

Tree Survey and Impact Assessment

*for land at
43 Conisboro Avenue
Caversham
RG4 7JF*

Client

Martin Butler Partnership
Armstrong House
28 Broad Street
Wokingham
RG40 1AB

August 2018

1083-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment-Rev0

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Document history

Revision	Issue Status	Details	Approved/Date
Rev0	Final	Initial report	AP / 30 August 2018

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1.0 Introduction

- 1.1 This tree survey sets out the information about trees to inform the planning process about the quality of trees on site. Following the tree survey the information is extended to consider the impact to them from the proposed development and how construction may proceed whilst ensuring trees are successfully retained.
- 1.2 In this report we consider the proposals for development of the site. We consider those proposals in relation to the survey of trees we conducted as part of the site analysis.
- 1.3 Conisboro Avenue is a residential road which is south east of Caversham in Reading.
- 1.4 The property is on the western side of the road and comprises a detached property in a good sized plot that has a front and rear garden.
- 1.5 The front garden is accessed via two vehicle cross overs and is predominantly tarmacked with a grass area behind the front hedge to soften the landscape.
- 1.6 The rear garden is accessed on the southern side of the dwelling where it is currently open. This leads to a predominantly grassed lawn area that is sub-divided by concrete paths.
- 1.7 To the north of the dwelling is a double garage that is integral to the main property and appears to be an extension to the original dwelling.
- 1.6 We have checked online for records of Tree Preservation Orders and Conservation Areas applicable to the site:
 - The online portal of Reading Borough Council does hold records of Tree Preservation Orders or Conservation Areas.
 - The online portal did show that trees on the site are protected by Tree Preservation Order 1/18. A copy of the Tree Preservation Order is included at Appendix 4.
 - The online portal did not show the site to be within a Conservation Area.
 - These records are not always comprehensive or reliable therefore, prior undertaking any tree works, a formal enquiry with the Council should be made.

- 1.7 Nationally adopted guidance has been followed in the preparation of this report. *BS5837:2012: Trees in relation to design, demolition and construction – Recommendations* sets out a structure approach to considering trees during the development process. Guidance is given on the surveying of trees, the protected space that should be allocated to trees, what elements may give rise to harm to trees and what techniques can be deployed to minimise harm.
- 1.8 Sustainable development requires the coordination between disciplines throughout the project, accordingly the package of arboricultural information supports the design process and follows through to construction ensuring effective tree protection. We recognise the need to integrate with other disciplines to achieve a balanced approach to development proposals.
- 1.9 We set out how our key elements interact with others at Appendix 1 of this report. The appendix provides comprehensive information about the stages of providing tree information within the planning process.
- 1.10 Further explanatory notes about tree survey information are given in Appendix 2.

2.0 Tree survey

- 2.1 The objective of this tree survey is to assess the significant trees and woody vegetation on the site to obtain dimensions, assess their quality and evaluate their condition to provide sufficient information to enable decisions to be made on planning aspects of the site and its potential development.
- 2.2 The tree survey:
 - 2.2.1 was conducted on the 10 July 2018 by Andrew Poynter BSc (Hons), FARborA, MICFor, MCIHort from ground level, in accordance with the guidance in British Standard *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations*;
 - 2.2.2 is intended for planning purposes only;
 - 2.2.3 is not intended for the detailed design of foundations (further information upon vegetation can be provided upon request);
 - 2.2.4 is not a detailed health and safety condition survey of trees;

- 2.2.5 recommends only preliminary works. Tree works required to achieve the scheme of development will be considered as part of the Impact Assessment and detailed on the Tree Protection Plan;
- 2.2.6 places reliance on the topographical survey.
- 2.3 Details of each tree are recorded in the Schedule of Trees at Appendix 3.
- 2.4 Site soil investigations have not been conducted. The (online) 'Geology of Britain Viewer' that contains British Geological Survey materials © NERC [2018] reveals the following soil information:
 - 2.4.1 Bedrock geology: Seaford Chalk Formation And Newhaven Chalk Formation (undifferentiated) - Chalk.
 - 2.4.2 Superficial deposits: Black Park Gravel Member - Sand and Gravel.
- 2.5 Survey information is used to prepare the constraints posed by trees on development. These constraints are shown on the Tree Constraints Plan. The Plan shows root protection areas prescribed by the guidance within BS5837 paragraph 4.6.2 and adjusted where appropriate as recommended in subsequent paragraph 4.6.3. The root protection area (RPA) is the minimum extent of rooting required to sustain the tree.

3.0 Application of survey information

3.1 Trees place constraints on sites but they also provide opportunities.

In order to achieve optimum use of the site and location of built structures. This is set out below:

Avoid

The starting point of site layout design should be to avoid the RPA. Ideally, structures should be outside the root protection area to provide working space for construction however protection measures can be taken if such clearance, in isolated cases, is not achievable.

Mitigate

Where intrusion within the RPA is unavoidable then its impact on the tree can be mitigated by specialist measures:

- a) Foundations that avoid trenching e.g. screw piles, suspended floor slabs or casting at ground level for lightweight structures such as bin and cycle stores.
- b) Limited use may be made for parking, drives or hard surfaces within the root protection areas, subject to advice from a qualified arboriculturist. Cellular confinement systems that enable hard surfaces to be built above existing soil levels are acceptable methods.
- c) Service runs that cannot be routed outside the root protection area(s) can be installed by, for example, thrust boring, directional drilling, air excavation or hand digging. These operations often require supervision by the project arboriculturist.

Compensate

Replacement planting can ensure the continuity of tree cover where tree removal is unavoidable. Offsite provision may be considered in some circumstances but this will require negotiation with the local planning authority.

4.0 Assessment of impact upon trees

- 4.1 This assessment will consider the impact upon trees of implementing the proposals shown on the drawings listed below

Table 1 - List of drawings referred to in the impact assessment

Originator	Drg No	Title	Scale
Martin Butler Partnership Ltd	21803-2/02 RevA	Proposed Plans	1:200@A1
Keen Consultants	1083-KC-XX-YTREE-TCP01Rev0	Tree Constraints Plan	1:200@A1
Keen Consultants	1083-KC-XX-YTREE-TPP01Rev0	Tree Protection Plan	1:200@A1

- 4.2 Site proposals considered in this application include:

4.2.1 Residential extension

4.2.2 Parking and other hard surfaces

4.2.3 Utilities and services

- 4.3 The proposals are considered with reference to the following guidance documents referred to in this report:

Table 2 - List of documents used to inform the impact assessment

Originator	Title/Reference
British Standards Institute	<i>BS5837:2012 Trees in relation to design, demolition and construction – Recommendations</i>
Trees and Design Action Group	<i>Trees in the townscape: A guide for decision makers</i>
Department for Communities and Local Government	<i>National Planning Policy Framework (NPPF)</i>

- 4.4 In summary, the proposals, seek to retain all trees that are covered by the TPO.

Impact of buildings

- 4.5 The extension is outside the root protection area of retained trees hence no special measures are required for their construction
- 4.6 It is necessary to remove a group of understorey trees to accommodate the proposed extension, and there is a declining Corsican pine to be removed to improve the access.

Table 3 - List of trees to be removed

High quality trees (Category A of BS5837)	Moderate quality trees (Category B of BS5837)	Low quality trees (Category C of BS5837)	Trees unsuited to retention(Category U of BS5837)
none	none	9	5

- 4.7 The Corsican pine by the driveway is in decline and not suitable for retention, hence it was excluded from the Tree Preservation Order prior to confirmation.
- 4.8 The vegetation group 9 will be cut back and removed to provide a straight access into the site. The raised bank will also be removed to this line which will take it to the periphery if the root protection are for offsite sycamore tree (7).
- 4.9 Sycamores are robust species and minor disturbance to the extremities of the root system will not be detrimental. The intrusion is minor and no special excavation measures are required.

Impact of hard surfaces

- 4.10 The proposed layout of hard surfaces is remote from root protection areas so no specialist measures are required

Impact of drainage and services

- 4.11 Existing drainage and services will continue to be used, any new services can be located outside of root protection areas no specialist measures for their installation are required.
- 4.12 If services do need to be installed within root protection areas then specialist techniques for their installation will be needed. Such specialist techniques include moling, thrust-boring, broken trench or excavation by AirSpade.

- 4.13 No other installations, including mechanical and electrical equipment, are proposed in an area that would be of detriment to trees.

Summary of impact on trees

- 4.14 The proposed development results in the loss of very few trees, all of which are low quality and value.
- 4.15 In places hard surfaces coincide with root protection areas but specialist measures can be deployed to minimise harm to trees
- 4.16 Services and utility installation is sited remote from trees/OR services and utilities are located within root protection areas but specialist measures can be deployed for their installation to minimise harm to retained trees.

Appendix 1

Introduction to key elements of tree information

Sustainable development requires the coordination between disciplines throughout the project, accordingly the package of arboricultural information supports the design process and follows through to construction ensuring effective tree protection.

Keen Consultants break the process down to coordinate with the key elements within both the RIBA Plan of Work (2013) and 'British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations', this is set out in the table and explained below.

Figure 1 - Keen Consultants co-ordinated approach with cross references to key guidance.

Keen Consultants Tree Information	RIBA Stage	BS5837
Tree Survey	Concept	Feasibility
↓	↓	↓
Impact Assessment	Developed design	Proposals
↓	↓	↓
Method Statement	Technical design	Technical Design
↓	↓	↓
Site Monitoring	Construction	Demolition and construction

This cross referenced approach ensures trees are a material consideration and those to be retained will be safeguarded.

Tree Survey and Tree Constraints Plan

To inform the design and layout of the proposed development a tree survey has been undertaken to identify the size and quality of trees both within the site and immediately offsite. We have then used this information to prepare the Tree Constraints Plan drawing that shows the location of each tree, its size and the area around each tree that needs to be considered during the design process. Once prepared this information has been provided to the design team so that they know what constraints the trees pose.

Impact Assessment and Tree Protection Plan

During the design process the design team has consulted with the arboriculturist to ascertain if constraints may be breached, consider options emerging from the design and what spaces for new trees are needed.

Once the design was finalised an impact assessment has been prepared to accompany the planning application. The impact assessment demonstrates the proposals meet national and local planning policy and guidance. It demonstrates the benefits of the retained trees and incorporates new tree planting.

Another essential element of any application is the Tree Protection Plan.

Site Monitoring

Following the receipt of planning consent, it is a requirement that the installation of the protective barriers and ground protection are supervised, together with operations such as excavations or surfacing close to trees.

This varies according to the intensity of development near trees, the process is set out to ensure what is planned for in the Tree Protection Plan and method statement is delivered.

Appendix 2

Tree Survey Explanatory Notes

The survey of trees has been carried out in accordance with the criteria set out in Chapter 4 of *British Standard 5837:2012 Trees in relation to design, demolition and construction-Recommendations* (BS5837). The survey has been undertaken by the qualified and experienced arboriculturist detailed at Table 1 of this report and they recorded information relating to all those trees within the site and those immediately adjacent to the site which may be of influence to any proposals.

The results are recorded in the Schedule of Trees at Appendix 3.

Schedule of trees

Appendix 3 presents details of the individual trees, groups and hedgerows including heights, diameters at breast height, crown spread (given as a radial measurement of cardinal points from the stem), age class, comments as to the overall condition at the time of inspection, BS5837 category of quality and suitability for retention, and the root protection area information.

General observations particularly of structural and physiological condition for example the presence of any decay and physical defect and preliminary management recommendations have also been recorded where appropriate.

Details of the individual trees, groups and hedgerows

All trees were assessed for their quality and benefits within the context of proposed development in a transparent, understandable and systematic way.

Individuals

The default position is to record each tree as an individual for its unique contribution to the landscape

Groups and woodlands

Trees have been assessed as groups where it has been determined appropriate by the surveyor. The term group has been applied where trees form cohesive arboricultural features either aerodynamically, visually or culturally.

Hedges and shrub masses

We consider a hedgerow to typically comprise a line of trees or shrubs that currently is subject to, or has undergone, a pruning regime to contain its dimensions.

For the tree survey hedgerows and substantial internal or boundary hedges (including evergreen screens) have either been recorded in the Tree Schedule, including lateral spread, height and stem diameter(s), or indicated on the Tree Constraints Plan.

A tree survey in accordance with BS5837 does not assess hedgerows against *The Hedgerow Regulations 1997* or specifically from an ecological perspective, as such would be outside the scope of the British Standard assessment.

Shrub masses are collectives of woody plants, rather than trees, and are recorded where they are a significant feature of the site. They have either been recorded in the Tree Schedule or indicated on the Tree Constraints Plan.

Individual trees within groups, woodlands and hedges

An assessment of individual trees within the groups has been made where there has been a clear need to differentiate between them for example, in order to highlight significant variation between attributes including physiological or structural condition or where a potential conflict may arise.

BS5837 Categorisation

Trees have been divided into one of four categories based on Table 1 of BS5837, 'Cascade chart for tree quality assessment'. For a tree to qualify under any given category it should fall within the scope of that category's definition (see below).

Category U trees are those which would be lost in the short term for reasons connected with their physiology or structural condition. They are, for this reason not considered in the planning process on arboricultural grounds. Categories A, B & C are applied to trees that should be of material considerations in the development process. Each category also having one of three further sub-categories (i, ii, iii) which are intended to reflect arboricultural, landscape and cultural or conservation values accordingly.

Category (U)

Trees that have a serious irremediable structural defect such that their early loss is expected due to collapse and includes trees that will become unviable after removal of other category U trees.

Trees that are dead or are showing signs of significant, immediate or irreversible overall decline.

Trees that are infected with pathogens of significance to the health and/ or safety of other nearby trees or are very low quality trees suppressing adjacent trees of better quality.

Certain category U trees can have existing or potential conservation value which may make it desirable to preserve.

Category (A)

Shown green on Tree Constraints Plan: Trees that are considered for retention and are of high quality with an estimated remaining life expectancy of at least 40 years and with potential to make a lasting contribution. Such trees may comprise:

Sub categories

- 1) trees that are particularly good examples of their species, especially if rare or unusual, or are essential components of groups such as formal or semi-formal arboricultural features for example the dominant and/or principal trees within an avenue.
- 2) trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
- 3) trees, groups or woodlands of significant conservation, historical, commemorative or other value for example veteran or wood pasture.

Category (B)

Shown blue on Tree Constraints Plan: Trees that are considered for retention and are of moderate quality with an estimated remaining life expectancy of at least 20 years and with potential to make a significant contribution. Such trees may comprise:

Sub categories

- 1) trees that might be included in category A but are downgraded because of impaired condition for example the presence of significant though remediable defects, including unsympathetic past management and storm damage.
- 2) 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.
- 3) trees with material conservation or other cultural value.

Category (C)

Shown grey on Tree Constraints Plan: Trees that are considered for retention and are of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Such trees may comprise:

Sub categories

- 1) unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.
- 2) trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value or trees offering low or only temporary/transient screening benefits.
- 3) trees with no material conservation or other cultural value.

Devising BS5837 root protection areas

Default situation

The root protection area is a function of the stem diameter, it is multiplied by 12 to give a radius. For multi-stemmed trees the stems are combined to provide an effective diameter figure which is then multiplied.

Initially the root protection area should be plotted as a circle, and in many situation it remains a circle.

Influenced situation

Adjustments to the root protection area are made where pre-existing site conditions that would influence root distribution are present. Typically this will be buildings and retaining walls, lighter structures such as hard surfacing, sheds and garages generally do not have the same influence.

Ponds, rivers and watercourses will also influence root distribution as waterlogged soils are not conducive to root growth. Rainwater attenuation and ditches are likely to have a lesser impact if they are dry for significant periods.

Appendix 3

Schedule of Trees

for land at
43 Conisboro Avenue
Caversham
RG4 7JF

Key to Tree Schedule

Column Heading	Explanation
Tree No.	Unique number corresponding with number on plan
Species	English names
Ht (m)	Height in metres
Branch Spread	Crown radius in metres to cardinal points of the compass
Stem diameters (cm)	All measurements conform to Annex C of BS 5837:2012 Single stem - Stem diameter in centimetres measured at 1.5m above ground level. Multi-stemmed tree with 2 to 5 stems – Diameter of each stem Multi-stemmed tree with more than 5 stems – Average stem diameter and number of stems
Height of crown clearance	Height in metres between the ground and underside of canopy
Height of first major branch and direction of growth	Height from ground level to base of first major branch and the approximate direction of growth
Abbreviations as suffix to a dimension	<i>Suffix 'e' denotes an estimated dimension.</i> <i>Suffix 'av' denotes an average dimension</i>
Age class	Age Class definitions: Y = Young S = Semi-mature E = Early mature M = Mature O = Over mature
Category grading (see Appendix A2 for detailed explanation) and Estimated remaining contribution (yrs)	Summary of BS 5837: 2012 categorisation: 1. Trees that do not warrant consideration for retention: U = those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management. 2. Trees to be considered for retention: A1, 2 or 3 = trees of high quality and value (substantial contribution >40 yrs) B1, 2 or 3 = trees of moderate quality and value (significant Contribution >20 yrs) C1, 2 or 3 = trees of low quality and value (but adequate, ie >10 yrs or young trees – until new planting can be established)
Estimated remaining contribution	Useful estimated remaining contribution of the tree or tree group
Condition	Brief description including physiological and structural defects
Preliminary management recommendations	Describes current arboricultural requirement for the tree in its current context and should be undertaken as soon as reasonably practicable.
Root protection radius	Radius of minimum root protection area in metres calculated from section 4.6 and Annex D of BS5837:2012
Root protection area	Total area of minimum root protection area extrapolated from root protection radius

Trees at 43 Conisboro Avenue, Caversham, RG4 7JF

TPO Reference	Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)								Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Preliminary management recommendations	Root protection radius (m)	Root protection area sq.m
								Single Stem	2-5 stems					More than 5 stems										
				N	E	S	W		Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia	No. stems									
G1	1	Corsican pine	12	2	4	2	3	34								3	4N	E	C2	>10	Poor form having been reduced in height to approximately 8m previously and sparse upper crown particularly to the northern side.		4.08	52
G1	2	Norway spruce	13	2	3	2	4	24								8	8E	E	C2	>10	Reasonable condition although suppressed by adjacent trees.		2.88	26
G1	3	Corsican pine	14	3	4	5	4	57								3	3S	E	B2	>20	Tree located in front garden in reasonable condition although has previously been reduced in height to approximately 9m.		6.84	147
G1	4	Corsican pine	16	4	6	4	4	47								2	4E	E	B2	>20	Reasonable condition with the main stem reduced in height previously to approximately 9m. Evidence of limb loss due to branch failure.		5.64	100
	5	Corsican pine	15	4	6	5	4	45e								3	3N	E	U	<10	Poor quality specimen with significant exudation on the southern side of the stem up to a height of 2m and woodpecker hole indicating there is a cavity within the stem. This tree has also been reduced to 9m previously and a number of branches throughout the crown have dead tips.		5.40	92
T1	6	Sycamore	12	5	6	5	3	40e								4	4N	E	B2	>20	Reasonable condition main stem divides at approximately 1.5m. Off site and within neighbouring property.		4.80	72
T2	7	Sycamore	17	6	8	9	7	60e								4	4E	E	B1	>20	Prominent tree located off site within adjacent property and in good overall condition.		7.20	163
T3	8	Yew	12	3	3	4	3	35e*								3	4W	S	C2	>10	*stem diameter at just above ground level. Reasonable condition although it appears to have grown up in front of garage door therefore restricting the garage use. Located off site within adjacent property.		4.20	55
	9	Mixed species	5	2av				20								0	-	S	C2	>10	Mixed group of shrubs including cornice, box, hazel, holly along with sycamore saplings and small hawthorns.		2.40	18
T4	10	Scots pine	15	5	4	3	6	53								3	4N	E	B1	>20	Prominent tree good overall condition with some dead wood within the crown.		6.36	127
	11	Oak	6	4	3	2	3	17								2.5E	2.5N	Y	C1	>10	Reasonable specimen with asymetric crown form over garden. Tree located within adjacent properties garden.		2.04	13

Trees at 43 Conisboro Avenue, Caversham, RG4 7JF

TPO Reference	Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)								Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Preliminary management recommendations	Root protection radius (m)	Root protection area sq.m
								Single Stem	2-5 stems					More than 5 stems										
				N	E	S	W		Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia	No. stems									
	12	False acacia	12	5	5	5	6	80e								2	2NW	E	C1	>10	Large tree in broadly satisfactory condition with significant wood within the upper crown suggested the is nearing the end of its life and dying back.		9.60	290
T5	13	Corsican pine	10	2av				21e								1	1.5N	E	B1	>20	Established tree that will become prominent.		2.52	20
	14	Leyland Cypress	4	0.5av				<15								-	0	Y	C2	>10	In satisfactory condition and providing good privacy.		1.80	10

Appendix 4

Tree Preservation Order



Reading
Borough Council

Working better with you

Mr A Butler
Martin Butler Partnership Ltd
Armstrong House
28 Broad Street
Wokingham RG40 1AB

Peter Sloman
Chief Executive
C.J. Brooks BSc
Solicitor

Civic Centre, Bridge Street, Reading, RG1 7AE
☎ 0118 937 3787
DX 40124 Reading (Castle Street)

Our Ref: Legal/SS/009210
Your Ref:

Direct: ☎ 0118 937 2760
e-mail: sophie.small@reading.gov.uk

1 May 2018

Your contact is: Sophie Small, Legal Services

Dear Sir

**IMPORTANT THIS COMMUNICATION MAY AFFECT YOUR PROPERTY
READING BOROUGH COUNCIL - TREE PRESERVATION ORDER - 1/18
41 & 43 CONISBORO AVENUE, CAVERSHAM, READING**

On the 1 May 2018 the Council made a Tree Preservation Order under Section 198 of the Town and Country Planning Act 1990. I am informing you of this because as either the owner or the occupier or someone with an interest in land adjoining that over which the Order is made, the Order may affect you (even if the trees only overhang your land).

Please note that this Order takes effect immediately. Please also note that anyone who wilfully damages, destroys, tops or lops a tree covered by this Order, without first obtaining the consent of the Council, could potentially be committing an offence and legal proceedings may be instituted accordingly.

The Borough Council is serving this Order as the trees are of high amenity value and contribute to the verdant character and protection is considered necessary to ensure their retention into the future.

I enclose a copy of the above Order and official form of Notice. You can find more information on Tree Preservation Orders on our website www.reading.gov.uk/businesses/Planning/trees/tree-preservation/ in our leaflet "A Guide to Tree Preservation Orders". The leaflet "Protected Trees: A Guide to Tree Preservation Procedures" produced by the Department for Communities and Local Government can be found on their website www.communities.gov.uk If you would like a hard copy of the leaflets to be sent to you, please contact the writer.

If you have any queries on this matter, please contact Mrs Sarah Hanson on 0118 937 2440.

Yours faithfully,

HEAD OF LEGAL AND DEMOCRATIC SERVICES

READING BOROUGH COUNCIL

IMPORTANT - THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND)) REGULATIONS 2012

TREE PRESERVATION ORDER: 1/18 - 41 & 43 CONISBORO AVENUE, CAVERSHAM, READING

READING BOROUGH COUNCIL

To: Mr A Butler
Martin Butler Partnership Ltd
Armstrong House
28 Broad Street
Wokingham RG40 1AB

THIS IS A FORMAL NOTICE to let you know that on 1 May 2018 the Council made the above tree preservation order.

A copy of the order is enclosed. In simple terms, no one is allowed to cut down, top or lop without our permission any of the trees described in the 1st Schedule of the Order and shown on the map.

Some information about tree preservation orders is in the enclosed leaflet, *Protected Trees: A Guide to Tree Preservation Procedures*, produced by the Department of the Environment, Transport and the Regions.

We have made the order because the Council believes it is expedient to do so to ensure the preservation of the tree(s) specified in the Order.

The order came into force, on a temporary basis, on 1 May 2018, and will remain in force for six months. During this time we will decide whether the Order should be given permanent status.

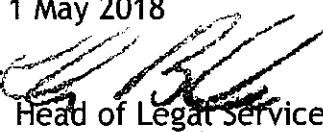
People affected by the Order have a right to object or make comments on any of the trees or woodland covered before we decide whether the order should be made permanent.

If you would like to make any objections or other comments, please make sure we receive them in writing by 29 May 2018. Your comments must meet regulation 6 of the Town and Country Planning (Tree Preservation)(England) Regulations 2012, a copy of which is provided overleaf. Please send your comments to Mrs Sarah Hanson, Natural Environment Team, Reading Borough Council, Civic Offices, Bridge Street, Reading RG1 2LU. We will carefully consider all objections and comments before deciding whether to make the Order permanent.

We will write to you again when we have made our decision. In the meantime, if you would like any further information or have any questions about this notice, please contact Mrs Sarah Hanson on 0118 937 2440.

Dated: 1 May 2018

Signed:


Head of Legal Services
and Democratic Services

on behalf of

Reading Borough Council
Civic Offices
Civic Centre
Reading RG1 7AE

COPY OF REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND) REGULATIONS 2012

Objections and representations

6(1) Subject to paragraph (2), objections and representations -

(g) shall be made in writing and -

(v) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or

(vi) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;

(h) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which the objections or representations are made; and

(i) in the case of an objection, shall state the reasons for the objection.

4(2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

Dated

1st May

2018

**TOWN AND COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND)
REGULATIONS 2012**

TOWN AND COUNTRY PLANNING ACT 1990

READING BOROUGH COUNCIL

TREE PRESERVATION ORDER - 1/18

relating to

41 & 43 CONISBORO AVENUE, CAVERSHAM, READING

**C J Brooks
Head of Legal and Democratic Services
Reading Borough Council
Civic Offices
Bridge Street
Reading RG1 2LU**

**TOWN AND COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND)
REGULATIONS 2012**

TOWN AND COUNTRY PLANNING ACT 1990

**THE READING BOROUGH COUNCIL
TREE PRESERVATION ORDER - 1/18
41 & 43 CONISBORO AVENUE, CAVERSHAM, READING**

The Reading Borough Council, in exercise of the powers conferred on them by sections 198 of the Town and Country Planning Act 1990 hereby make the following Order—

Citation

1. This Order may be cited as Reading Borough Council Tree Preservation Order 1/18. 41 & 43 Conisboro Avenue, Caversham, Reading.

Interpretation

2. (1) In this Order “the authority” means the Reading Borough Council.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3. (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners), and subject to the exceptions in regulation 14, no person shall—

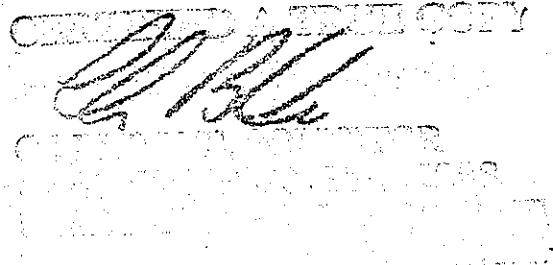
- (a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree(s) identified in the first column of the Schedule by the letter "C", being a tree(s) to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree(s) is planted.

THE COMMON SEAL of THE)
READING BOROUGH COUNCIL)
was hereunto affixed this)
1st day of May 2018)
In the presence of:-)



Minute	Planning	Comm.
	19.6.87	
Originator	SS	
Seal No.	125 / 18	
Checked		

Authorised Signatory

CONFIRMATION OF ORDER

This Order was confirmed by Reading Borough Council, without modification
on the day of 2018

Minute	Planning 19.6.87	Comm.
Originator	SS	
Seal No.		
Checked		

Authorised Signatory

This Order was confirmed by Reading Borough Council, subject to the
modifications indicated on the day of 2018

Minute	Planning 19.6.87	Comm.
Originator	SS	
Seal No.		
Checked		

Authorised Signatory

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by Reading Borough Council on
the day of 2018

Minute	Planning 19.6.87	Comm.
Originator	SS	
Seal No.		
Checked		

Authorised Signatory

VARIATION OF ORDER

This Order was varied by Reading Borough Council on the day of 2018 under the reference number [*insert reference number of the variation order*]

Minute	Planning 19.6.87	Comm.
Originator	SS	
Seal No.		
Checked		

Authorised Signatory

REVOCATION OF ORDER

This Order was revoked by Reading Borough Council on the day of 2018 under the reference number [*insert reference number of the revocation order*]

Minute	Planning 19.6.87	Comm.
Originator	SS	
Seal No.		
Checked		

Authorised Signatory

SCHEDULE

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

Drawing Number: E2952

Reference on map	Description	Situation
T1	Acer pseudoplatanus (Sycamore)	
T2	Acer pseudoplatanus (Sycamore)	
T3	Taxus baccata (Yew)	
T4	Pinus sylvestris (Scots Pine)	
T5	Pinus spp (Pine)	

Trees specified by reference to an area
(within a dotted black line on the map)

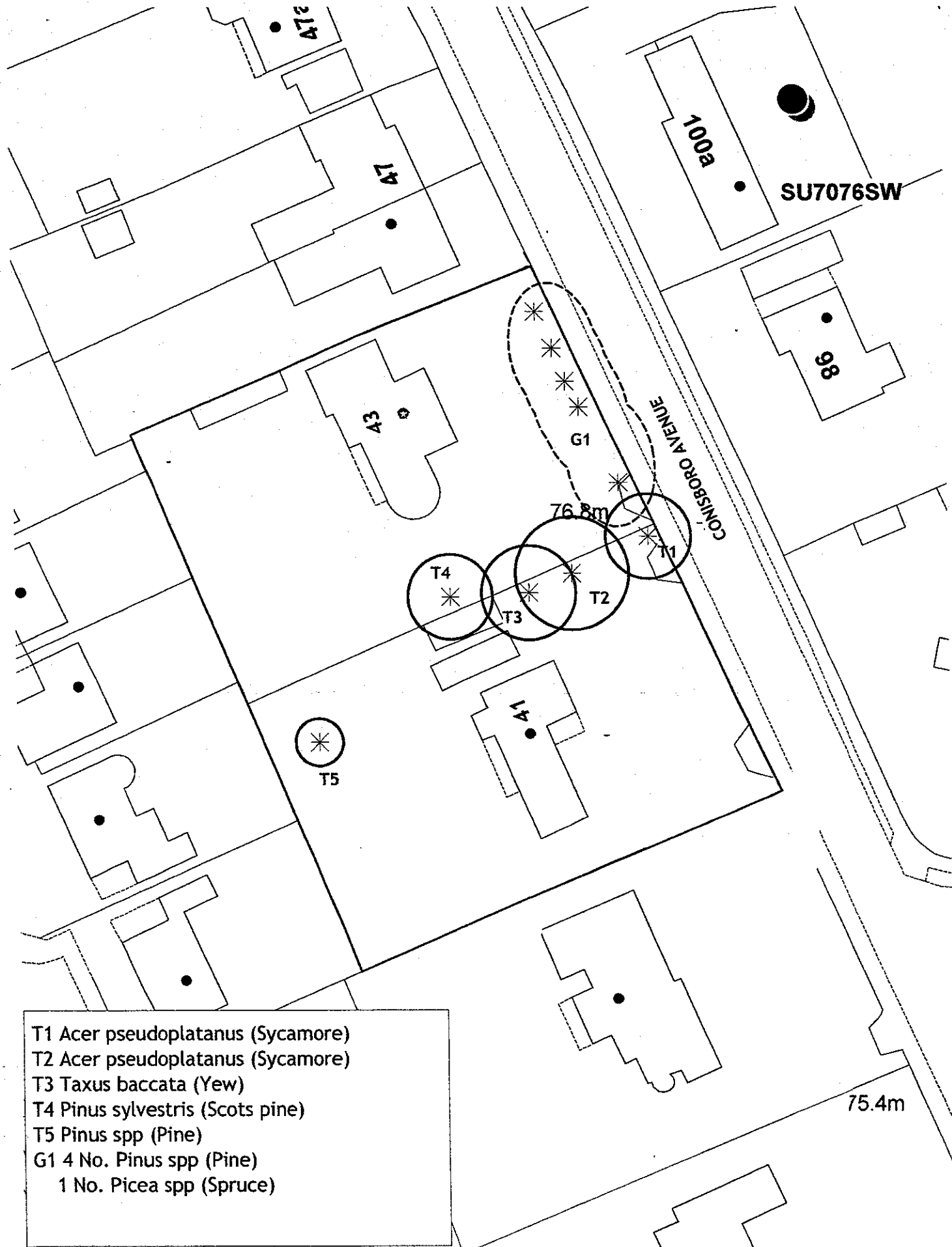
Reference on map	Description	Situation
A None		

Groups of trees
(within a broken black line on the map)

Reference on map	Description (including number of trees in the group)	Situation
G1	4 No. Pinus spp (Pine) 1 No. Picea spp (Spruce)	

Woodlands
(within a continuous black line on the map)

Reference on map	Description	Situation
W		



- T1 *Acer pseudoplatanus* (Sycamore)
- T2 *Acer pseudoplatanus* (Sycamore)
- T3 *Taxus baccata* (Yew)
- T4 *Pinus sylvestris* (Scots pine)
- T5 *Pinus* spp (Pine)
- G1 4 No. *Pinus* spp (Pine)
- 1 No. *Picea* spp (Spruce)