
Project Title: Shinfield West Allotments

Document Ref: A243-R013 Rev C

Date: 27 May 2026

Author: T. Moloney

Construction Environmental Management Plan

1.0 Introduction

1.1 Context

- 1.1.1 Abley Letchford has prepared this Construction Environmental Management Plan (CEMP) in support of a Full planning application for the proposed community allotments at the Shinfield West development in Wokingham Borough.
- 1.1.2 The proposal relates to the delivery of 16 allotment plots with associated infrastructure, including access, drainage, footways, parking, and landscaping. A copy of the proposed layout is included in **Appendix A**.

Report Purpose

- 1.1.3 This CEMP aims to provide a framework for the mitigation and management of potential environmental effects associated with the construction works. It sets out procedures to ensure compliance with statutory requirements and local policies.

1.2 Report Scope

- 1.2.1 This document addresses:
- Site access and routing
 - Construction, Traffic, and Transport
 - Dust, noise, surface water, and waste
 - Tree and ecology protection, including ancient woodland
 - Site compound and working hours
 - Implementation and monitoring of controls

2.0 Construction Traffic Management

2.1 Construction Phasing

- 2.1.1 The construction period for the Shinfield West Allotments is anticipated to last approximately three to six months. It will be delivered in a logical sequence to ensure the site is safely and efficiently developed.
- 2.1.2 The initial phase will involve site setup, including the installation of security fencing to define the working area. Following this, the ground will be prepared, and a suitable 'haul road' will be constructed to allow access for construction vehicles and machinery.



- 2.1.3 Subsequent works will focus on installing the core infrastructure of the allotments, such as the access road, pavement and parking area, pedestrian pathways, perimeter and internal fencing, and other associated infrastructure.
- 2.1.4 Once in place, landscaping and surface finishing will be undertaken, including the planting of trees and hedgerows as indicated in the landscape plan.
- 2.1.5 Finally, a comprehensive inspection and tidy-up phase will complete the project, including demobilisation of the compound and removal of temporary infrastructure.

2.2 Construction Access

- 2.2.1 Access to the construction site will be exclusively via the newly constructed Pavilion car park located off High Copse, which connects directly to Bolton Drive to the north. From here, construction vehicles will route to the B3349 Hyde End Road via Bolton Drive / Bake Avenue, both of which act as primary access streets within the Shinfield West development.
- 2.2.2 An access road comprising a width of 4m along with a 1.5m wide footway has already been constructed and established into the site from the Pavilion Car Park. This road extends for c.28m from the boundary of the car park, leading to an existing unmade 'track' within the site used for maintenance of the land.
- 2.2.3 Construction vehicles will therefore enter and exit the site via this existing access road, with a suitable form of control being implemented to prevent vehicle conflicts where the carriageway width is insufficient for two vehicles to pass.
- 2.2.4 Abley Letchford drawing A243-AL-002 P1 in **Appendix B** shows the proposed construction access arrangements, site compound and swept path analysis of typical construction vehicles expected to require access.

2.3 Construction Routing

- 2.3.1 All construction traffic will be routed via the B3349 Hyde End Road / Beke Avenue Roundabout, Bolton Drive and High Copse. This routing strategy is designed to minimise impact upon the existing surrounding residential area, utilising the primary access road through the Shinfield West development.
- 2.3.2 Signage will be erected to direct construction traffic and site delivery vehicles to the correct entrance and to discourage the use of undesignated roads.

2.4 Haul Routes

- 2.4.1 A temporary haul surface will be established within the site boundary using a suitable compacted surface and base. This will ensure safe and stable access for construction vehicles throughout the build period.
- 2.4.2 All vehicle speeds will be restricted to a maximum of 10mph while on-site to protect the safety of operatives and prevent disturbance to neighbouring properties.
- 2.4.3 The haul route will be maintained in good condition and regularly inspected for wear, water pooling, or debris.



2.5 Construction Compound

2.5.1 A designated construction compound will be located at the eastern boundary of the development site. This compound will serve as the central base of operations and will include a site office, staff welfare facilities and secure storage for materials, tools and plant.

2.5.2 A small parking area will also be provided within the compound to accommodate construction operatives and visitors. Waste management will be handled within the compound using segregated skips or bins to allow for appropriate sorting and disposal of general, recyclable and hazardous waste.

2.5.3 Parking

2.5.4 Dedicated on-site parking will be provided for construction staff and visitors, located within the compound area.

2.6 Public Rights of Way / Pedestrian Routes

2.6.1 There are no formally registered Public Rights of Way directly affected by this development.

2.6.2 Appropriate signage and protective fencing will be provided where required to maintain public safety and continuity of pedestrian movement at the access.

2.7 Boundary Hoarding

2.7.1 To secure the site and reduce visual and noise impacts, boundary protection will consist of Heras fencing or other appropriate hoarding.

2.7.2 The hoarding will also serve to protect retained vegetation from accidental damage by construction vehicles or operatives.

2.8 Working Hours

2.8.1 Construction operations will be carried out during standard daytime hours to minimise disruption to the surrounding community. Normal working hours will be from 08:00 to 18:00 on weekdays (Monday to Friday) and from 08:00 to 13:00 on Saturdays.

2.8.2 No construction work will take place on Sundays or Bank Holidays unless specifically agreed in writing with Wokingham Borough Council. In any case where out-of-hours working is deemed necessary, advance notification and approval will be sought to ensure proper consultation with residents and stakeholders.

3.0 Construction Environmental Controls

3.1 Noise Reduction

3.1.1 Construction activities will be managed so that noise impacts on neighbours are kept to an absolute minimum. All work will take place strictly within standard hours, 8 am to 6 pm on weekdays and 8 am to 1 pm on Saturdays, avoiding evenings, early mornings and Sundays altogether.

3.1.2 Every item of plant or machinery brought onto site will be fitted with manufacturer-approved silencers or acoustic covers, and a maintenance log will be kept, ensuring that worn parts (often a cause of excess noise) are replaced promptly.



- 3.1.3 Wherever it is technically feasible, quieter technologies, such as battery-powered hand tools, will be chosen over traditional diesel equipment.
- 3.1.4 Drivers and operators will be instructed to switch off engines the moment a vehicle or machine is not in use, eliminating unnecessary “idling” noise.
- 3.1.5 Stationary equipment that cannot be silenced, like generators or large compressors, will be positioned as far away from residential boundaries as practical and screened behind temporary hoarding, acoustic blankets or proprietary sound barriers.
- 3.1.6 Particularly loud one-off tasks, such as vibro-compaction or concrete breaking, will be programmed for mid-morning or mid-afternoon so that they do not coincide with sensitive periods at the start or end of the day.
- 3.1.7 A letter-drop or email alert will be issued to residents and Wokingham Borough Council in advance of any exceptional noisy operation. Should a noise complaint be received, immediate monitoring will be undertaken; results will be reviewed with the site team and, where needed, additional mitigation measures (for example, extra barriers or rescheduling of activities) will be put in place.

3.2 Dust Suppression

- 3.2.1 A proactive dust-management regime will protect local air quality throughout the build. During dry or windy spells, the surface of haul roads and any exposed earth will be dampened down using a fine water spray or misting bowser.
- 3.2.2 A dedicated wheel-wash facility will be installed at the site exit so that vehicle tyres and under-bodies are cleaned before re-entering the public highway; this measure greatly reduces the spread of dust and mud along neighbouring roads.
- 3.2.3 Loose loads such as soil or crushed stone will always be sheeted when transported and stored under tarpaulins or geotextile covers once on site. Haul routes will be properly compacted, kept smooth and swept as often as required.
- 3.2.4 Cutting, grinding and sawing activities will be carried out either under water suppression or with vacuum extraction attachments to capture fine particulates at source. Stockpiles will be located away from sensitive boundaries, schools, homes or watercourses, and may be treated with biodegradable surface binders if necessary.
- 3.2.5 Site teams will complete visual inspections of the construction access route up to Bolton Drive at least twice a day. Whenever detritus is observed on the carriageway, on the route a suitable cleaning method will be employed to clean the highway.

3.3 Mud Prevention and Road Cleanliness

- 3.3.1 Robust mud-control measures will be implemented to help prevent soil migrating from the site onto local carriageways and footpaths.
- 3.3.2 Before any vehicle departs, wheels and chassis will be cleaned, ensuring no clods of earth remain.



3.3.3 The entrance apron will be inspected continuously and cleared of spoil, silt or standing water to mitigate against the spread of dirt on the highway. If wet weather coincides with heavy vehicle activity and mud tracking is seen within the Pavilion Car Park, or on High Copse / Bolton Drive, a mechanical sweeper or other appropriate method will be promptly dispatched to clean the highway surface.

3.3.4 A named operative will have day-to-day responsibility for enforcing the mud-management plan, including stopping vehicles that attempt to leave the site without adequate cleaning.

3.4 Fire Prevention

3.4.1 Site rules will impose a strict ban on open fires. Flammable liquids, gas cylinders and other combustibles will be kept in lockable, bunded containers positioned well away from offices, welfare units or boundary fences.

3.4.2 Any “hot-work” tasks, such as welding, soldering or metal cutting, will require a permit to work, and only trained operatives will be allowed to proceed once extinguishers or fire blankets are in place.

3.4.3 A documented fire-emergency procedure, complete with escape routes and assembly points, will be explained to every operative during induction and refreshed periodically.

3.5 Lighting

3.5.1 If required, temporary lighting will be installed with safety and ecological sensitivity in mind.

3.5.2 Suitable cowls or hoods, angled downward, will be used to minimise light spill onto neighbouring gardens, hedgerows or open countryside. The brightness and light-colour temperature will be chosen to reduce glare and discourage nocturnal wildlife disturbance.

3.5.3 Illumination at the site entrance will provide safe visibility for vehicles and pedestrians during periods of darkness, but all non-essential lights will be switched off outside working hours.

3.6 Surface-Water Management

3.6.1 Any existing swales and ditches that form part of the site’s Sustainable Drainage System (SuDS) will be fenced off and signed so that no accidental tipping or vehicle encroachment can occur. No stockpiles, fuel bowzers or heavy equipment will be positioned within overland flow paths; these areas must remain free to convey stormwater.

3.6.2 If required, temporary controls, such as silt fences, straw bales and sediment-settlement geotextile socks, will be installed around disturbed ground to intercept silty run-off before it reaches drainage features.

3.6.3 All refuelling will take place over drip trays in a dedicated bunded zone, and a spill kit containing absorbent granules, pads and booms will be kept within 10 metres of every fuel or oil store.

3.6.4 During excavation works, open trenches will be covered or edged with sandbags to prevent rainwater from entering; any accumulated water will be pumped to a silt buster unit rather than discharged directly to ditches. In the event of a spill, operatives will enact the spill-response plan immediately and record the incident for investigation.



3.7 Tree and Hedgerow Protection

- 3.7.1 Before the first machine arrives, protective fencing compliant with BS 5837:2012 will be erected around every tree and hedgerow to be retained.
- 3.7.2 These barriers will demarcate Root Protection Areas, inside which there will be no excavation, storage of materials or passage of heavy plant. Fence posts or trench runs for the new allotment fencing will be set at least 1m away from hedgerow roots to avoid damage.
- 3.7.3 Any pruning or arboriculture work will be carried out by qualified personnel under the methods specified in the Arboriculture Method Statement.
- 3.7.4 Plans identifying the trees and hedgerows within the site which are identified for retention or removal are set out within the Arboriculture Report prepared by FLAC. For ease of reference, an extract from the report is attached as **Appendix C**.
- 3.7.5 The Arboriculture Report also identifies the method and type of tree protection fencing to be used, and the required extent of Root Protection areas for trees within and along the boundaries of the site, including a 15m buffer (requested by WBC) relating to High Copse ancient woodland boundary located to the east of the site beyond the redline.

3.8 Ecology and Wildlife Protection

- 3.8.1 Although the site does not sit within a protected ecological designation, robust precautions will safeguard local fauna and flora. All clearance of shrubs, trees or hedges will, wherever possible, be scheduled outside the bird nesting season (March to August). Should clearance be unavoidable in this window, an ecologist will inspect the vegetation for signs of protected wildlife immediately beforehand to determine if / how work can proceed.
- 3.8.2 Open excavations will be either completely covered overnight or fitted with gentle escape ramps to prevent small mammals or amphibians from becoming trapped. Perimeter fencing will include periodic “mammal gates” at ground level to allow hedgehogs and similar wildlife to pass freely through the site. Construction lighting will be angled away from mature hedgerows to maintain dark corridors for commuting bats.

3.9 Badgers

- 3.9.1 Badgers and occupied setts are protected by the Protection of Badgers Act 1992. It is an offence to cruelly treat, kill or take Badgers, and it is also illegal to intentionally or recklessly damage or disturb a Badger sett whilst it indicates signs of current use by a Badger.
- 3.9.2 A pre-commencement Badger survey will be undertaken prior to site clearance works to check for any newly-dug setts. The survey will be undertaken at least three months, but no longer than 6 months prior to the start of works, to allow time for appropriate monitoring and licencing, should active Badger setts be identified.
- 3.9.3 In the unlikely event that any setts are found, damage, obstruction and disturbance would be avoided by fencing off a buffer zone between a sett and the construction footprint prior to the onset of works. Best practice pollution prevention measures would also be implemented, and all machinery, materials, fuel and chemical storage would be over 50m from any sett (if present).



- 3.9.4 Badgers from the local surrounding area are likely to use the Site and surroundings for foraging. To avoid accidental harm to Badgers, no works will take place overnight between dusk and dawn during the summer, and adequate lighting will be used to enable workers to spot any active Badgers when works are undertaken in dark/low light conditions during normal working hours in the winter. All work within 50m of setts (if present) will be undertaken in good light conditions.
- 3.9.5 All pits, excavations or tanks more than one metre deep will be securely covered or ramped overnight to prevent Badgers and other wildlife from falling in and being injured or trapped.
- 3.9.6 All fuel, chemicals and cements will be stored in secure, bunded locations, ensuring that accidental leakage cannot contaminate adjacent green areas or watercourses.

4.0 Construction Management

4.1 Considerate Constructors Scheme

- 4.1.1 The project will be formally registered with the Considerate Constructors Scheme before work begins.
- 4.1.2 The scheme's core values, respect for the community, protection of the environment, and promotion of a safe, supportive workplace, will be embedded in daily operations.
- 4.1.3 Site-wide briefings and toolbox talks will remind all personnel of their CCS commitments, and signage at the entrance will display the registration number, key contacts and a clear channel for public feedback.
- 4.1.4 Scheduled CCS monitor visits will be welcomed, with any recommendations implemented promptly.

4.2 Management Structure

- 4.2.1 A clear site hierarchy will ensure responsibilities are understood and acted upon. The Site Manager will have overarching accountability for delivering the project safely and in accordance with this CEMP.
- 4.2.2 Reporting to the Site Manager, an Environmental Manager will carry out inspections, maintain records and coordinate any specialist consultants.
- 4.2.3 A Construction Liaison Officer will act as the first point of contact for residents, businesses and the local authority, responding swiftly to enquiries or complaints.
- 4.2.4 Day-to-day control of traffic movements will be handled by a trained Traffic Marshal, whose duties include directing HGVs, enforcing speed limits and ensuring pedestrians are protected. Every operative on site will receive a role-specific briefing outlining the environmental standards expected of them.

4.3 Communication and Liaison

- 4.3.1 A Community Engagement Plan will set out how local stakeholders will be kept informed. Before key milestones, such as the arrival of a large plant or a change in traffic routing, letters or email alerts will be issued to neighbouring properties.



4.3.2 A prominently positioned noticeboard will show the current works programme, working hours, emergency numbers and the name of the Liaison Officer.

4.3.3 A complaints register will log all community feedback, with each entry investigated and closed out within 48 hours.

4.4 Workforce Travel and Logistics

4.4.1 To reduce single-occupancy car travel, the contractor will implement a Green Travel Protocol. Site inductions will highlight local bus routes and walking or cycling options. Vehicle sharing will be encouraged to help reduce single-occupancy vehicle trips.

4.5 Training and Competence

4.5.1 Every worker, including subcontractors, will complete a comprehensive site induction covering health, safety, environmental controls, emergency procedures and the key points of the CEMP. Regular toolbox talks will be delivered on themes such as dust suppression, noise etiquette, spill response and ecological awareness.

4.5.2 Training records will be kept electronically for audit purposes, and refresher courses or additional briefings will be arranged whenever an environmental incident occurs or when new hazards are introduced.

4.6 Monitoring, Inspection and Reporting

4.6.1 The Environmental Manager will carry out daily walk-rounds to check compliance with the CEMP and will complete a written checklist each week summarising findings. If dust plumes, muddy exits or noisy activities are noted, or if a complaint is lodged, targeted monitoring will commence to measure actual conditions against trigger levels.

4.6.2 A formal environmental audit will be conducted once a month, with action plans allocated to responsible persons and tracked to closure.

4.7 Emergency Preparedness and Response

4.7.1 A tailored Emergency Response Plan will cover fires, chemical spills, flooding and medical incidents. Spill kits, fire extinguishers and first-aid stations will be placed at strategic points and clearly signposted.

4.7.2 Coordination with local fire, ambulance and environmental agencies will ensure rapid assistance if required.

4.8 CEMP Review and Update

4.8.1 The CEMP will be viewed as a 'living document'. A formal review will take place every quarter, or sooner if there is a significant design change, regulatory update or environmental event.

4.8.2 Updated versions will be approved by the Site Manager, distributed to the project team and provided to Wokingham Borough Council for information.

4.9 Handover and Close-out

4.9.1 As the project nears completion, a demobilisation plan will guide the removal of temporary structures or equipment. Any areas of ground disturbed by site traffic will be re-graded, topsoiled and seeded or landscaped in line with the approved drawings.



- 4.9.2 A final sweep and litter pick will leave adjacent roads and paths in pristine condition. As-built drawings, waste transfer notes and compliance certificates will be collated into a handover file. Finally, a lessons-learned workshop will capture best practices and opportunities for improvement to inform future projects.



APPENDICES



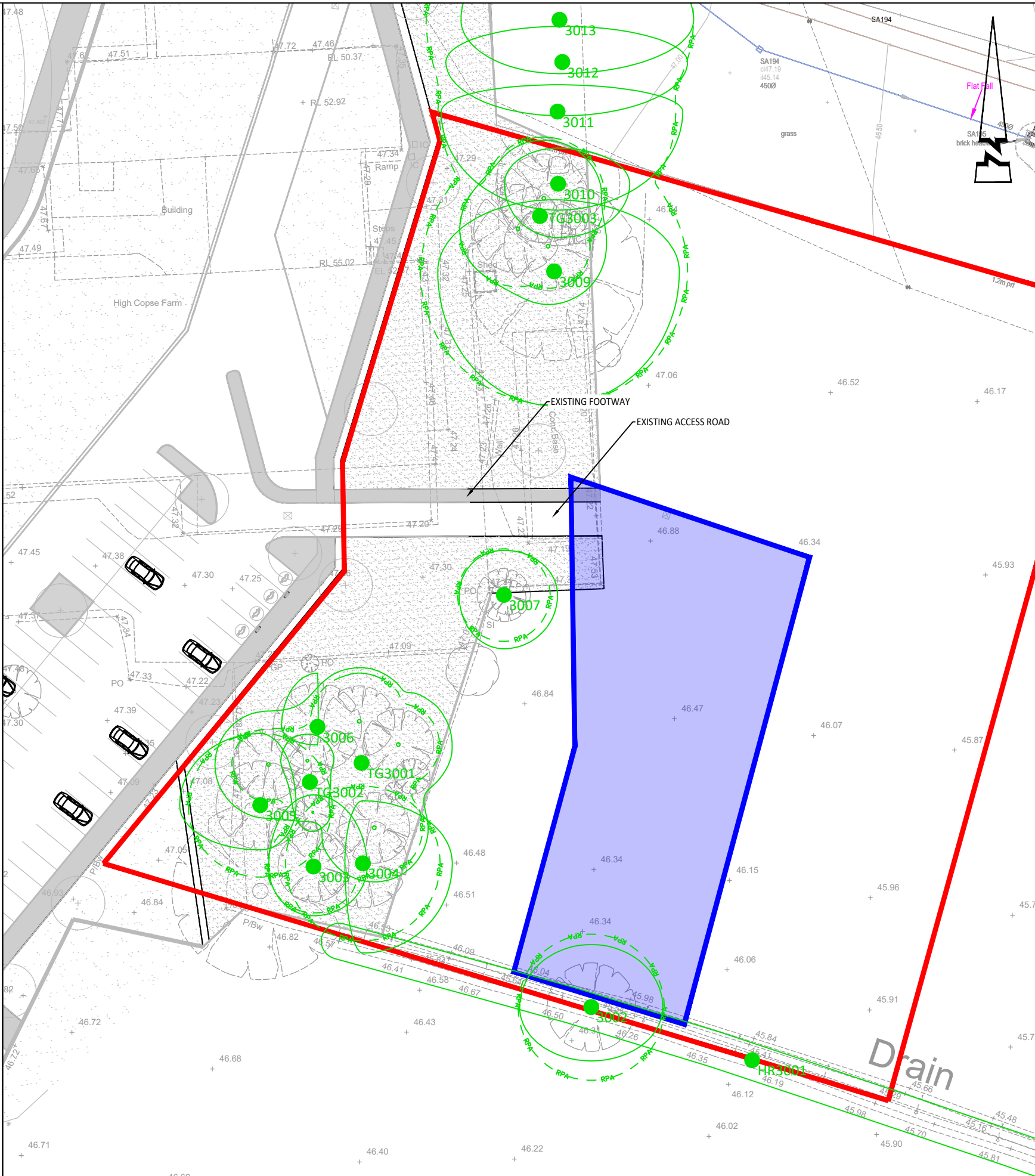
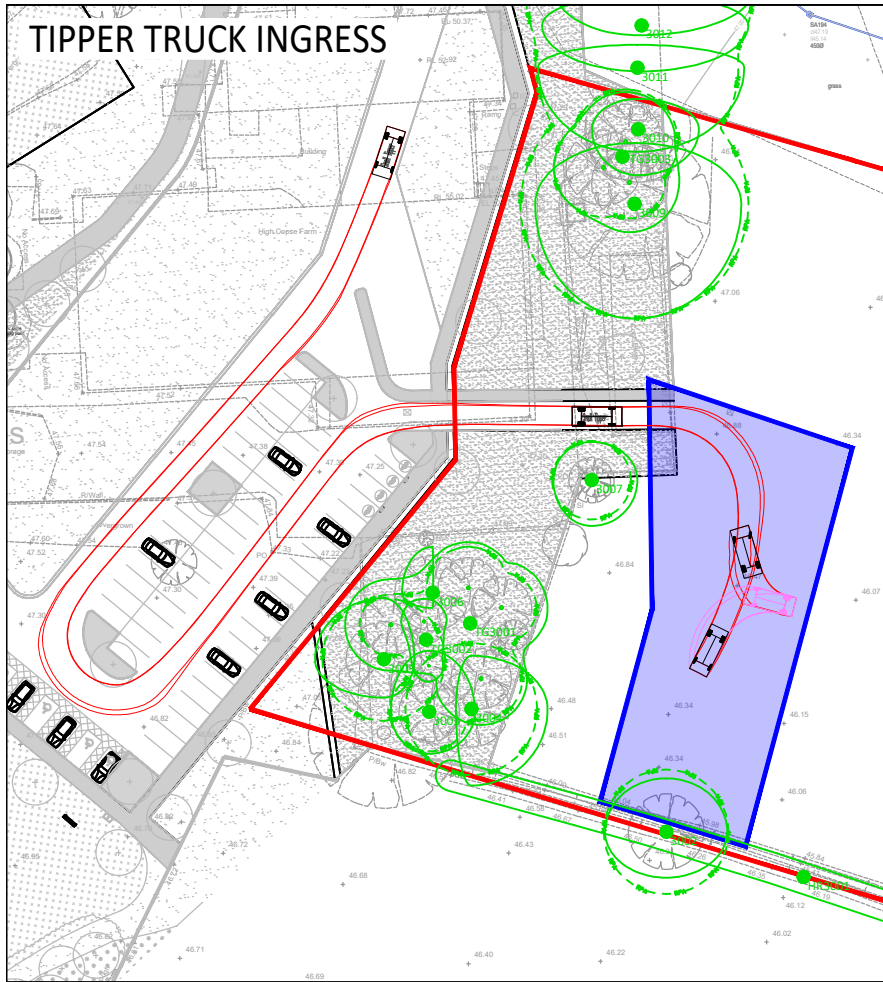
Annexe A

Proposed Site Layout



Annexe B

Drawing A243 – AL-002 P1 Site, Site Compound and Swept Path Analysis



© ABLEY LETCHFORD PARTNERSHIP LTD.
This drawing should not be reproduced without consent.

Small Tipper
Overall Length 6.528m
Overall Width 2.500m
Overall Body Height 3.000m
Min Body Ground Clearance 0.367m
Track Width 2.395m
Lock to lock time 5.00s
Kerb to Kerb Turning Radius 7.850m

KEY

— SITE BOUNDARY

— CONSTRUCTION COMPOUND

P1	07.25	FIRST ISSUE	TDM	PJ
Rev	Date	Description	Drawn	Checked

Abley Letchford
www.ableyletchford.co.uk

Client
UNIVERSITY OF READING

Project
SHINFIELD WEST SOUTHERN ALLOTMENTS

Title
CONSTRUCTION ACCESS AND COMPOUND PLAN

Status
FOR PLANNING

Scale 1:500 @ A3	Date JULY 2025	Drawn TDM	Checked PJ
Drawing No A243-AL-002			Revision P1



Annexe C

Arboriculture Report

Senior Director:

Julian Forbes-Laird

BA(Hons), Dip.GR.Stud, MICFor, MRSB, MRICS, MEWI, Dip.Arb.(RFS)

 Institute of
Chartered Foresters
Registered Consultant

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: 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. 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	3	0	3	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 the 3no sycamores comprising tree group TG3001 had deteriorated, due to drought conditions initiating the endophytic pathogen *Cryptostroma corticale* leading to dysfunction and now also crown failures. 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>
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.

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.

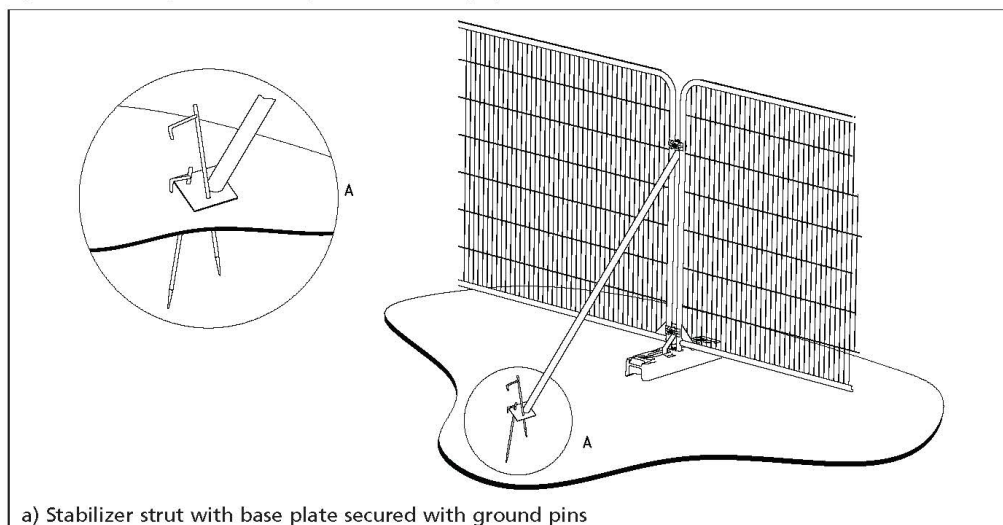
4.3 Use of BS5837's Fig. 3 fencing is specified on the Tree Protection Plan due to the relatively low level of development activity. The British Standard recommends this as a suitable alternative, comprising Herras fencing panels on rubber boots with supports fixed by ground pins as depicted at its Fig.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

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

BRITISH STANDARD

BS 5837:2012

Figure 3 Examples of above-ground stabilizing systems



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, now severed. 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.	No action required at time of survey	>40	B1	RET
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.	No action required at time of survey	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.	No action required at time of survey	10+	C1	RET
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.	No action required at time of survey	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.	No action required at time of survey	10+	C1	RET
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.	No action required at time of survey	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.	No action required at time of survey	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	EM	F	Formerly recorded as a component of TG3001, now changed to an individual tree because it is the only sycamore which remains in retainable condition as of September 2025.	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)	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-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 (the fourth being 3020) are now dying with advanced decline, specimens appear to have suffered drought stress, which in turn has initiated the endophytic pathogen Cryptostroma corticale, also known as sooty bark disease, leading to advancing crown dysfunction and associated branch failures. Sycamore 3020 to north of poplar 3005 in satisfactory condition as of September 2025.	Fell three dead/dying sycamores.	<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

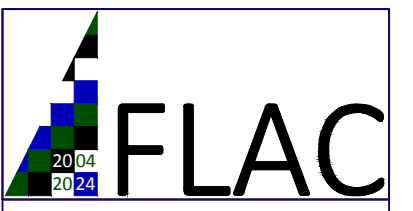
Data for hedgerows (HR)

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

TG3001 - Sycamore (x3)

Advanced physiological decline of 3 trees

3002 - Crown lift and prune back lower small branches to 2 metres for new fence



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-C

Date
01.05.26

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**

 **Ancient woodland (extract from N. England's polygon dataset)**

 **15m offset ancient woodland buffer zone**

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

Notes

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

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

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

Any trees omitted or tree groups partially omitted from top 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

3no U category
dead/dying
sycamores of
TG3001 - Fell

Pedunculate oak 3002 to have small branches of lower crown at north of stem lifted/cut back to enable fence to be installed

Pedunculate Oak 640mmØ

Pruning Specification

3002 - Crown lift and prune back lower small branches to 2 metres for new fence

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

LANDSCAPING WITHIN RPAs

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

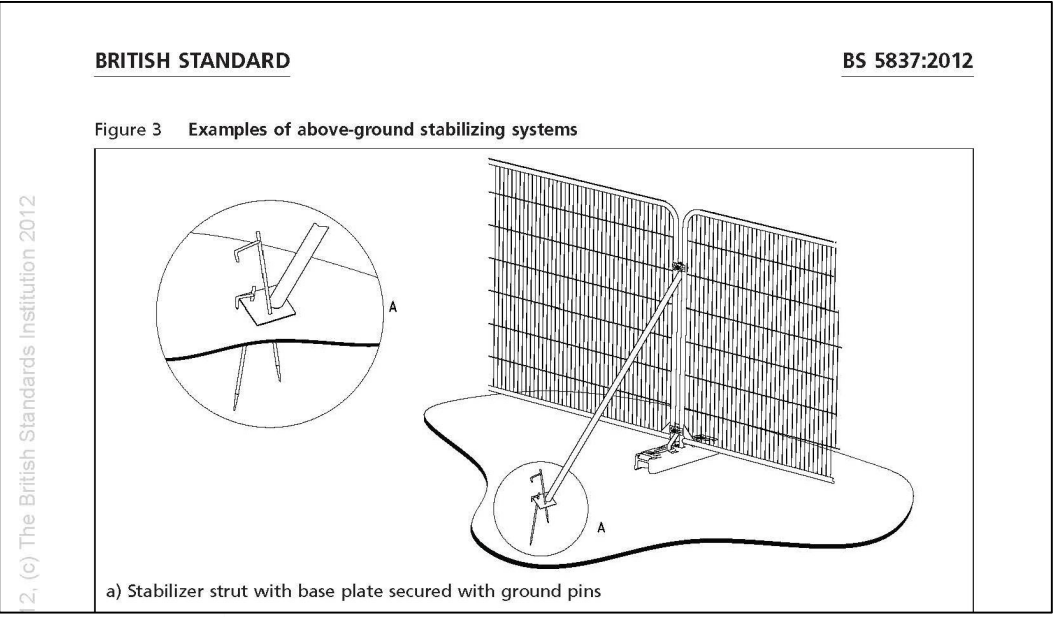
Prior to landscaping commencing the project arboriculturist shall meet the landscape contractors to discuss what is proposed and precautions required.

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

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

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 Protection Plan

Dwg no.
38-1035.05-C

Date
01.05.26

Scale
1:500 @ A1

Quality & value grades:

Category A ● High

Category B ● Moderate

Category C ● Low

Category U ● Unretainable

Trees to be retained

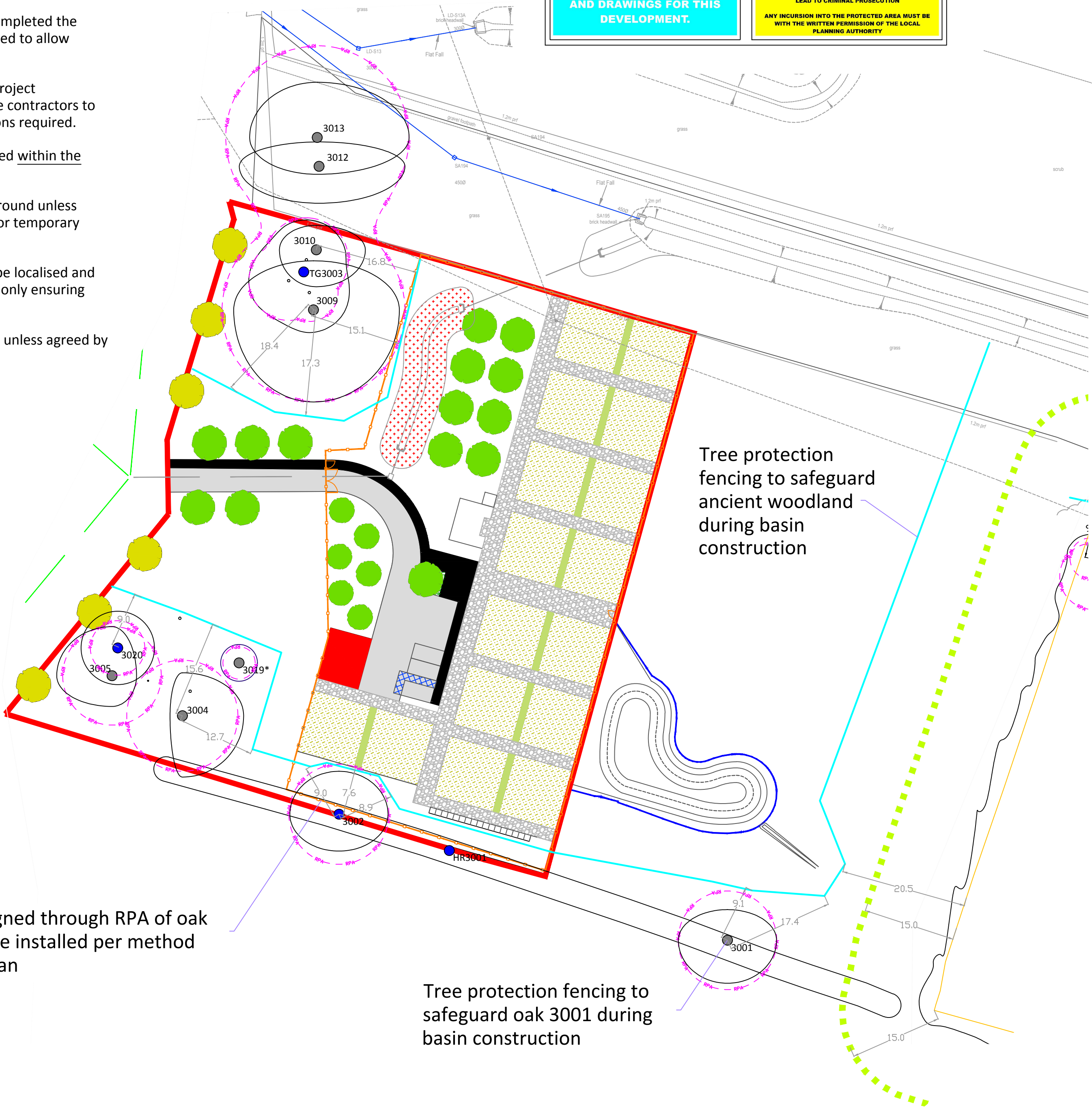
 Notional tree root protection area - RPA

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

 Ancient woodland (extract from N. England's polygon dataset)

 15m offset ancient woodland buffer zone

The Old Rectory, Park Lane, Blunham
BEDFORD, MK44 3NU
T: 44(0)1753 645648
enquiries@flac.uk.com
www.flac.uk.com



Fence aligned through RPA of oak 3002 to be installed per method on this plan

Tree protection fencing to safeguard oak 3001 during basin construction

Tree protection fencing to safeguard ancient woodland during basin construction

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.

ARBORICULTURAL METHOD STATEMENT

A) PRELIMINARY MATTERS

IMPORTANT - SEE PHASING SCHEDULE BELOW

- 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.
- 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).
- 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
- All approved tree removals shall be undertaken by tree contractors. Each tree shall be cut down to a low stump
- 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
- Stumps from felled trees outside of RPAs of retained trees can be grubbed out

B) INSTALLATION OF PHYSICAL TREE PROTECTION MEASURES

- 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**
- 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

- 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.

- 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.

- 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

- 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

- 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)
- 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

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

- 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



Transport Planning | Flood & Water Management | Civil Engineering

Hungerford Office

3 Tealgate, Charnham Park,
Hungerford RG17 0YT

01488 684 390

Reading Office

6th Floor, Reading Bridge House,
George Street, Reading, RG1 8LS

0118 237 1736

www.ableyletchford.co.uk