

STATION HILL NORTH READING

Arboricultural Impact Assessment
HYBRID PLANNING APPLICATION

DECEMBER 2019



Client Name: SH Reading Master LLP
Document Reference: WIE14788-100-R-23-1-6-AIA
Project Number: WIE14788-100

Quality Assurance – Approval Status

This document has been prepared and checked in accordance with
Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS OHSAS 18001:2007)

Issue	Date	Prepared by	Checked by	Approved by
First	October 2019	Jonathan Stuttard Consultant 	Richard Harris Principal Consultant 	Joanna Bagley Senior Associate Director 

Comments

Disclaimer

This report has been prepared by Waterman Infrastructure & Environment Limited, with all reasonable skill, care and diligence within the terms of the Contract with the client, incorporation of our General Terms and Condition of Business and taking account of the resources devoted to us by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at its own risk.

Contents

Executive Summary	1
1. Introduction	2
2. Tree Survey Methodology.....	3
3. Limitations.....	6
4. Site Description	7
5. Root Protection Area	11
6. Tree Preservation Orders and Conservation Areas	12
7. Arboricultural Impact Assessment	13
8. Proposed Tree Works	15
9. Recommendations for Tree Protection	16
10. Summary	18

Drawings

Drawing 1: Tree Survey Plan (Drawing ref. WIE14788-100-SA-77-001)

Drawing 2: Tree Protection Plan (Drawing ref. WIE14788-100-77-002)

Drawing 3: General Arrangement Plan (Detailed Application) (Drawing ref SHRN-LDA-S2-ZZ-PL-L-100-101)

Tables

Table 1: Summary of tree features by category	10
---	----

Appendices

- A. Relevant Planning Policy and Legislation
- B. Cascade Chart for Tree Quality Assessment (extract from BS5837)
- C. Schedule of Existing Trees
- D. Extract from BS5837 – Default Specification for Protective Barrier
- E. Extract from BS5837 – Examples of Above-Ground Stabilizing Systems
- F. Tree Protection Signage (Example)

Executive Summary

Trees present on and directly adjacent to Station Hill (the 'Site') have been surveyed in accordance with BS5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'.

The Site is approximately 4.8 hectares (ha) in area and located at Ordnance Survey Grid Reference SU 71351 73699. The site is located within a highly urbanised location and is surrounded by built infrastructure.

The Site falls within the planning district of Reading Borough Council.

The Site is the subject of a hybrid application with the eastern part of the Site being the subject of a detailed planning application and the western part being the subject of an outline planning application. This report contains sufficient information to support of both the full and outline elements of the application. Further details of the extents of the detailed and outline applications are shown on **Drawing 2**.

A total of 9No. individual trees and 6No. tree groups were recorded as part of the tree survey. Of these arboricultural features, 2No. were assessed to be of a moderate B grade and 13No. were assessed to be of a low C grade.

At the time of writing this report, none of the trees present on the Site were afforded protection through the provisions of a Tree Preservation Order and no part of the Site is located within a Conservation Area.

The purpose of this Arboricultural Impact Assessment (AIA) is to evaluate the direct and indirect effects of the proposed design on the tree stock present both on and adjacent to the Site. In line with Annex B of BS5837, it also contains sufficient information to be submitted in support of any planning application pertinent to the Site and the design layout shown on **Drawing 2**.

A total of 13No. arboricultural features will be removed to facilitate the Development. Of these, 1No. was awarded a moderate B grade and 12No. were awarded a low C grade. To mitigate for the loss of these trees detailed planting proposals have been developed for the part of the Site subject to a detailed planning application which include the planting of new Standard trees across the Site.

Due to the living nature of trees and other site considerations, this report and any recommendations made within it are valid for a period of 18 months following the Site survey.

1. Introduction

- 1.1. Waterman Infrastructure & Environment Limited (Waterman) was instructed by SH Reading Master LLP (hereafter referred to as the 'Applicant') to undertake an arboricultural survey of trees on land known as Station Hill, located in central reading (hereafter referred to as the 'Site').
- 1.2. Development proposals for the Site comprise a mixed-use redevelopment of the Site to broadly comprise the demolition of existing buildings and erection of new buildings to provide residential units and commercial uses, a range of town centre uses including retail and related services, associated infrastructure, public realm works and ancillary development.
- 1.3. The purpose of this Arboricultural Impact Assessment (AIA) is to evaluate the direct and indirect effects of the proposed design on the tree stock present both on and adjacent to the Site. It includes recommendations for an appropriate level of mitigation and/or compensation where necessary.
- 1.4. It documents the findings of a baseline survey of the arboricultural features on and immediately adjacent to the Site. The above and below ground constraints posed by the canopy shape and subterranean rooting area of the surveyed trees are described.
- 1.5. This report should be read in conjunction with the other documents, plans and technical studies submitted to support the proposed development of the Site.
- 1.6. Trees are a material consideration of the planning process and as such, the information within this report has been aligned where possible with the general policies and development objectives of the planning policies outlined within **Appendix A**.

2. Tree Survey Methodology

- 2.1. A tree survey of the Site was carried out on the 1st October 2019. The tree survey methodology followed the recommendations set out in BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'¹ (BS5837).
- 2.2. The tree survey was based upon tree location information relating to the Site provided by the project architect on the 30th September 2019 (this drawing had no reference number). For the purposes of this report, it is assumed that this tree location information is accurate.
- 2.3. The survey involved collecting the following information on all trees (both on and off-site) with a stem diameter over 75mm in diameter which have the potential to influence the development proposals.

Tree Numbers

- 2.4. Individual trees surveyed were given the prefix 'T'. Trees have been grouped where they form cohesive aerodynamic (i.e. companion shelter), visual (i.e. screening) or cultural (i.e. parkland) arboreal features of similar quality, as identified by the prefix 'G'.

Species

- 2.5. Species are listed by both their common name and Latin name in the schedule in **Appendix C** and by their common name in the body of the report.

Height

- 2.6. Tree heights are approximate and estimated in metres.

Stem Diameter

- 2.7. The stem diameter of single stemmed trees is measured at 1.5m above ground level and given in millimetres. The diameter measurement of multi-stemmed trees is shown as a measurement of each major stem present. Where stems fork or swell, the measurement is taken at the narrowest point below the fork or swelling. Where access to the trunk of a tree is not available, an estimation of the stem diameter is made and identified by '*' on the accompanying tree survey table.

Crown Spread

- 2.8. Radial crown spread is measured in metres to the nearest 0.5m (rounded up). These are recorded for each of the four cardinal points where access allows. Where access is not available the spread is a visual estimate and identified by '*' on the accompanying tree survey table. As such, the canopy shape for surveyed trees depicted on the accompanying plans accurately represents the canopy spread as measured on Site.

¹ BS5837:2012 Trees in relation to design, demolition and construction – Recommendations, 2012, British Standards Institution.

First Significant Branch Height and Canopy

- 2.9. The height and direction of growth of the first significant branch is recorded along with the average height above ground in metres of the main canopy. These are measured to the nearest half metre (rounded up) for dimensions up to 10m and the nearest whole metre for dimensions over 10m.

Age Class

- 2.10. The age of each tree is defined as follows:

- Young (Y): Within the first 1/4 of useful life expectancy.
- Semi-mature (SM): Within the second 1/4 of useful life expectancy.
- Early Mature (EM): Within the third 1/4 of useful life expectancy.
- Mature (M): Within the fourth 1/4 of useful life expectancy.
- Over Mature (OM): Tree has exceeded normal life expectancy.
- Veteran (V) Tree displaying veteran characteristics ².

Physiological and Structural Condition

- 2.11. The physiological and structural condition of each tree and tree group is described, highlighting specific features. The survey involved ground level examination of the external features of the trees. The structural condition for each tree is described as being Good, Fair or Poor and the physiological condition is described as Good, Fair, Poor, Moribund or Dead.
- 2.12. Where appropriate, notes on the structural integrity are provided on form, taper, forking habit, storm damage, decay, fungi, pests, etc. Where identified, signs of substantial defects or debility have been recorded. Where access to a tree was not possible, an estimation of physiological and structural condition has been made.

Estimated Remaining Contribution (ERC) in Years

- 2.13. The Estimated Remaining Contribution (ERC) for each tree is based on species and the existing physiological and structural condition of the tree. The ERC may affect proposed development layout because the longer the tree is likely to live, the greater the contribution it will make and the greater the need for retention.

Category Grading

- 2.14. Each individual tree was given a Category Grading in accordance with BS5837 to reflect the overall arboricultural value. Further details of the tree categorisation method can be found in **Appendix B** and Section 4 of this report.

Preliminary Management Recommendations

- 2.15. Any recommendations made for management of the trees (for example, tree surgery) prior to

² <http://www.ancienttreeforum.co.uk/ancient-trees/what-are-ancient-veteran-trees/>

development are not a 'specification' for tree work. These recommendations are proposed on the basis that they are undertaken by a qualified arboricultural contractor, such as those listed in the Arboricultural Association's Approved Contractors Directory (www.trees.org.uk). Any work undertaken by the contractor should be in accordance with best practice, such as the European Tree Pruning Guide³, or required by BS3998: 2010 'Tree work – recommendations'⁴.

³ European Tree Pruning Guide, 2001, Arboricultural Association

⁴ BS3998:2010 'Tree work - recommendations', 2010, BSI

3. Limitations

- 3.1. This report is intended to assist with the planning and management of construction, refurbishment and/or demolition operations under current best practice guidance. It focuses on measures which will need to be implemented to ensure the protection of retained trees. It is the responsibility of the design team and site manager to ensure that any recommendations made also comply with all relevant health, safety and construction guidance and legislation.
- 3.2. This report is concerned with the arboricultural features on and immediately adjacent to the Site only. Ground condition/history information has not been consulted as part of this assessment (such as history of ground disturbance, root damage, changes in soil levels, previous utility installations or changes in site conditions) unless otherwise stated.
- 3.3. All trees were visually inspected from ground level with no climbing, boring or core sampling undertaken. All measurements are metric and approximate. The comments made are based on observable factors present at the time of inspection.
- 3.4. Trees that were not directly accessible at the time of survey have been denoted with a ‘*’ and detailed within the comments section within **Appendix C**.
- 3.5. Not all trees surveyed within this report were recorded within the topographical information. As such, the location of these arboricultural features (T4, T5, G11, and G12) in **Drawings 1** and **2** is estimated and not accurate. These features have been denoted with a ‘**’ within **Appendix C**.
- 3.6. This report is not intended to confirm the safety (or otherwise) of surveyed trees or tree groups. References to defects or potential safety issues are not exhaustive and are intended as a guide only to inform the provision of further resources / more detailed investigations. The persons(s) responsible for the management of trees surveyed as part of this report are recommended to commission a separate Tree Condition Survey by a suitably qualified and experienced person in order to manage the health and safety aspects of trees under their control and discharge their reasonable ‘Duty of Care’ owed under the Occupiers’ Liability Act 1984⁵.
- 3.7. Owing to the changing nature of trees and other Site circumstances, this report and any recommendations made remain valid for a period of 18 months from first issue. Any alteration to the application Site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.
- 3.8. Unless otherwise stated, trees should be re-inspected regularly to satisfy the ‘Duty of Care’ owed under the Occupiers’ Liability Act 1984⁶, or directly after heavy storms (i.e. force 6-7 and above on the Beaufort scale).

⁵ Occupiers’ Liability Act 1957 and 1984. HMSO

⁶ Occupiers’ Liability Acts 1957 and 1984. HMSO

4. Site Description

General

- 4.1. The Site is located in a highly urbanized environment being bound by roads/built development on all sides. Notably, the Site is bound by:
- Station Hill to the north;
 - Thames Tower and Merchants Place to the east;
 - Friar Street to the south; and
 - Greyfriars Road and built retail/office/residential development (Sainsburys, Central Studios and Greyfriars House) to the west.
- 4.2. The Site is approximately 3.08hectares (ha) area and located at Ordnance Survey Grid Reference SU 71351 73699.

Existing Tree Stock

- 4.3. Tree survey data is presented in **Appendix C** and **Drawing 1**. The survey included 9No. individual trees and 6No. tree groups present within the survey area.



Photograph 1: West aspect of T2. Note location within ornamental planting bed.



Photograph 2: East aspect of G8. Note location within tree pits.

- 4.4. The Trees and tree groups within the survey area were recorded within areas of ornamental planting and purpose-built tree pits in association with adjacent development (Examples: **Photographs 1 and 2**). The existing tree stock included a mix of native and amenity species, including silver birch (*Betula pendula*), pear (*Pyrus chancleer*), London plane (*Platanus x hispanica*) and American sweet gum (*Liquidamber styraciflua*) The ages of tree species recorded vary from young to mature, with the majority being semi-mature in age.
- 4.5. The majority of trees surveyed present characteristics typical of newly planted trees associated with recent development. This is apparent due to their location, being within purpose-built tree pits adjacent to public pavement and within ornamental planting beds located adjacent to public open space and new development. Furthermore, trees recorded are generally of a similar size, species, age and structure indicating a similar planting time.
- 4.6. Most of the trees associated with recent landscaping and development are in a fair to good condition. These trees mostly have balanced, healthy crowns and good leaf density (Example: **Photograph 3**). This suggests that these trees are establishing successfully.
- 4.7. A small number of trees show signs of dysfunction including sparse canopies and presence of canopy deadwood (Example: **Photograph 4**).



Photograph 3: West aspect of G9. Note balanced crown and leaf density.



Photograph 4: East aspect of T13. Note sparse canopy.

- 4.8. In addition to the newly planted trees on and adjacent to the Site, several mature trees are also present. Three mature London plane trees are located adjacent to the north west Site boundary. These trees are located within a circular ornamental planting bed which forms a small roundabout. Given the maturity of these plane trees; it is likely that the trees have been protected and retained during recent development. These trees are in a fair to good condition despite growing in mutual competition. However, dense ivy (*hera spp*). dominates the roundabout ground flora which is encroaching significantly on each of the plane trees (Examples: **Photograph 5**).



Photograph 5: South aspect of G11. Note ivy growth upon trunks.



Photograph 6: Southernmost birch tree within G15. Note significant lean to the east.

- 4.9. In addition to the mature London plane trees, two mature silver birch trees are located on the western Site boundary. These trees are located directly adjacent to a large office building. These trees are in a fair condition, however, the southernmost tree has a significant lean to the east and contains a higher level of canopy deadwood to that of the northern most birch tree (Examples: **Photograph 6**).

- 4.10. Given the mostly young age and structure of the tree stock on and adjacent to the Site, limited

evidence of recent management is present; the young trees are still establishing and do not currently require any structural management. However, the mature plane and birch trees show signs of historic pruning wounds with a good level of wound wood development and occlusion.

Quality Category Grading

- 4.11. Each arboricultural feature was given a Category Grading in accordance with the principles of BS5837. The Category Gradings are defined according to the following criteria, which are further divided into sub-categories based on arboriculture, landscape and/or historic/cultural value, as defined within BS5837 and contained at **Appendix B**, Table 1 summarises the arboricultural features by category.
- **Category Grading A:** Trees of high quality and value (with an estimated remaining life expectancy of at least 40 years) (coloured green on **Drawing 1**).
 - **Category Grading B:** Trees of moderate quality and value (with an estimated remaining life expectancy of at least 20 years) (coloured blue on **Drawing 1**).
 - **Category Grading C:** Trees of low quality and value (with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter less than 150mm) (coloured grey on **Drawing 1**).
 - **Category Grading U:** Trees which are 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 (coloured red on **Drawing 1**).

Future Tree Retentions and Removals

- 4.12. BS5837 states that all trees should be a material consideration within the development process, however where Category C trees are a significant constraint on development their loss is likely to be considered acceptable by Reading Borough Council. Conversely, where Category A and B trees are present on site, it would be considered desirable to retain these trees where possible.

- 4.13. Table 1: Summary of tree features by category

	Tree Numbers & BS5837 Categories				Total
	Cat A	Cat B	Cat C	Cat U	
Trees	-	-	T1,2,3,4,5,6,7,13,14	-	9
Groups	-	G11, G15,	G8,9,10,12	-	6
Woodlands	-	-	-	-	0
Hedgerows	-	-	-	-	0
Total	0	2	13	0	15

5. Root Protection Area

- 5.1. The Root Protection Area (RPA) of a tree is defined in BS5837 as a “*layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree’s viability and where the protection of the roots and soil structure is treated as a priority*”. For single stemmed trees it is equivalent to a circle with a radius 12 times the stem diameter when measured at 1.5m above ground level. BS5837 outlines the calculation of RPA as follows:

$$\text{RPA(m}^2\text{)} = \left(\frac{\text{stem diameter (mm) @ 1.5 m} \times 12}{1\,000} \right)^2 \times \pi \text{ (3.142)}$$

- 5.2. Trees with more than one stem originating below 1.5m above ground level are given an aggregate stem diameter using either of the following two calculations as outlined in BS5837. This diameter is then used in the above calculation to estimate RPA:

- a) For trees with two to five stems:

$$\sqrt{(\text{stem diameter } 1)^2 + (\text{stem diameter } 2)^2 \dots + (\text{stem diameter } 5)^2}$$

- b) For trees with more than five stems:

$$\sqrt{(\text{mean stem diameter})^2 \times \text{number of stems}}$$

- 5.3. The RPA of existing tree stock is an important material consideration when considering site constraints and planning development activities.
- 5.4. The RPAs of all Category A, B and C trees is shown on **Drawing 1** as a yellow circle around each tree.
- 5.5. Unless there is an overriding justification, construction activities, materials storage or changes in level should be avoided within the RPA of a retained tree. This is because these operations have the potential to damage or kill the tree, the safe retention of which may be a condition of planning permission. If operations are proposed within the RPA of a retained tree, it may be necessary to prove to the relevant Local Planning Authority that:
- All other alternative solutions have been explored and proven unviable;
 - That the tree can remain viable (this may require special engineering solutions) and that the area lost to encroachment can be compensated for elsewhere, contiguous with its RPA;
 - That mitigation measures can be put in place to improve the soil environment that is used by the tree (if necessary).

6. Tree Preservation Orders and Conservation Areas

6.1. Under Part VII of the *Town and Country Planning Act 1990* and as amended in the *Town and Country Planning (Tree Preservation) (England) Regulations 2012*, local planning authorities are given the powers to protect trees, groups of trees and woodlands through the provisions of a Tree Preservation Order (TPO). TPOs prohibit:

- cutting down;
- topping;
- lopping;
- uprooting;
- wilful damage; and
- wilful destruction

without the local planning authority's written consent.

6.2. All trees with a stem diameter above 75mm in diameter when measured at 1.5m above ground level are also afforded protection if they are located within a Conservation Area.

6.3. A check carried out on the 2nd October 2019 of the Reading Borough Council on-line registry⁷ has indicated that none of the trees present on the Site are afforded protection through the provisions of a TPO and no part of the Site is located within a Conservation Area. Further details on TPOs and Conservation Areas can be found in **Appendix A**.

⁷ Reading Council. (2019). TPO directory. Accessed 02/01/2019: <http://www.reading.gov.uk/trees>.

7. Arboricultural Impact Assessment

- 7.1. The Development proposals as shown on the Tree Protection and Removal Plan (TPRP) which is contained as **Drawing 2** comprise a mixed-use redevelopment of the Site to broadly comprise the demolition of existing buildings and erection of new buildings to provide residential units and commercial uses, a range of town centre uses including retail and related services, associated infrastructure, public realm works and ancillary development.
- 7.2. The proposed layout shown on **Drawing 2** was taken from the Landscape Layout Drawing provided by LDA Design for the Detailed Application (Drawing ref. 6516_LDA_Landscape Layout), and a Masterplan Drawing for the Outline Application provided by the project architects CRTKL (Drawing ref. SHRN-CRL-PN-ZZ-M3-A-000001 - Sheet - 0705 – PLOTS).
- 7.3. For the purposes of this report, the detail for the Outline element of the planning application is limited to plot location details.
- 7.4. The relationship between the proposed Development and the existing tree stock has been assessed taking into account existing site-specific factors such as topography, waterbodies and existing built form.
- 7.5. **Table 2** identifies the impact of the proposed layout on those trees under the following headings:
 - i. **Trees to be removed:** Trees will need to be removed if they are directly under proposed structures; if they are so close to proposed works that the impact of the works on the roots or crowns of the tree will render the retention of the tree unviable; if they create an unacceptable constraint on occupants of the site post construction (shading, nuisance etc.); for reasons of sound arboricultural management;
 - ii. **Trees to be retained but requiring additional protection:** Trees fall into this category where the assessment has identified that they can be retained, but additional protection measures may be required to ensure their continued health and structural integrity. This is usually where works are proposed within their RPA or below their crowns; and
 - iii. **Trees unaffected by the development proposals:** These are trees which are unaffected by the works and can therefore safely be retained. These trees are still likely to require protection through the placement of Tree Protection Barriers.

Table 2 Arboricultural Impact Assessment

	Tree Numbers				Total
	Cat A	Cat B	Cat C	Cat U	
Trees unaffected by the development proposals	-	-	-	-	0
Trees to be retained but requiring additional protection	-	-	G10, G11	-	2
Trees to be removed*	-	G15	T1, T2, T3, T4, T5, T6, T7, G8, G9, G12, T13, T14	-	13
Total					15

* Trees T1 to T7 and those within groups G8, G9 and G12 are all small enough that their transplantation elsewhere on site may be feasible although this will be subject to further investigation before it can be confirmed. For the purposes of this assessment they are assumed to be removed.

7.6. The locations of existing trees to be removed is shown on **Drawing 2**.

Proposed Tree Planting

- 7.7. The majority of the arboricultural features proposed for removal have been categorised as low C category trees and groups.
- 7.8. To mitigate for the loss of these trees detailed planting proposals have been developed for the part of the Site subject to a Detailed Planning Application and these are contained as **Drawing 3**. These proposals include the planting of 39No. new standard trees across the Site as well as a further 4No. smaller multi-stemmed trees.
- 7.9. As the majority of the trees being removed are low C grade trees, the new tree planting provides the opportunity to ensure the long-term value of the tree stock on the Site through improvements in tree quality, species diversity and planting environment.

8. Proposed Tree Works

- 8.1. **Table 2** provides details of all trees and tree groups which will be removed to facilitate the Development.
- 8.2. These tree works will not be undertaken until a full planning approval has been granted for the proposed Development and they will be undertaken by a suitably qualified, experienced and insured tree works contactor with the works compliant with best practice, such as the European Tree Pruning Guide⁸, or required by BS3998: 2010 'Tree Work – Recommendations'⁹.
- 8.3. Tree work will be timed to avoid the bird nesting season and other potential ecological constraints with legally protected species, subject to consultation with an ecologist. Care will be taken not to damage any surrounding vegetation to be retained.

⁸ European Tree Pruning Guide, 2001, Arboricultural Association

⁹ BS3998:2010 'Treework - Recommendations', 2010, BSI

9. Recommendations for Tree Protection

- 9.1. Where new development is proposed, and existing trees are expected to be retained and impacted, appropriate measures may need to be taken to protect them. Tree protection on development sites is of paramount importance if trees are to be retained successfully. The part of a tree most susceptible to damage is the root system, especially as most of the sensitive feeder roots are located within the top 600mm of soil, extending radially for distances frequently in excess of tree height (in normal rooting conditions). The factors which most commonly affect oxygen and water diffusion, causing root damage (and therefore must be avoided) include:
- Compaction of the ground;
 - Any change in soil levels (even if temporary), including ground excavation and soil stripping;
 - Covering the root zone with impervious surfaces;
 - A rise in the water table level or ground saturation; and
 - Damage by the direct toxicity of some materials (petrol, oil and lime in cement can kill underlying roots).
- 9.2. To prevent harm to retained trees, protective barriers should be erected in accordance with BS5837 to protect the ground surface from compaction or excavation, and canopies from physical damage. These barriers should be fit for the purpose of excluding construction activity and suitable examples are provided within **Appendices D and E**. All-weather notices such as those in **Appendix F** should be attached to the barriers. Protective fencing should be erected before any other materials or machinery are brought onto the Site and before any excavation takes place. Unless agreed with Reading Borough Council, no access for construction work or for personnel is to be allowed within the protected areas. Temporary offices, toilets and material storage compounds are to be located outside of the tree protection fencing.
- 9.3. The indicative location of the tree protection barriers shown on **Drawing 2** assumes that the Site boundary will be formed by secure site hoarding, and that this will provide some of the required protection. If this is not the case, the location of the tree protection barriers may need to be extended to provide adequate protection.
- 9.4. The smallest plant possible should also be used in proximity to these retained trees to avoid damage to overhanging canopies. Access around the Site area during any works should be carefully managed to protect the existing trees to be retained, requiring care when planning site operations to ensure that wide or tall loads or plant with booms, jibs, and counterweights, can operate without coming into contact with the trees.
- 9.5. Other key precautions to be taken in proximity to the trees to be retained include:
- No materials shall be stored under the canopies of retained trees;
 - No oil, diesel, bitumen, cement, solvents or other material likely to be injurious to a tree shall be stored any closer than 5m from the edge of the canopy of any trees;
 - Fires shall not be lit near the canopy of any tree;

- Trees to be retained shall not be used as anchorages for any equipment or construction activity;
- Notice boards, telephone cables or other services shall not be attached to any part of a tree;
- Care shall be exercised when using cranes or similar equipment near the spread of the canopy of a tree; and
- Allowance shall be made for any slope of the ground so that damaging materials do not run towards trees.

Replacement of Pavement within RPAs of G10

- 9.6. All works detailed below should be undertaken under the supervision of a retained arboricultural consultant.
- 9.7. Existing paved surfaces are present within the RPAs of trees in G10 and these surfaces may be replaced as part of the proposed Development. This will involve the removal and replacement of the existing paving slabs and their replacement with a new surface treatment.
- 9.8. Prior to the commencement of the resurfacing works, the Tree Protection Barriers surrounding these trees will be removed. The barriers will be reinstated to their original positions immediately on completion of the works.
- 9.9. The extent of the RPAs of the trees will be clearly marked on the ground.
- 9.10. The existing hard surfaces and their sub-base (if required) will be removed using hand tools only where this is within the RPAs of the trees. Under no circumstances will machinery be allowed to rip or pull the existing hard surfaces across the ground.
- 9.11. No alterations will be made to the soil levels below the existing sub-base.
- 9.12. Where roots over 25mm in diameter are located within the sub-base, these will be carefully retained and worked around. If they are to be left exposed overnight, they will be wrapped in a suitable dry material such as hessian sheets.
- 9.13. If the existing kerbs need to be removed with the RPAs, this will again be undertaken using hand-tools only taking care to avoid disturbing the surrounding soil. Kerbs can act as barriers to root growth meaning that roots often grow in close proximity to them. This means extra care needs to be taken when removing kerbs to avoid damaging any roots.
- 9.14. Where kerbs are to be replaced, the new kerbs will be installed within the footprint of the existing kerbs and will require no new excavations.
- 9.15. The new hard surfaces and sub-base will be installed on top of existing soil levels. As the area is currently covered by existing hard-surfaces, no special design solutions will need to be incorporated into the new surface treatments.
- 9.16. The Tree Protection Barriers will be reinstalled in their original positions immediately on completion of the works in order that the above ground parts of the trees are adequately protected.

10. Summary

- 10.1. A total of 9No. individual trees and 6No. tree groups were recorded as part of the tree survey. Of these arboricultural features, 2No. were assessed to be of a moderate B grade and 13No. were assessed to be of a low C grade.
- 10.2. None of the trees present on the Site were afforded protection through the provisions of a TPO and no part of the Site is located within a Conservation Area.
- 10.3. A total of 13No. arboricultural features will be removed to facilitate the Development. Of these, 1No. was awarded a moderate B grade and 12No. were awarded a low C grade. To mitigate for the loss of these trees detailed planting proposals have been developed for the part of the Site subject to a detailed planning application which include the planting of new Standard trees across the Site.
- 10.4. New tree planting will provide the opportunity to further enhance the benefits trees provide. Careful species selection will be used to increase the diversity and adaptability of the tree stock to threats such as climate change and pests and diseases. The successful establishment of any new trees will be achieved through the provision of carefully considered planting locations and well-designed planting pits.

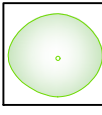


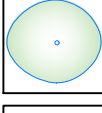
DRAWINGS

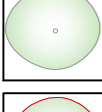
Drawing 1: Tree Survey Plan (Drawing ref. WIE14788-SA-77-001)

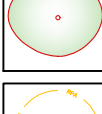
This drawing should not be scaled. Dimensions to be verified on site.
Any discrepancies should be referred to the Engineer prior to work being put in hand.

This drawing is the property of Waterman Infrastructure & Environment Limited, and the drawing is issued on the condition that it is not copied reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the consent in writing of Waterman Infrastructure & Environment Limited
Pickfords Wharf, Clink Street, London SE1 9DG 1 020 7928 7888 f 03333 444 501

- 

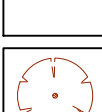
CATEGORY GRADE A
Trees of high quality
- 

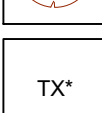
CATEGORY GRADE B
Trees of moderate quality
- 

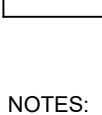
CATEGORY GRADE C
Trees of low quality
- 

CATEGORY GRADE U
Trees unsuitable for retention
- 

ROOT PROTECTION AREAS (RPA)
- 

INDICATIVE EXTENT OF
GROUPED FEATURE
- 

SITE BOUNDARY
- 

TREES REMOVED
- 

TX*
TREE NOT INCLUDED ON
TOPOGRAPHIC SURVEY.
POSITIONS ESTIMATED

NOTES:

ROOT PROTECTION AREA
Root Protection Areas are calculated in accordance with BS5837: 2012. The precise morphology and disposition of roots may not be fully reflected by these areas, particularly where there are hard standings, however they provide a good indication of potential root constraint.

THIS DRAWING SHOULD BE READ IN
CONJUNCTION WITH WATERMAN TREE
SURVEY REPORT

A01	11.10.19	PRELIMINARY ISSUE	MC
Rev	Date	Description	By

Amendments			
Project	STATION HILL READING		
Title	TREE SURVEY		
Client			

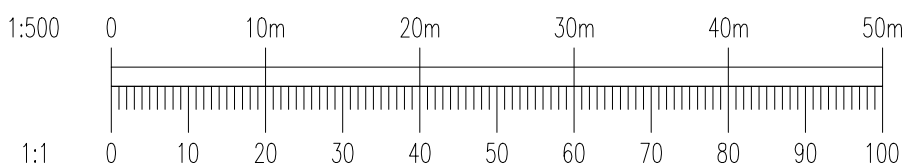


Office Address
Telephone & Fax numbers
mail@watermangroup.com www.watermangroup.com

Drawing Status	PRELIMINARY		
Designed by	JS	Checked by	JS
Drawn by	MC	Date	OCTOBER 2019

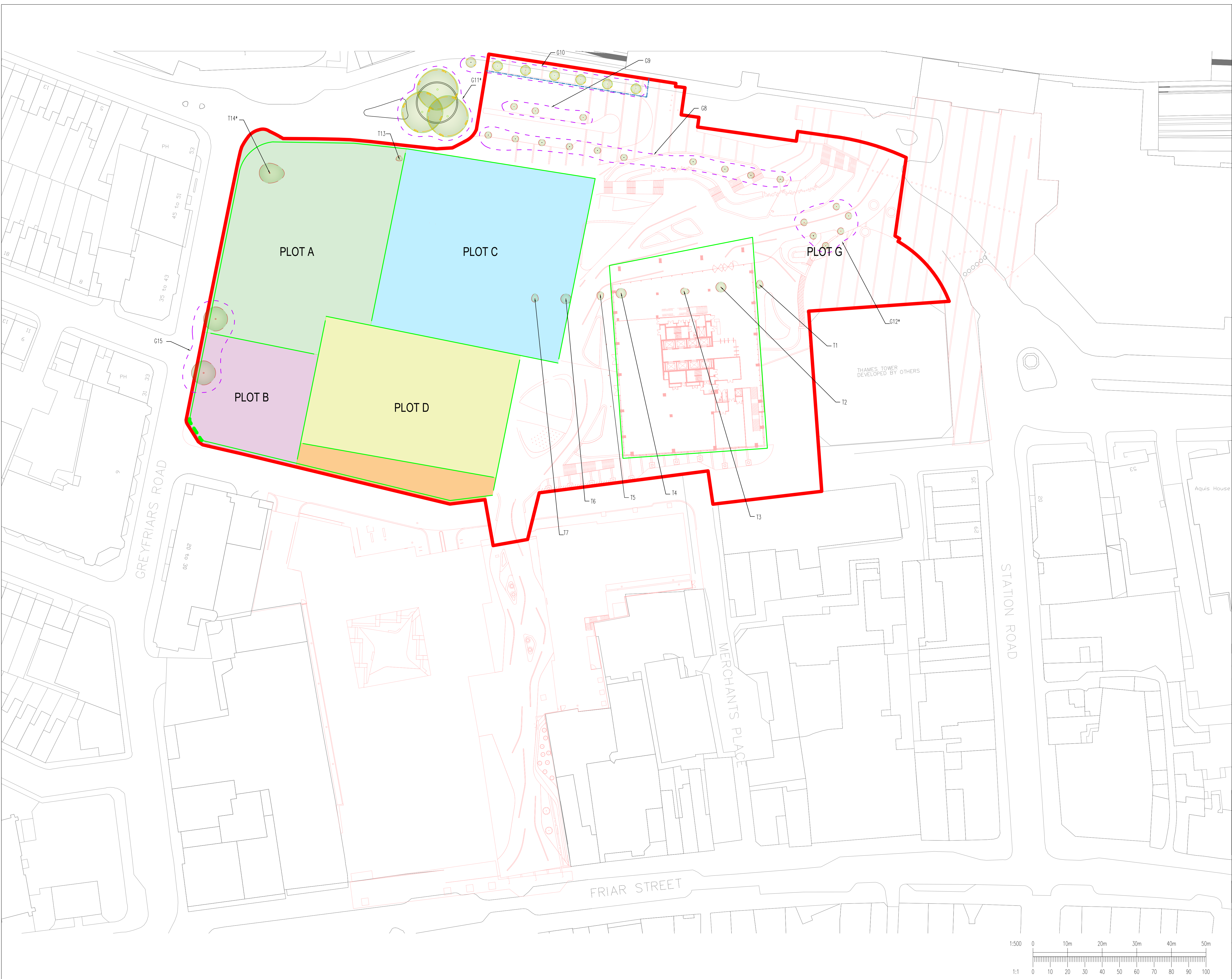
Scales @ A1 work to figured dimensions only	1:500	100
Publisher	Zone	Category

Number	Revision
77	001
WIE	SA
100	A01





Drawing 2: Tree Retention and Protection Plan (Drawing ref. WIE14788-SA-77-002)



This drawing should not be scaled. Dimensions to be verified on site.
Any discrepancies should be referred to the Engineer prior to work being put in hand.

This drawing is the property of Waterman Infrastructure & Environment Limited, and the drawing is issued on the condition that it is not copied reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the consent in writing of Waterman Infrastructure & Environment Limited.
Pickfords Wharf, Clink Street, London SE1 9DG t 020 7928 7888 f 03333 444 501

LEGEND

- TREES, GROUPS OR HEDGES TO BE RETAINED
- TREES, GROUPS OR HEDGES TO BE REMOVED
- INDICATIVE EXTENT OF GROUPED FEATURE(S)
- SITE BOUNDARY
- INDICATIVE LOCATION OF TREE PROTECTION BARRIERS

NOTES:

ROOT PROTECTION AREA
Root Protection Areas are calculated in accordance with BS5837: 2012. The precise morphology and disposition of roots may not be fully reflected by these areas, particularly where there are hard standings, however they provide a good indication of potential root constraint.

A01	11.10.19	PRELIMINARY ISSUE	MC	
Rev	Date	Description	By	
Amendments				
Project				
STATION HILL READING				
Title				
TREE RETENTION & PROTECTION PLAN				
Client				
				
Office Address Telephone & Fax numbers mail@watermangroup.com www.watermangroup.com				
Drawing Status				
PRELIMINARY				
Designed by	JS	Checked by	JS	
Drawn by	MC	Date	OCTOBER 2019	
Scales @ A1 work to figured dimensions only		1:500	100	
Publisher	Zone	Category	Number	Revision
WIE	SA	77	002	A01

1:500

0 10m 20m 30m 40m 50m

1:1

0 10 20 30 40 50 60 70 80 90 100

A1-Wat-T, WIE14788-100-77-SA-SU-SiteRemoved, WIE14788-100-SA-77-ProposedLayout



Drawing 3: General Arrangement Plan (Detailed Application) (Drawing ref SHRN-LDA-S2-ZZ-PL-L-100-101)



APPLICATION BOUNDARY

PHASING LINE

PROPOSED LEVELS

EXISTING RETAINED LEVELS

HARD LANDSCAPE

PAVING TYPES

EDGE TYPES

FURNITURE TYPES

SOFT LANDSCAPE

NOTES

P00	Submitted for Planning	London	30.09.19
REV	DESCRIPTION	BY/CHK/APP	DATE

LDĀDESIGN
www.lda-design.co.uk
E mail@lda-design.co.uk

PROJECT TITLE
STATION HILL READING

DRAWING TITLE
GENERAL ARRANGEMENT PLAN

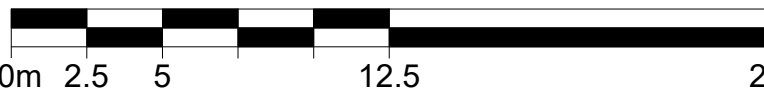
ISSUED BY

SCALE@A1 1 : 250
PURPOSE OF ISSUE Planning
STATUS PL

PROJECT ORIGIN ZONE LEVEL TYPE ROLL CLASS NUMBER
_SHRN-LDA-S2-ZZ-PL-L-100-101

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

© LDA Design Consulting Ltd. Quality Assured to BS EN ISO 9001 : 2008
Sources: Ordnance Survey





APPENDICES

A. Relevant Planning Policy and Legislation

National Planning Policy

The National Planning Policy Framework (NPPF)¹⁰ sets out the government's planning policies for England and how these are expected to be applied. Under the NPPF, Local Planning Authorities (LPAs, including borough, district or unitary councils or nation park authorities), have a statutory duty to consider the protection and planting of trees when granting planning permission for a proposed development. The potential effect of a development on trees, whether statutorily protected or not (see below), is a material consideration within a planning application. The following paragraphs are of relevance to trees;

Paragraph 8: [...] *to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.*

Paragraph 61: *Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.*

Paragraph 99: *Local Plans should take account of climate change over the longer term, including factors such as [...] biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.*

Paragraph 175: *When determining planning applications, LPAs should aim to conserve and enhance biodiversity, inter alia, by applying the following principles;*

- If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused:*
- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁵⁸ and a suitable compensation strategy exists.*

Local Planning Policy

Reading Borough Local Development Framework¹¹ sets out a spatial planning framework for the long-term development of the Borough for the next 5 to 10 years. It is a strategic document providing the broad strategy for the scale and distribution of development and the provision of supporting infrastructure, ensuring that investment decisions are not made in isolation but are

¹⁰ OPDM (Feb 2019). *National Planning Policy Framework*

¹¹ Reading Borough Council. (2016). Reading Borough Council Local Development Framework: Core Strategy. Accessed 031019: <http://www.reading.gov.uk/media/1046/Core-Strategy-Adopted-January-2008/pdf/Core-Strategy-Adopted-Jan08-Altered-Jan15.pdf>

properly coordinated to ensure development is sustainable. It contains core policies for delivering the spatial vision, guiding patterns of development and is supported by other development plan documents within the Local Development Framework such as area action plans and a waste plan. The Local Development Framework details policies directly related to trees in Development.

Core Policy CS7 (Design and Public Realm) states:

“The Community Strategy indicates that maintaining and enhancing the quality of the built environment and securing adequate infrastructure improvements in Reading is a principal objective. It indicates that the design and layout of the buildings must be of the highest quality and include tree and shrub planting that will positively enhance the local environment”.

Furthermore, Core Policy CS38 (Trees, Hedges and Woodlands) states:

“Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal, and the Borough’s vegetation cover will be extended”.

“In addition to their biodiversity value, the Borough’s network of trees and hedgerows making up green corridors make a significant contribution to Reading’s urbanised character, as well as contributing to the wider landscape, amenity, recreation and historical values. The continued protection of woodlands and trees will be sought. Proposals should also minimise impacts on hedgerows, wherever possible”.

“The current practice of protecting trees through Tree Preservation Orders (TPO’s) and safeguarding existing TPO’s will be continued. Significant trees will be protected in conjunction with new developments”.

Tree Preservation Orders (TPOs)

TPOs are administered by Local Planning Authorities (LPA) and are made to protect trees which bring significant amenity benefit to the local area. All types of tree, tree species and sizes can be protected and a TPO can protect a single tree, tree groups, all trees within a defined area (Area TPO) or a woodland (Woodland TPO).

A TPO is a written order which makes it a criminal offence without the Authority’s permission (liable to an unlimited fine) to;

- Cut down, top, lop, uproot, wilfully damage or wilfully destroy a tree protected by that order; or
- Cause or permit such actions.

In the Secretary of State’s view, cutting roots is also a prohibited activity which requires the authority’s consent. Applications to carry out works to trees covered by TPOs need to be submitted to the LPA for approval, via forms which can be found on the Planning Portal, however LPA consent is not required for carrying out work on trees subject to a TPO so far as such work is necessary to implement a full planning permission. Where full planning permission has been granted showing the loss of (or work to) TPO trees is required to implement the permitted scheme, the Order is overwritten.

Conservation Areas (CA)

Normal TPO procedures apply if a tree within a CA is protected by a TPO. If a tree within a CA is not protected by a TPO and is above 75mm in trunk diameter when measured at 1.5m height, written notice must be given to the LPA for any proposed work, describing what work is proposed, at least six weeks before the proposed work date. This is called a 'section 211 notice' which gives the LPA an opportunity to consider whether the tree should be subject to a TPO.

Felling Licences

To fell trees, a felling licence from the Forestry Commission is required. It is an offence to fell trees, including in advance of a planning application, without a licence if an exemption does not apply. Exemptions include;

- locations (gardens, orchards, churchyards or designated open spaces);
- type of tree work (lopping, topping, pruning and pollarding);
- volume and diameter of trees to be felled (less than 5 cubic meters in one calendar quarter, trees of a girth at 1.3m height of less than 80mm, 100mm if thinning and 150mm if coppicing);
- other permissions (such as having planning permission granted); and
- statutory/legal requirements (there is a real or immediate threat of danger or abatement of nuisance, to prevent the spread of a pest/disease, to comply with an Act of Parliament or undertake your duties as a statutory service provider (gas, water, electric).

B. Cascade Chart for Tree Quality Assessment (extract from BS5837)

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Drawing / Within Tree Schedule
<u>Category U</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 trees (i.e. 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; and - 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. NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve.			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria - Subcategories			Identification on Drawing / Within Tree Schedule
	1 Mainly Arboricultural Values	2 Mainly Landscape Values	3 Mainly Cultural Values, including Conservation	
<u>Category A</u> Trees of high quality with an estimated remaining life expectancy minimum of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of 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)	LIGHT GREEN
<u>Category B</u> 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	Trees present in numbers, usually 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	MID BLUE

Appendices

	lacking the special quality necessary to merit the category A designation			
<u>Category C</u> Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	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	GREY

C. Schedule of Existing Trees

Tree Ref.	Species	Height (m)	Stem diameter (mm)	Canopy Spread (m)				First significant branch height / direction	Avg. Canopy Height (m)	Age	Physiological Condition	Structural Condition	Observations	Recommendations	Est. Remaining Cont.	Category
				N	E	S	W									
T1	Silver Birch (<i>Betula pendula</i>)	10.0	145	1.5	1.0	1.0	1.0	2.0 (N)	2.0	SM	Good	Good	Located 1.0m from a brick wall. Represents an even form with minor canopy deadwood.	None required at time of survey.	40+	C1
T2	Field Maple (<i>Acer campestre</i>)	8.0	150	1.5	1.5	1.5	1.5	1.5 (N)	1.5	SM	Good	Fair	Located 1.0m from a brick wall. Represents an even form with limited canopy deadwood.	None required at time of survey.	40+	C1
T3	Silver Birch (<i>Betula pendula</i>)	10.0	145	1.0	1.0	1.5	1.0	1.5 (E)	1.0	SM	Good	Good	Located 1.0m from a brick wall. Represents an even form with limited canopy deadwood.	None required at time of survey.	40+	C1
T4**	Field Maple (<i>Acer campestre</i>)	8.0	145	1.5	1.5	1.5	1.5	2.0 (N)	2.0	SM	Good	Good	Located 1.0m from a brick wall. Represents an even form with limited canopy deadwood. Large plastic bag located within the tree canopy.	Remove plastic from tree canopy.	40+	C1
T5**	Silver Birch (<i>Betula pendula</i>)	10.0	155	1.0	1.5	1.0	1.0	1.5 (W)	1.5	SM	Good	Good	Located 1.0m from a brick wall. Represents an even form with	None required at time of survey.	40+	C1

Tree Ref.	Species	Height (m)	Stem diameter (mm)	Canopy Spread (m)				First significant branch height / direction	Avg. Canopy Height (m)	Age	Physiological Condition	Structural Condition	Observations	Recommendations	Est. Remaining Cont.	Category
				N	E	S	W									
													limited canopy deadwood.			
T6	Field Maple (<i>Acer campestre</i>)	8.0	155	1.5	1.5	1.5	1.5	1.5 (E)	1.5	SM	Good	Good	Located 1.0m from a brick wall. Represents an even form with limited canopy deadwood.	None required at time of survey.	40+	C1
T7	Silver Birch (<i>Betula pendula</i>)	10.0	140	1.5	1.0	1.0	1.0	2.0 (N)	2.0	SM	Poor	Poor	Located 1.0m from a brick wall. Tree presents a thinner canopy with dead branches and low leaf density.	Monitor canopy deadwood for further signs of decay.	40+	C1
G8	9No. American Sweet Gum (<i>Liquidamber styraciflua</i>)	Av. 5.0	Av. 115	Av. 1.0				Var.	Var.	Y - SM	Good	Good	Recently planted in associated with adjacent development. All trees present an even canopy with good leaf density.	None required at time of survey.	40+	C1
G9	3No. Pear (<i>Pyrus chanticleer</i>)	Av. 6.0	Av. 110	Av. 1.5				Var.	Var.	Y - SM	Good	Fair	Trees present an even canopy with a moderate leaf density.	None required at time of survey.	40+	C1
G10	7 No. American Sweet Gum (<i>Liquidamber styraciflua</i>)	Av. 6.0	Av. 110	Av. 1.5				Var.	Var.	Y - SM	Fair	Fair	Most trees present an even canopy with good leaf density. Two trees contain higher levels of canopy deadwood.	Monitor canopy deadwood for further signs of decay.	40+	C1

Tree Ref.	Species	Height (m)	Stem diameter (mm)	Canopy Spread (m)				First significant branch height / direction	Avg. Canopy Height (m)	Age	Physiological Condition	Structural Condition	Observations	Recommendations	Est. Remaining Cont.	Category
				N	E	S	W									
G11**	3No. London plane (<i>Platanus x hispanica</i>)	Av. 15.0	Av. 470	Av. 6.0				Var.	Var.	M	Good	Good	Trees in mutual competition. There is 1.5m of Ivy growth upon the trunk of each tree. The trees are distinctly mature relative to the rest of the tree stock on or immediately adjacent to the Site.	Sever ivy at base.	40+	B1
G12**	3 No. American Sweet Gum (<i>Liquidamber styraciflua</i>) 3 No. Silver Birch (<i>Betula pendula</i>)	Av. 5.0	Av. 125	Av. 1.0				Var.	Var.	SM	Fair	Fair	The Liquidambar trees have a good form and leaf density. The birch trees have relatively sparse canopies with some deadwood. One ornamental planting bed is completely flooded beneath one of the trees.	Improve drainage of flooded planting bed to prevent future flooding. Monitor canopy deadwood for further signs of decline.	40+	C1
T13	American Sweet Gum (<i>Liquidamber styraciflua</i>)	6.0	105	1.0	0.5	1.0	1.0	1.5 (N)	1.5	SM	Fair	Poor	South side of canopy adjacent to a demolition area has a disproportionate amount of deadwood. Perhaps damage caused when erecting adjacent fencing.	Monitor canopy deadwood for further signs of decline.	40+	C1

Tree Ref.	Species	Height (m)	Stem diameter (mm)	Canopy Spread (m)				First significant branch height / direction	Avg. Canopy Height (m)	Age	Physiological Condition	Structural Condition	Observations	Recommendations	Est. Remaining Cont.	Category
				N	E	S	W									
T14*	Eucalyptus (<i>Eucalyptus spp.</i>)	6.0*	Tree located within fenced off demolition area. Limited assessment possible.												40+	C1
G15	2No. Silver birch (<i>Betula pendula</i>)	`Av. 15.0	Av. 350	Av. 3.5				Var.	Var.	M	Fair	Fair	Southern birch tree leans significantly to the west and contains higher levels of deadwood. Trees represent the only trees on road.	Monitor the leaning tree.	40+	B1

Notes

- All trees should be subject to full arboricultural inspection for safety, with respect of both existing and proposed site uses/users (targets).
- Any management recommendations in this report are subject to presence of nesting birds or protected species (e.g. Bats) checks.
- Any tree surgery recommendations contained within this report to be undertaken in accordance with BS3998(2010) Tree work – Recommendations (BS3998)
- Fieldwork survey information provided within this table is subject to seasonal/access constraints.
- N/A - measurement not accessible/applicable.
- * Access not available at the time of survey.

Appendices

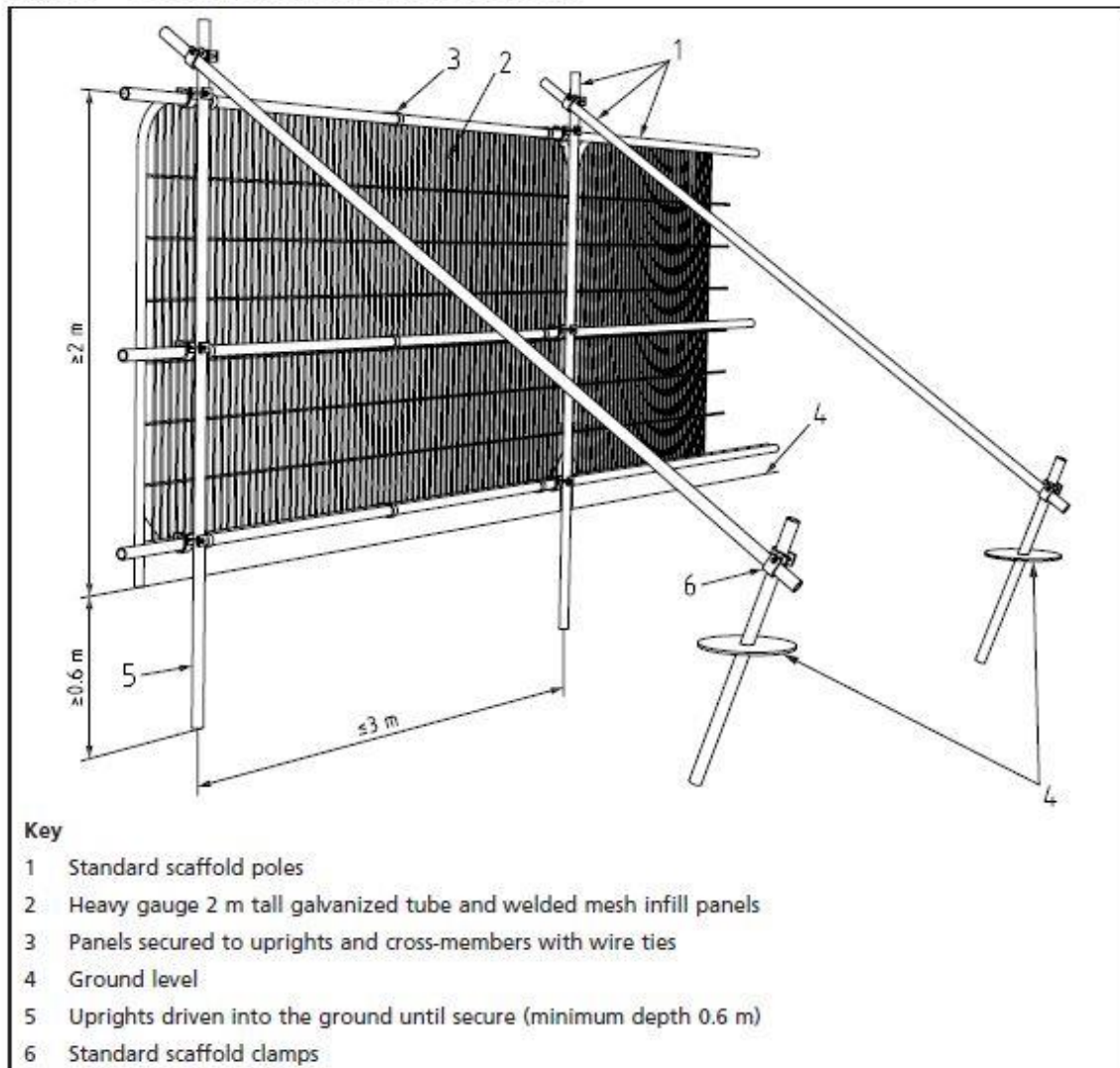


- ‘**’ - estimated position of tree (not indicated on topographical survey);
- ‘^’ – average value based upon average of remaining measurements or visual estimate.
- Unless otherwise stated, all group dimensions are an estimated average.

This schedule should be read in conjunction with **Drawing 1**.

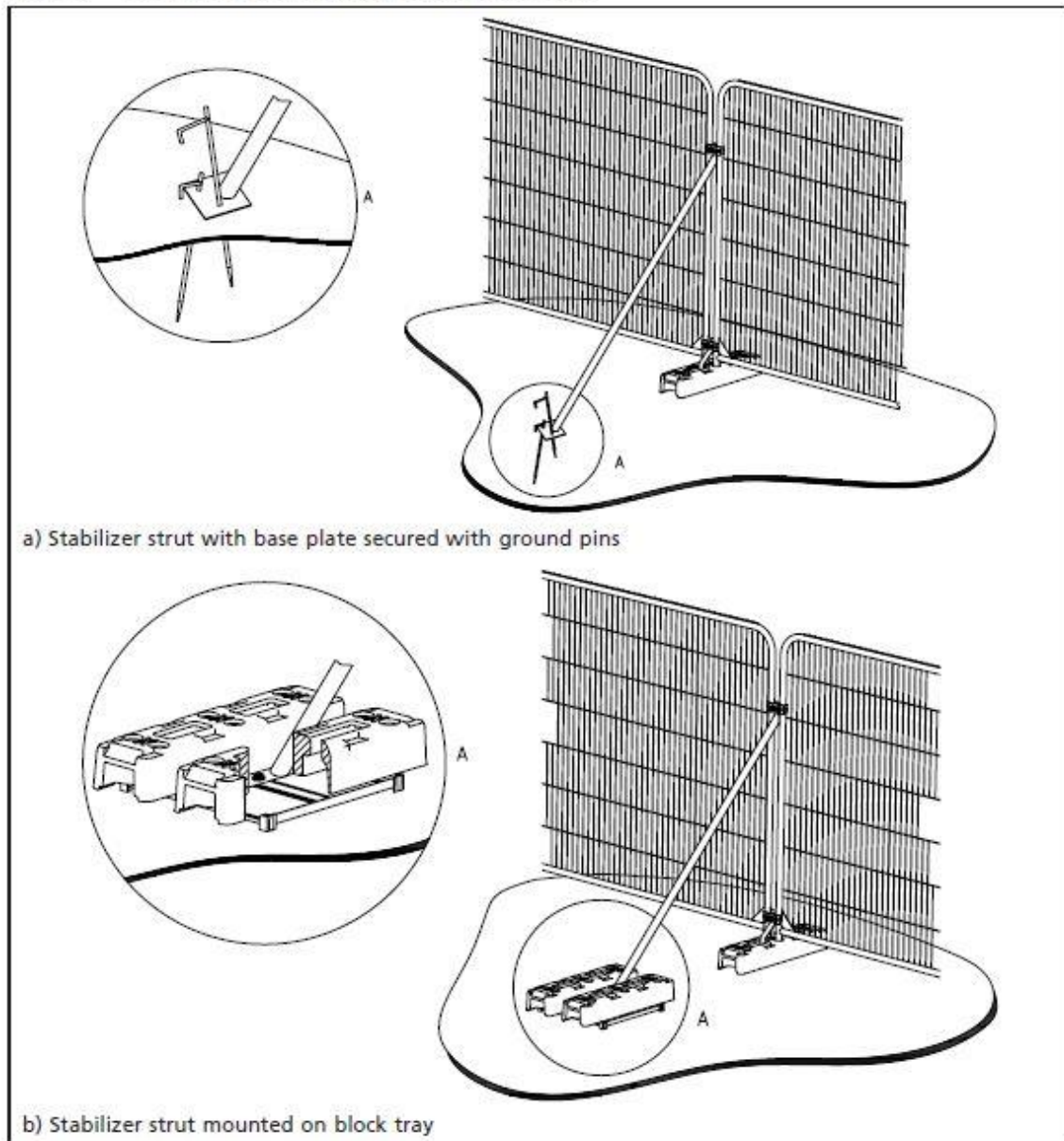
D. Extract from BS5837 – Default Specification for Protective Barrier

Figure 2 Default specification for protective barrier



E. Extract from BS5837 – Examples of Above-Ground Stabilizing Systems

Figure 3 Examples of above-ground stabilizing systems

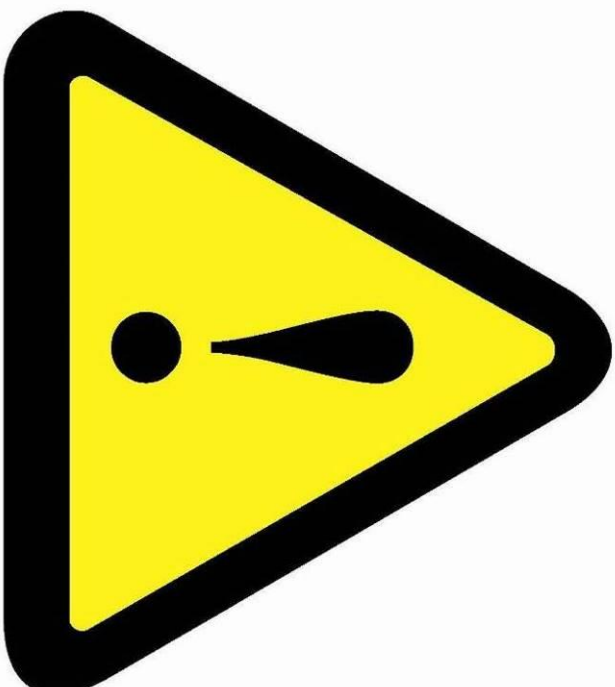




F. Tree Protection Signage (Example)



**PROTECTIVE FENCING. THIS
FENCING MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT.**



**TREE PROTECTION AREA
KEEP OUT !**

(TOWN & COUNTRY PLANNING ACT 1990)

**TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.**

**CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY**

Appendices

Station Hill North, Reading
Arboricultural Impact Assessment

UK and Ireland Office Locations

