas (RPAs) of retained trees

Note

Trees beyond 15 metres from the red line boundary are excluded from this plan



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

Trees omitted from topo survey are located indicatively. These trees are marked with a *

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
Shinfield Studios Limited.

Instruction
Shinfield Studios - Backlot 3

Instruction ref.
CC41-1001

Dwg title
Tree Protection Plan - Backlot 3

Dwg no.
41-1001.33

Date
01.05.26

Scale
1:250 @ A0

Quality & value grades:

Category A ● High

Category B ● Moderate

Category C ● Low

Category U ● Unretainable

 Retained trees

 Notional tree root protection area - RPA

 FLAC Type 1 Tree Protection Fencing (see Inset sketch 1)

The Old Rectory, Park Lane, Blunham
BEDFORD, MK44 3NU
T:44(0)1767 641648
enquiries@flac.uk.com
www.flac.uk.com

INTENDED TO BE READ IN COLOUR