Tree Surveys

BS5837 – Pre Planning – Mortgage – Risk Management & Prediction

BS 5837:2012 TREE SURVEY
FOR
92 ALBERT ROAD
CAVERSHAM

Prepared of behalf of:
Widbrook Developments
6 Rushmere Cottages
Woodley
Reading
RG5 4BZ

Ref: PB/5837-22/08.29

31 August 2022

Offices in Berkshire, Buckinghamshire and Worcestershire
Tel: 0118 976 2902

Bramley House
Newnham Bridge
Tenbury Wells
Worcestershire
WR15 8NX
Tel: 0118 976 2902

CONTENTS

Summary
1. Introduction
2. Scope
3. Site visit and the collection of data
4. Constraints
5. Tree protective measures
6. Survey key
7. Queries

APPENDICES

1. Tree survey schedule
2. Tree location drawing
3. Root protection area drawing
4. Shade constraints drawing
5. Figure 2, section 6, BS 5837:2012 (by permission)
6. Tree protection fence sign
7. TPO documents

© 2022 Tree Surveys
All rights in this report are reserved. No part of it may be reproduced, edited or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, or stored in any retrieval system of any nature, without our written permission. Its content and format are for the exclusive use of Widbrook Developments and their agents in dealing with this site. It may not be sold, lent, hired out or divulged to any third party not directly involved in this site without the written consent of Tree Surveys.

The statements made in this report do not take account of extremes in weather, accidental damage including fire, chemical and physical injury, or vandalism. Tree Surveys cannot therefore accept any liability in connection to these factors, or for work not carried out to current industry best practice. The validity of this report ceases at the prescribed time limit or after two years from the site inspection, or if the site conditions change due to unspecified works that affect the subject tree(s) whichever is the sooner.

Summary

A total of twenty-four individual trees were inspected on land at 92 Albert Road, Caversham, RG4 7PL. The tree details are contained in the tree survey schedule included at Appendix 1. The trees were assessed in accordance with the cascade chart for tree quality (Table 1: Section 4) of British Standard (BS) 5837:2012. They are categorised as follows.

- Seven trees are in Category 'A' - "Trees of high quality"
- Eight trees are in Category 'B' - "Trees of moderate quality".
- Eight trees are in Category 'C' - "Trees of low quality".
- One tree is in Category 'U' - "Trees unsuitable for retention".

Additionally, the extent and height of a small hazel coppice stool, tree (T) T23, is noted on the tree schedule and plans, but stem diameters are below 75 millimetres diameter at 1.5 metres above ground level and therefore there is no BS5837 categorisation.

Mitigation may be required to demonstrate how the retained trees' root protection areas (RPAs) will be protected during any development, including access to the proposed development area. The RPAs are shown on the drawing included at Appendix 3.

1. Introduction

1.1 Instructions

1.1.1 We are instructed by Mr M Borthwick of Widbrook Developments, 6 Rushmere Cottages, Woodley, Reading, RG5 4BZ to visit the land at 92 Albert Road, Caversham, RG4 7PL and survey the trees implicated in a forthcoming planning application.

1.1.2 The trees were surveyed in accordance with 'British Standard (BS) 5837:2012' a guide for 'Trees in relation to design, demolition and construction - Recommendations' (Section 4).

1.2 Validation

1.2.1 This report fulfils the recommended national listed criteria for tree survey information as set out in BS 5837:2012 and includes the following:

- A tree survey, undertaken by a qualified arboriculturist, and tree schedule, included at Appendix 1.
- A drawing at 1:500 scale with a north point, indicating the tree locations and colour coded, ref PB/5837-22/08.29 included as Appendix 2.
- The root protection areas drawn to scale on drawing, ref PB/RPA-22/08.29 included at Appendix 3.
- The shade constraints drawing, ref PB/SC-22/08.29 included at Appendix 4.
- Default tree protection fencing Figure 2 from BS 5837:2012 and tree protection barrier sign included at Appendices 5 and 6.

1.3 Legal status of the trees

The Tree Preservation Order (TPO) documents were provided by Widbrook Developments, attached in Appendix 7, showing that a number of trees are protected by TPO No 40-06 made by Reading Borough Council on 17 February 1984.

The trees in the TPO have been matched to trees recorded in the tree survey schedule in Appendix 1, and are listed in Table 1 below:

Table 1. TPO reference & Tree Schedule tree numbers

TPO No 40-069 Tree reference number	Tree schedule PB/5837-22/08.29 (most probable match)	Species
T1	T24	Beech
T2	T17	Walnut
T3	T10	Beech
T4	T5	Sycamore
T5	T2	Common lime
T6	T1	Common lime
T7	T4 - ([1]No94)	Western red cedar
T8	T11 - ([1]No94)	Beech
T9	T12 - ([1]No94)	Beech
T10	T13 - ([1]No94)	Beech
T11	T14 - ([1]No94)	Beech
T12	Not found	Western red cedar

A search revealed that none of the trees within the site are within a Conservation Area.

2. Scope of this report

2.1 The purpose of this report is to quantify the trees most likely to be impacted upon by the development proposal and to highlight how potential damage to them may be avoided.

2.2 The tree survey provides the basic data on the trees that may be implicated in any forthcoming planning application. It does not set out to put arguments for or against the development. It does set out how to decide upon the retention of the trees, means of protecting the retained trees during development and on means of incorporating the trees into the developed landscape, along with appropriate management and protective measures.

[1] Tree located in the garden of No 94 Albert Road

2.3 The primary purpose of this report is for the client and council to review the information provided and use it for the purpose of considering a planning application or engaging in further discussions towards the same end. The information is provided on the basis that it will be available to people other than arboriculturists i.e., those without specialist knowledge of the subject.

3. Site visit and the collection of data

3.1 Site visit

3.1.1 The trees were surveyed by Paul Billin BSc MICFor on 29 August 2022. The trees were inspected from ground level and without any form of detailed investigations; binoculars were used to aid the inspection process. The measurements we undertook on site were made with the aid of a rounded down diameter tape and TruPulse™ laser hypsometer. The trees were not tagged as they are easily identified on site and with reference to the attached tree location plan. The weather at the time of the inspections was sunny and clear.

3.2 The trees

3.2.1 We surveyed twenty four individual trees with stem diameters of 75 millimetres and above. The tree details have been entered into a tree survey schedule included at Appendix 1. Additionally, the extent and height of a small hazel coppice stool, tree (T) T23, is noted, but stem diameters are below 75 millimetres diameter at 1.5 metres above ground level and therefore there is no BS5837 categorisation.

3.2.2 For ease of identification the trees are shown on the tree location drawing ref PB/5837-22/08.29 and have been allocated numbers. These numbers are cross-referenced within the BS 5837:2012 survey schedule.

3.2.3 In making the assessment, consideration has been given to:

- The health, vigour and condition of the trees.
- Any structural defects and safe life expectancy.
- The size and form of the trees.
- The rare, unusual or component part of a formal feature.
- Groups or individual trees that provide definite screening or softening effect.
- Trees forming distinct landscape features.

4. Constraints

4.1 Ecological constraints

4.1.1 The Conservation of Habitats and Species Regulations 2017 (as amended), and The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000, provides statutory protection to birds, bats, and other tree dwelling species. They could impose significant constraints on the use and timing of any tree matters considered in this report.

4.2 Root protection areas (RPAs)

4.2.1 Using BS 5837:2012 the RPAs have been calculated for the trees by reference to section 4.6.1 (a) and/or (b). The RPA is frequently described as a circle with a radius of prescribed distance within which no unspecified activity should occur and a high level of care is needed during any activities that are authorised within them, if they are to be successfully retained.

4.2.2 Specified intrusions into the RPAs can take place only where the ground is adequately protected in accordance with the requirements of section 6 (6.2.3.3) of the BS or as may be agreed with the Local Planning Authority (LPA). The RPAs have been plotted as dodecagons or polygons taking account of the site constraints on drawing PB/RPA-22/08.29.

4.2.3 The shape and position of the RPA may only be modified by an arboriculturist to meet the pre-existing site conditions or other factors that indicate that rooting has occurred asymmetrically. In all cases, we have considered the adjacent constraints including such things as the existing highway, site topography and existing buildings.

4.3 Shade constraints

4.3.1 Large trees that cast dense shade may result in pressure to prune or remove them. Whilst either shade or sunlight might be desirable depending on the potential use; the design should avoid unreasonable obstruction of light. The shade constraints posed by the trees are plotted onto drawing ref PB/SC-22/08.29.

5. Tree protective measures

5.1 To protect retained trees from construction activities, notwithstanding the need for an Arboricultural Method Statement (AMS) in specific instances, the retained trees must be protected by suitable protection barriers and ground protection, the accompanying root protection area drawing shows the RPAs and specific tree protection locations required prior to and during the construction activities.

5.2 The tree protection barrier is designed to provide construction exclusion zones around the RPAs of all trees to be retained.

5.3 The tree protection fencing should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees. The default specification for protective barriers is that specified in BS 5837:2012 Figure 2, section 6. A copy of Figure 2 is reproduced at Appendix 5. All weather signs must be attached by cable ties to each Heras panel as set out in Appendix 6.

6. Tree survey key

No: Tree number on survey drawing

Species: Common/English and or Latin name

Height: Height in metres above ground level

Number of stems: Single stem, or number of stems if more than one

Canopy spread: In metres taken at the four cardinal points (N.E.S.W.)

Diameter: In millimetres measured in accordance with BS 5837 2012

Height & direction of 1st branch: In metres and by cardinal compass points. This can be found on the detailed tree assessment

Age class:
Young
Semi-mature
Early-mature
Mature
Over-mature

Root protection area: In square metres and the nominal radius of a circle required to achieve this in metres

Health - Physiological Condition (Phy Con):
Good
Fair
Poor
Decline
Dead

Structural Condition: Crown, Stem, Basal Area:
Good
Fair
Poor
Ivy

Survey Comment:
i.e. Further investigation, aerial inspection, decay detection, wildlife study

Estimated Remaining Contribution (ERC) in years:
i.e. less than 10, 10 to 20, 20 to 40, 40+

Category Grading:			
	Code U	Trees unsuitable for retention	RED
	Code A	High quality category	GREEN
	Code B	Moderate category	BLUE
	Code C	Low category	GREY

7. Queries

Any queries regarding this tree report should be addressed in the first instance to Tree Surveys:

Tree Surveys
Bramley House
Newnham Bridge
Tenbury Wells
Worcestershire
WR15 8NX

Telephone: 0118 976 2902
Email: info@tree-surveys.com

Paul Billin, BSc, MICFor
Chartered Arboriculturist
Tree Surveys

APPENDIX 1

BS5837:2012 Tree Survey

Client: Widbrook Developments
Project: 92 Albert Road
Survey Date: 29/08/2022
Surveyor: Paul Billin

Tree Surveys
Bramley House
Newnham Bridge
Tenbury Wells
WR15 8NX
Phone: 0118 976 2902
info@tree-survey.com

Tree and Tag No / Species	Hght (m)	Stems No	Stems Ø (mm)	Crown	Spread (m)	Clear (m)	Age	RP A (m2) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations / Survey Comment	Cat ERC
1												
Common Lime *Tilia europaea*	23	1	660	N	6.5	3	M	A: 197.1 R: 7.92	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified / Bifurcates 2.3m AGL. Pollarded at 7.0-7.5m AGL. Dense basal epicormic growth	A >40 yrs
				E	6	3						
				S	6	4.5						
				W	6	4.5						
2												
Common Lime *Tilia europaea*	19.5	1	690	N	7	4	M	A: 215.4 R: 8.28	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified / Bifurcates 3.0m AGL. Pollarded at 7.0-7.5m AGL. Dense basal epicormic growth	A >40 yrs
				E	6	4						
				S	6.5	5						
				W	6	5						
3												
Western Red Cedar *Thuja plicata*	14.5	1	600	N	2.5	3	M	A: 162.9 R: 7.2	Fair	C: Poor S: Fair B: Fair	No action :: Unspecified / Single stem. Leans to south. Loss of needle density	B 20 to 40 yrs
				E	2.5	3						
				S	4	3						
				W	2	3						
4												
Western Red Cedar *Thuja plicata*	16	2	737 (Eq)	N	3	3	M	A: 245.5 R: 8.83	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified / Co-dominant stems from 0.9m AGL. Some loss of needle density	B 20 to 40 yrs
				E	3	3						
				S	2	3						
				W	2.5	3						

Age Classifications: N Newly planted; EM Early Mature; Y Young; M Mature; SM Semi-mature; OM Over Mature

Condition: C Crown; S Stem; B Basal area

Stems: Ø Diameter; (Eq) Equivalent stem diameter using BS5837:2012 definition

ERC: Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
5											
Sycamore *Acer pseudoplatanus*	19.5	2	467 (Eq)	N 3.5 E 6 S 8 W 3	3 3 3 35	M	A: 98.6 R: 5.6	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified Co-dominant stems from 0.9m AGL. Asymmetric canopy biased to southeast. Ivy obscuring stems and lower canopy	B 20 to 40 yrs
6											
Common Holly *Ilex aquifolium*	9.5	1	280	N 3 E 2.5 S 2.5 W 2.5	2.5 2 2 2	SM	A: 35.5 R: 3.36	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified Unremarkable	B >40 yrs
7											
Common Holly *Ilex aquifolium*	9.5	1	230	N 3 E 2.5 S 2.5 W 2.5	2.5 2 2 2	SM	A: 23.9 R: 2.75	Fair	C: Poor S: Fair B: Fair	No action :: Unspecified Poor leaf density	C 20 to 40 yrs
8										Estimated Measurements	
Leyland Cypress *X Cupressocyparis leylandii*	6	1	150	N 1.5 E 1.5 S 2.5 W 2	2 2 2 2	SM	A: 10.2 R: 1.8	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified Unremarkable	C 20 to 40 yrs
9										Estimated Measurements	
Lawson Cypress *Chamaecyparis lawsoniana*	10	1	569	N 3.5 E 2.5 S 4 W 4		M	A: 146.5 R: 6.82	Fair	C: Poor S: Poor B: Fair	No action :: Unspecified Poor form, co-dominant stems from 4.5m AGL, one removed, likely decay at pruning wound, others assumed co-dominance, two looping down then up	C 10 to 20 yrs
10											
Common Beech *Fagus sylvatica*	20	1	500	N 3 E 6.5 S 9 W 8	7 6 6 6	SM	A: 113.1 R: 6	Fair	C: Fair S: Fair B: Fair	Raise low canopy :: To 8m Canopy hanging over roof. Lift to clear roof by 2m; width reduction to 6-7m on south	A >40 yrs

Age Classifications: N Newly planted; EM Early Mature; Y Young; M Mature; SM Semi-mature; OM Over Mature

Condition: C Crown; S Stem; B Basal area

Stems: Ø Diameter; (Eq) Equivalent stem diameter using BS5837:2012 definition

ERC: Estimated Remaining Contributio

92 Albert Road, Caversham, RG4 7PL

Tree and Tag No Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
11										Estimated Measurements	
Common Beech *Fagus sylvatica*	22	1	589	N 10 E 7 S 9 W 12	5 9 8 6	M	A: 157 R: 7.06	Fair	C: Fair S: Fair B: Fair	Raise low canopy :: To 8m Canopy hanging over roof. Lift to clear roof by 2m; width reduction to 6-7m on south	A >40 yrs
12										Estimated Measurements	
Common Beech *Fagus sylvatica*	20	1	349	N 3 E 4 S 3 W 3	7 6 6 7	SM	A: 55.1 R: 4.18	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified Canopy suppressed by neighbours	B 20 to 40 yrs
13											
Common Beech *Fagus sylvatica*	21	1	379	N 7 E 3 S 3 W 5	7 6 9 6	SM	A: 65 R: 4.54	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified Canopy co-dominant with neighbours	A >40 yrs
14										Estimated Measurements	
Common Beech *Fagus sylvatica*	25	1	719	N 6 E 9 S 9 W 6	5 5 7 6	M	A: 233.9 R: 8.62	Fair	C: Fair S: Fair B: Fair	End weight reduction :: Unspecified Prune back lower straggly branches to 7m	A >40 yrs
15											
Common Yew *Taxus baccata*	3.5	1	160	N 1.5 E 2 S 1.5 W 2	1 1 1 1	Y	A: 11.6 R: 1.92	Fair	C: Poor S: Fair B: Fair	No action :: Unspecified Previously topped	C 20 to 40 yrs
16											
Wild Cherry *Prunus avium*	10	1	140	N 0.5 E 3 S 2 W 0.25	3 3 5 6	Y	A: 8.9 R: 1.68	Fair	C: Poor S: Fair B: Fair	No action :: Unspecified Suppressed by neighbour	C 10 to 20 yrs

Age Classifications: N Newly planted; EM Early Mature; Y Young; M Mature; SM Semi-mature; OM Over Mature

Condition: C Crown; S Stem; B Basal area

Stems: Ø Diameter; (Eq) Equivalent stem diameter using BS5837:2012 definition

ERC: Estimated Remaining Contributio

92 Albert Road, Caversham, RG4 7PL

Tree and Tag No Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
17											
Common Walnut *Juglans regia*	7	2	347 (Eq)	N 3 E 8 S 6 W 0	0 0 0 0	M	A: 54.3 R: 4.15	Poor	C: Poor S: Poor B: Poor	Fell :: Unspecified Fallen to east. Fell and remove	U
18											
Lawson Cypress *Chamaecyparis lawsoniana*	16	1	660	N 4 E 3.5 S 3 W 3.5	3 3 3 3	M	A: 197.1 R: 7.92	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified Single stem. Unremarkable	B 20 to 40 yrs
19											
Common Yew *Taxus baccata*	8.5	1	240	N 1.5 E 2.5 S 2 W 2	1 1 1 1	Y	A: 26.1 R: 2.88	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified Unremarkable	B 20 to 40 yrs
20											
Sycamore *Acer pseudoplatanus*	12.5	1	340	N 2.5 E 5 S 4.5 W 3.5	6 7 6 7	SM	A: 52.3 R: 4.08	Fair	C: Fair S: Fair B: Fair	Formative prune :: Unspecified Prune back stubs from previous cutting.	B 20 to 40 yrs
21										Estimated Measurements	
Jacquemont's Birch *Betula utilis var.jacquemontii*	9	1	160	N 2.5 E 2.5 S 2 W 1.5	2 2 2 5	Y	A: 11.6 R: 1.92	Fair	C: Fair S: Fair B:	No action :: Unspecified Unremarkable	C 20 to 40 yrs
22										Estimated Measurements	
Jacquemont's Birch *Betula utilis var.jacquemontii*	9	1	180	N 2 E 3 S 2.5 W 1.5	2 2 2 5	Y	A: 14.7 R: 2.16	Fair	C: Fair S: Fair B:	No action :: Unspecified Unremarkable	C 20 to 40 yrs

Age Classifications: N Newly planted; EM Early Mature; Y Young; M Mature; SM Semi-mature; OM Over Mature

Condition: C Crown; S Stem; B Basal area

Stems: Ø Diameter; (Eq) Equivalent stem diameter using BS5837:2012 definition

ERC: Estimated Remaining Contributio

92 Albert Road, Caversham, RG4 7PL

Tree and Tag No Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
23											
Common Hazel *Corylus avellana*	6	4	65 (Eq)	N 3.5 E 3.5 S 1 W 0.25	2 2 2 2	Y	A: 1.9 R: 0.77	Fair	C: Fair S: Fair B: Fair	Asymmetric canopy biased to east	
24											
Common Beech *Fagus sylvatica*	20	1	640	N 10 E 4.5 S 7.5 W 9	6 5 5 5	SM	A: 185.3 R: 7.68	Fair	C: Fair S: Fair B: Fair	Raise low canopy :: Unspecified Lift crown on west to 5m AGL.	A >40 yrs
25											
Myrobalan Plum *Prunus cerasifera*	6	3	225 (Eq)	N 2.5 E 3 S 2.5 W 0.25	2 2 2 4	M	A: 23 R: 2.7	Poor	C: Poor S: Poor B: Fair	No action :: Unspecified Asymmetric canopy biased to east, suppressed by beech	C 10 to 20 yrs

Age Classifications:	N	Newly planted	EM	Early Mature	**Condition:**	C	Crown	**Stems:**	Ø	Diameter
	Y	Young	M	Mature		S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature		B	Basal area	**ERC:**		Estimated Remaining Contributio

92 Albert Road, Caversham, RG4 7PL

Report selection criteria.

Projects.

92 Albert Road

Date Range.

Any Date

Work types.

----> End weight reduction :: Unspecified
----> Fell :: Unspecified
----> Formative prune :: Unspecified
----> No action :: Unspecified
----> -No Selection made-
----> Raise low canopy :: To 8m
----> Raise low canopy :: Unspecified

Latest Survey.

All surveys for the selected trees.
---> Last survey for each selected tree.

Work Completed.

---> Work Completed
---> Work Not Completed

Number of trees in selected Project(s)	**25**
Number of trees in Report selection	**25**

Age Classifications:	N	Newly planted	EM	Early Mature	**Condition:**	C	Crown	**Stems:**	Ø	Diameter
	Y	Young	M	Mature		S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature		B	Basal area	**ERC:**		Estimated Remaining Contributio

APPENDIX 2

© copyright

Tree Surveys

Bramley House,
Newnham Bridge,
Tenbury Wells,
Worcestershire, WR15 8NX
Tel: 0118 762902
e-mail: info@tree-surveys.com

0 — 25m

Client: Widbrook Developments

Job Title: 92 Albert Road, Caversham

Drawing Title: **TREE LOCATION PLAN**

SCALE :	DATE :
1 : 500 @ A3	31/08/2022

Drg. No. PB/5837-22/08.29

N

Ordnance Survey © Crown Copyright 2022.
All rights reserved. Licence number 100022432

Key:

- 18 — Tree Number
- Existing site features
- Tree Category A 1, 2 or 3 - trees of high quality
- Tree Category B 1, 2 or 3 - trees of moderate quality
- Tree Category C 1, 2 or 3 - trees of low quality
- Tree Category U - trees that cannot realistically be retained

APPENDIX 3

© copyright

Tree Surveys

Bramley House,
Newnham Bridge,
Tenbury Wells,
Worcestershire, WR15 8NX
Tel: 0118 762902
e-mail: info@tree-surveys.com

0 — 25m

Client: Widbrook Developments

Job Title: 92 Albert Road, Caversham

Drawing Title: ROOT PROTECTION AREA PLAN

SCALE : 1 : 500 @ A3

DATE : 31/08/2022

Drg. No. PB/RPA-22/08.29

N

Ordnance Survey © Crown Copyright 2022.
All rights reserved. Licence number 100022432

Key:

18 — Tree Number

Existing site features

Root protection area (RPA)

APPENDIX 4

© copyright

Tree Surveys

Bramley House,
Newnham Bridge,
Tenbury Wells,
Worcestershire, WR15 8NX
Tel: 0118 762902
e-mail: info@tree-surveys.com

0 — 25m

Client: Widbrook Developments

Job Title: 92 Albert Road, Caversham

Drawing Title: SHADE CONSTRAINTS PLAN

SCALE :	DATE :
1 : 500 @ A3	31/08/2022

Drg. No. PB/SC-22/08.29

N

Ordnance Survey © Crown Copyright 2022.
All rights reserved. Licence number 100022432

Key:

18 — Tree Number

Existing site features

Area of shade

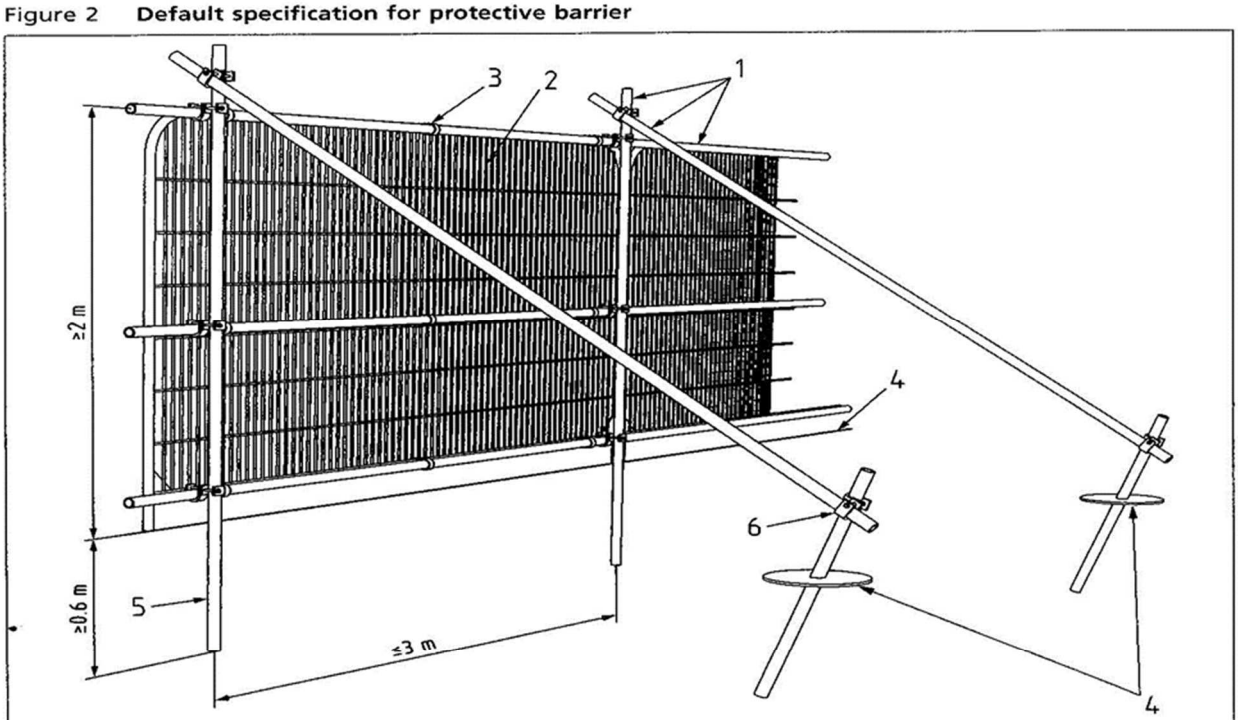
APPENDIX 5

BS 5837 FIGURE 2
TREE PROTECTION

Root Protection Areas (RPAs), enclosed by Default Temporary Protective Fencing, as detailed below and to be agreed with the Local Planning Authority (LPA), shall:

1. Be protected throughout the development process, as specified and detailed in BS 5837:2012 Section 6.2, Fig 2
2. Be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project.
3. Preclude any delivery of site accommodation and or materials and or plant machinery.
4. Preclude all construction related activity, with the sole exception of specified arboricultural works and any other works carried out under supervision that has been agreed by all parties, and:
5. Preclude the storage of all development related materials and substances including fuel, oils, additives, cement and or any other deleterious substances.
6. Any incursions into RPAs must be by prior arrangement, following consultation with the LPA.

Figure 2 **Default specification for protective barrier**



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

APPENDIX 6

TREE PROTECTION ZONE

KEEP OUT!

NO DIGGING OR TRENCHING
NO STORAGE OF PLANT OR MATERIALS
NO VEHICLE ACCESS
NO FIRE LIGHTING
NO CHEMICAL HANDLING
AVOID PLANT CONTACT WITH TREE CANOPY
REPORT ANY DAMAGE
TO TREES OR FENCING IMMEDIATELY

APPENDIX 7

TOWN AND COUNTRY PLANNING ACT

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

READING BOROUGH COUNCIL - 92 & 94 ALBERT ROAD, CAVERSHAM, READING

TREE PRESERVATION (VARIATION) ORDER 40/06

1. On the 17th February 1984 the Council made Tree Preservation Order 203 in respect of trees at 92 & 94 Albert Road, Caversham, Reading ("the original Order").

2. The Council wishes to vary the original Order to encompass changes in legislation and to remove protection from trees no longer worthy of protection.

3. The Council, therefore, under powers contained in Regulation 8 of the 1999 Regulations, varies the Original Order as follows:-

   to encompass changes in legislation.

4. in all other respects the original Order shall continue in full force and effect.

THE COMMON SEAL of THE)
READING BOROUGH COUNCIL)
was hereunto affixed this)
2nd day of March 2006)
In the presence of:-)

CERTIFIED A TRUE COPY OF THE ORIGINAL

Minute	Planning Committee 19.6.87
Originator	CV
Seal No.	
Checked	

Authorised Signatory

SCHEDULE 1

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

Drawing Number: E2356

Reference on map	Description	Situation
T1	Fagus sylvatica (Beech)	
T2	Juglans regia (English Walnut)	
T3	Fagus sylvatica (Beech)	
T4	Acer pseudoplatanus (Sycamore)	
T5	Tilia x europea (Common Lime)	
T6	Tilia x europea (Common Lime)	
T7	Thuja plicata (Western Red Cedar)	
T8	Fagus sylvatica (Beech)	
T9	Fagus sylvatica (Beech)	
T10	Fagus sylvatica (Beech)	
T11	Fagus sylvatica (Beech)	
T12	Thuja plicata (Western Red Cedar)	

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 line on the map)

Reference on map	Description (including number of trees in the group)	Situation
G None		

Woodlands
(within a continuous black line on the map)

Reference on map	Description	Situation
W None		

Dated 2nd March 2006

READING BOROUGH COUNCIL

TREE PRESERVATION VARIATION ORDER 40/06

TOWN AND COUNTRY PLANNING ACT, 1990

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

TREE PRESERVATION VARIATION ORDER

relating to

92 & 94 ALBERT ROAD, CAVERSHAM, READING

C J Brooks
Head of Legal Services
Reading Borough Council
Civic Centre
Reading RG1 7TD

TPO 203

Town and Country Planning Acts 1971 - 1974

Insert title of Order.

READING BOROUGH COUNCIL (92-94 ALBERT ROAD, CAVERSHAM, READING,)

TREE PRESERVATION ORDER, 1984.

Insert name of local planning authority.

READING BOROUGH COUNCIL

in this order called " the authority " in pursuance of the powers conferred in that behalf by Section 60 [~~and 61*~~] of the Town and Country Planning Act 1971 (as amended by Section 10 (1) of the Town and Country Amenities Act 1974)* and subject to the provisions of the Forestry Act 1967, hereby make the following Order:—

and by the Local Government, Planning and Land Act 1980

1. In this Order:—

" the Act " means the Town and Country Planning Act 1971;

" owner " means the owner in fee simple, either in possession or who has granted a lease or tenancy of which the unexpired portion is less than three years; lessee (including a sub-lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more and a mortgagee in possession; and

" the Secretary of State " means the [Secretary of State for the Environment] [Secretary of State for Wales].

2.—Subject to the provisions of this Order and to the exemptions specified in the Second Schedule hereto, no person shall, except with the consent of the authority and in accordance with the conditions, if any, imposed on such consent, cut down, top, lop, uproot, wilfully damage or wilfully destroy or cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees or in a woodland therein specified, the position of which trees, groups of trees and woodlands is defined in the manner indicated in the said First Schedule on the map annexed hereto‡ which map shall, for the purpose of such definition as aforesaid, prevail where any ambiguity arises between it and the specification in the said First Schedule.

3.—An application for consent made to the authority† under Article 2 of this Order shall be in writing stating the reasons for making the application, and shall by reference if necessary to a plan specify the trees to which the application relates, and the operations for the carrying out of which consent is required.

4.—(1) Where an application for consent is made to the authority under this Order, the authority may grant such consent either unconditionally, or subject to such conditions (including conditions requiring the replacement of any tree by one or more trees on the site or in the immediate vicinity thereof), as the authority may think fit, or may refuse consent.

Provided that where the application relates to any woodland specified in the First Schedule to this Order the authority shall grant consent so far as accords with the principles of good forestry, except where, in the opinion of the authority, it is necessary in the interests of amenity to maintain the special character of the woodland or the woodland character of the area, and shall not impose conditions on such consent requiring replacement or replanting.

---

* Include only where Order contains a direction under section 61 of the Act.

‡ Map to be to a scale of not less than 25 inches to one mile (1:2500), except in the case of large-woodlands when the scale shall be 6 inches to one mile (1:10000 or 1:10560).

† NOTE.—If it is desired to *fell* any of the trees included in this Order whether included as trees, groups of trees or woodlands and the trees are trees for the felling of which a licence is required under the Forestry Act, 1967, application should be made *not* to the authority for consent under this Order but to the Conservator of Forests for a licence under that Act (section 15 (5)).

(2) The authority shall keep a register of all applications for consent under this Order containing information as to the nature of the application, the decision of the authority thereon, any compensation awarded in consequence of such decision and any directions as to replanting of woodlands; and every such register shall be available for inspection by the public at all reasonable hours.

5.—Where the authority refuse consent under this Order or grant such consent subject to conditions they may when refusing or granting consent certify in respect of any trees for which they are so refusing or granting consent that they are satisfied—

(*a*) that the refusal or condition is in the interests of good forestry; or

(*b*) in the case of trees other than trees comprised in woodlands, that the trees have an outstanding or special amenity value.

6.—(1) Where consent is granted under this Order to fell any part of a woodland other than consent for silvicultural thinning then unless—

(*a*) such consent is granted for the purpose of enabling development to be carried out in accordance with a permission to develop land under Part III of the Act, or

(*b*) the authority with the approval of the Secretary of State dispense with replanting,

the authority shall give to the owner of the land on which that part of the woodland is situated a direction in writing specifying the manner in which and the time within which he shall replant such land and where such a direction is given and the part is felled the owner shall, subject to the provision of this Order and section 175 of the Act, replant the said land in accordance with the direction.

(2) Any direction given under paragraph (1) of this Article may include requirements as to—

(*a*) species;

(*b*) number of trees per acre (hectare);

(*c*) the erection and maintenance of fencing necessary for protection of the replanting;

(*d*) the preparation of ground, draining, removal of brushwood, lop and top; and

(*e*) protective measures against fire.

7.—On imposing any condition requiring the replacement of any tree under Article 4 of the Order, or on giving a direction under Article 6 of this Order with respect to the replanting of woodlands, the authority shall if such condition or direction relates to land in respect of which byelaws made by a water authority since 31st March 1974, by any other authority (whose functions are now exercised by a water authority) who at any time prior to 1st April 1974 exercised the functions in respect of which the byelaw was made, by a drainage board, or by the Greater London Council in the exercise of its functions in relation to maintenance, improvement or construction of watercourses or of drainage works, restrict or regulate the planting of trees, notify the applicant or the owner of the land, as the case may be, of the existence of such byelaws and that any such condition or direction has effect subject to the requirements of the water authority, the drainage board, or the Greater London Council under those byelaws and the condition or direction shall have effect accordingly.

8.—The provisions set out in the Third Schedule to this Order, being provisions of Part III of the Act adapted and modified for the purposes of this Order, shall apply in relation thereto.

9.—Subject to the provisions of this Order, any person who has suffered loss or damage in consequence of any refusal (including revocation or modification) of consent under this Order or of any grant of any such consent subject to conditions, shall, if he makes a claim on the authority within the time and in the manner prescribed by this Order, be entitled to recover from the authority compensation in respect of such loss or damage:

Provided that no compensation shall be payable in respect of loss or damage suffered by reason of such refusal or grant of consent in the case of any trees the subject of a certificate in accordance with Article 5 of this Order.

10.—In assessing compensation payable under the last preceding Article account shall be taken of:

(*a*) any compensation or contribution which has been paid whether to the claimant or any other person, in respect of the same trees under the terms of this or any other Tree Preservation Order under Section 60 of the Act, or under the terms of any Interim Preservation Order made under Section 8 of the Town and Country Planning (Interim Development) Act 1943, or any compensation which has been paid or which could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act, 1932, and

(*b*) any injurious affection to any land of the owner which would result from the felling of the trees the subject of the claim.

11.—(1) A claim for compensation under this Order shall be in writing and shall be made by serving it on the authority, such service to be effected by addressing the claim to the authority and leaving it at or sending it by post to the principal office of the authority.

(2) The time within which any such claim shall be made as aforesaid shall be a period of twelve months from the date of the decision of the authority, or of the Secretary of State, as the case may be, or where an appeal has been made to the Secretary of State against the decision of the authority, from the date of the decision of the Secretary of State on the appeal.

12.—Any question of disputed compensation shall be determined in accordance with the provisions of Section 179 of the Act.

13.—[(1) The provisions of section 61 of the Act shall apply to this Order and the Order shall take effect .]†

[(2) This Order shall apply to any tree specified in the First Schedule hereto, which is to be planted as mentioned therein, as from the time when that tree is planted.]‡

NOTE: Any person contravening the provisions of this Order by cutting down, uprooting or wilfully destroying a tree, or by wilfully damaging, topping or lopping a tree in such a manner as to be likely to destroy it is guilty of an offence and liable on summary conviction to a fine not exceeding £1000 or twice the sum which appears to the court to be the value of the tree, whichever is the greater, or on indictment to a fine. The penalty for any other contravention of this Order is a fine not exceeding £200 on summary conviction and, in the case of a continuing offence when the contravention is continued after conviction, a person is liable on summary conviction to an additional fine not exceeding £5 for every day on which the contravention is so continued.

If a tree other than one to which an Order applies as part of a woodland is removed, uprooted or destroyed in contravention of an Order or is removed, uprooted or destroyed or dies at a time when its cutting down or uprooting is authorised only by section 60(6) of the Town and Country Planning Act 1971 relating to trees which are dying or dead or have become dangerous, it is the duty of the owner of the land, unless on his application the local planning authority dispense with the requirement, to plant another tree of appropriate size and species at the same place as soon as he reasonably can. Except in emergency, not less than 5 days' previous notice of the removal, etc., should be given to the authority to enable the latter to decide whether or not to dispense with the requirement.

---

† This provision is not to be included unless it appears to the authority that the Order should take effect immediately.

‡ This provision may be included in relation to trees to be planted pursuant to a condition imposed under Section 59 of the Act.

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY*

(encircled in black on the map)

No. on Map.	*Description.*	*Situation.*
T1	Tillia europaea (Lime)	
T2	Tillia europaea (Lime)	
T3	Chamaecyparis lawsoniana (Lawson cypress)	
T4	Ilex aquifolium (Holly)	
T5	Acer pseudoplatanus (Sycamore)	
T6	Chamaecyparis lawsoniana (Lawson cypress)	
T7	Laburnum anagyroides (Laburnum)	
T8	Ilex aquifolium (Holly)	
T9	Chamaecyparis lawsoniana (Lawson cypress)	
T10	Fagus sylvatica (Beech)	
T11	Fagus sylvatica (Beech)	
T12	Fagus sylcatica (Beech)	
T13	Fagus sylvatica (Beech)	

...Continues on attached sheet

TREES SPECIFIED BY REFERENCES TO AN AREA*

(within a dotted black line on the map)

No. on Map.	*Description.*	*Situation*

NONE

GROUPS OF TREES*

(within a broken black line on the map)

No. on Map.	*Description.*	*Situation*

NONE

* The word "NONE" must be entered where necessary.

Continues...

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY

(encircled in black on the map)

No. on Map	Description
T14	Fagus sylvatica (Beech)
T15	Prunus avium (Cherry)
T16	Juglan regia (Walnut)
T17	Acer pseudoplatanus (Sycamore)
T18	Chamaecyparis lawsoniana (Lawson cypress)
T19	Acer pseudoplatanus (Sycamore)
T20	Chamaecyparis lawsoniana (Lawson cypress)
T21	Chamaecyparis lawsoniana (Lawson cypress)
T22	Fagus sylvatica (Beech)
T23	Ailanthus altissima (Tree of Heaven)
T24	Ailanthus altissima (Tree of Heaven)

hed

WOODLANDS*

(within a continuous black line on the map)

No. on Map.	*Description.*	*Situation*
	NONE	

* The word " NONE " must be entered where necessary.

SECOND SCHEDULE

This Order shall not apply so as to require the consent of the authority to

(1) the cutting down of any tree on land which is subject to a forestry dedication covenant where

(*a*) any positive covenants on the part of the owner of the land contained in the same deed as the forestry dedication covenant and at the time of the cutting down binding on the then owner of the land are fulfilled;

(*b*) the cutting down is in accordance with a plan of operations approved by the Forestry Commission under such deed.

(2) the cutting down of any tree which is in accordance with a plan of operations approved by the Forestry Commission under the approved woodlands scheme or other grant scheme under section 4 of the Forestry Act 1967 except a scheme which applies to a forestry dedication covenant;

(3) the cutting down, uprooting, topping or lopping of a tree.

(*a*) in pursuance of the power conferred on the Post Office by virtue of section 5 of the Telegraph (Construction) Act 1908 and section 21 of the Post Office Act 1969, or by or at the request of the Post Office where the land on which the tree is situated is operational land as defined by the Post Office Operational Land Regulations* and either works on such land cannot otherwise be carried out or the cutting down, topping or lopping is for the purpose of securing safety in the operation of the undertaking;

(*b*) by or at the request of

(i) a statutory undertaker where the land on which the tree is situated is operational land as defined by the Act and either works on such land cannot otherwise be carried out or the cutting down, topping or lopping is for the purpose of securing safety in the operation of the undertaking;

(ii) an electricity board within the meaning of the Electricity Act 1947, where such tree obstructs the construction by the board of any main transmission line or other electric line within the meaning respectively of the Electricity (Supply) Act 1919 and the Electric Lighting Act 1882 or interferes or would interfere with the maintenance or working of any such line;

(iii) a water authority established under the Water Act 1973, a drainage board constituted or treated as having been constituted under the Land Drainage Act 1976, or the Greater London Council, where the tree interferes or would interfere with the exercise of any of the functions of such water authority, drainage board, or Council in relation to the maintenance, improvement or construction of water courses or of drainage works; or

(iv) the Secretary of State for Defence, the Secretary of State for Trade, the Civil Aviation Authority or the British Airports Authority where in the opinion of such Secretary of State or Authority the tree obstructs the approach of aircraft to, or their departure from, any aerodrome or hinders the safe and efficient use of aviation or defence technical installations;

(*c*) where immediately required for the purpose of carrying out development authorised by the planning permission granted on an application made under Part III of the Act, or deemed to have been so granted for any of the purposes of that Part;

(*d*) which is a fruit tree cultivated for fruit production growing or standing on land comprised in an orchard or garden;

[Where the trees are within the Thames catchment area]

[(*e*) in pursuance of the powers of the Thames Water Authority under section 105 of the Thames Conservancy Act 1932.]

* S.I. 1973/310.

THIRD SCHEDULE

Provisions of the following parts of Part III of the Town and Country Planning Act 1971 as adapted and modified to apply to this Order.

33. (1) Without prejudice to the following provisions as to the revocation or modification of consents, any consent under the Order, including any direction as to replanting given by the authority on the granting of such consent, shall (except in so far as the consent otherwise provides), enure for the benefit of the land and of all persons for the time being interested therein.

35. **Reference of applications to the Secretary of State.**—(1) The Secretary of State may give directions to the authority requiring applications for consent under the Order to be referred to him instead of being dealt with by the authority.

(2) A direction under this section may relate either to a particular application or to applications of a class specified in the direction.

(3) Any application in respect of which a direction under this section has effect shall be referred to the Secretary of State accordingly.

(4) Where an application for consent under the Order is referred to the Secretary of State under this section, the provisions of Articles 4 and 5 of the Order shall apply as they apply to an application which falls to be determined by the authority.

(5) Before determining an application referred to him under this section the Secretary of State shall, if either the applicant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(6) The decision of the Secretary of State on any application referred to him under this section shall be final.

36. **Appeals against decisions.**—(1) Where an application is made to the authority for consent under the Order and that consent is refused by that authority or is granted by them subject to conditions, or where any certificate or direction is given by the authority, the applicant, if he is aggrieved by their decision on the application, or by any such certificate, or the person directed if he is aggrieved by the direction, may by notice under this section appeal to the Secretary of State.

(2) A notice under this section shall be served in writing within twenty-eight days from the receipt of notification of the decision, certificate or direction, as the case may be, or such longer period as the Secretary of State may allow.

(3) Where an appeal is brought under this section from a decision, certificate or direction of the authority, the Secretary of State, subject to the following provisions of this section, may allow or dismiss the appeal, or may reverse or vary any part of the decision of the authority, whether the appeal relates to that part thereof or not, or may cancel any certificate or cancel or vary any direction, and may deal with the application as if it had been made to him in the first instance.

(4) Before determining an appeal under this section, the Secretary of State shall, if either the appellant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(6) The decision of the Secretary of State on any appeal under this section shall be final.

37. **Appeal in default of decision.**—Where an application for consent under the Order is made to the authority, then unless within two months from the date of receipt of the application, or within such extended period as may at any time be agreed upon in writing between the applicant and the authority, the authority either—

(*a*) give notice to the applicant of their decision on the application; or

(*b*) give notice to him that the application has been referred to the Secretary of State in accordance with directions given under section 35 above;

the provisions of the last preceding section shall apply in relation to the application as if the consent to which it relates had been refused by the authority, and as if notification of their decision had been received by the applicant at the end of the said period of two months, or at the end of the said extended period, as the case may be.

45. **Power to revoke or modify the consent under the order.**—(1) If it appears to the authority that it is expedient to revoke or modify any consent under the Order granted on an application made under Article 3 of the Order, the authority may by Order revoke or modify the consent to such extent as they consider expedient.

(2) Subject to the provisions of sections 46 and 61 of the Act an Order under this section shall not take effect unless it is confirmed by the Secretary of State; and the Secretary of State may confirm any such Order submitted to him either without modification or subject to such modifications as he considers expedient.

(3) Where an authority submit an Order to the Secretary of State for his confirmation under this section, the authority shall furnish the Secretary of State with a statement of their reason for making the Order and shall serve notice together with a copy of the aforesaid statement on the owner and on the occupier of the land affected, and on any other person who in their opinion will be affected by the Order, and if within the period of twenty-eight days from the service thereof any person on whom the notice is served so requires, the Secretary of State, before confirming the Order, shall afford to that person, and to the authority, an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(4) The power conferred by this section to revoke or modify a consent may be exercised at any time before the operations for which consent has been given have been completed.

Provided that the revocation or modification of consent shall not affect so much of those operations as has been previously carried out.

(5) Where a notice has been served in accordance with the provisions of subsection (3) of this section, no operations or further operations as the case may be, in pursuance of the consent granted, shall be carried out pending the decision of the Secretary of State under subsection (2) of this section.

46. Unopposed revocation or modification of consent.—(1) The following provisions shall have effect where the local planning authority have made an Order (hereinafter called " such Order ") under section 45 above revoking or modifying any consent granted on an application made under a tree preservation order but have not submitted such Order to the Secretary of State for confirmation by him and the owner and the occupier of the land and all persons who in the authority's opinion will be affected by such Order have notified the authority in writing that they do not object to such Order.

(2) The authority shall advertise the fact that such Order has been made and the advertisement shall specify (a) the period (not less than twenty-eight days from the date on which the advertisement first appears) within which persons affected by such Order may give notice to the Secretary of State that they wish for an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose and (b) the period (not less than 14 days from the expiration of the period referred to in paragraph (a) above) at the expiration of which, if no such notice is given to the Secretary of State, such Order may take effect by virtue of this section and without being confirmed by the Secretary of State.

(3) The authority shall also serve notices to the same effect on the persons mentioned in subsection (1) above.

(4) The authority shall send a copy of any advertisement published under subsection (2) above to the Secretary of State, not more than three days after the publication.

(5) If within the period referred to in subsection (2) (a) above no person claiming to be affected by such Order has given notice to the Secretary of State as aforesaid and the Secretary of State has not directed that such Order be submitted to him for confirmation, such Order shall at the expiration of the period referred to in subsection (2) (b) of this section, take effect by virtue of this section and without being confirmed by the Secretary of State as required by section 45 of the Act.

(6) This section does not apply to such Order revoking or modifying a consent granted or deemed to have been granted by the Secretary of State under Part III, Part IV or Part V of the Act.

GIVEN under the Common Seal of the

. READING BOROUGH COUNCIL

the Thirteenth 19 84 .
was hereunto affixed in the presence of:-

.....

.....

Dated 17th February 1984

READING BOROUGH COUNCIL (92-94 ALBERT ROAD, CAVERSHAM, READING) TREE PRESERVATION ORDER 1984

TOWN AND COUNTRY PLANNING ACTS, 1971-74

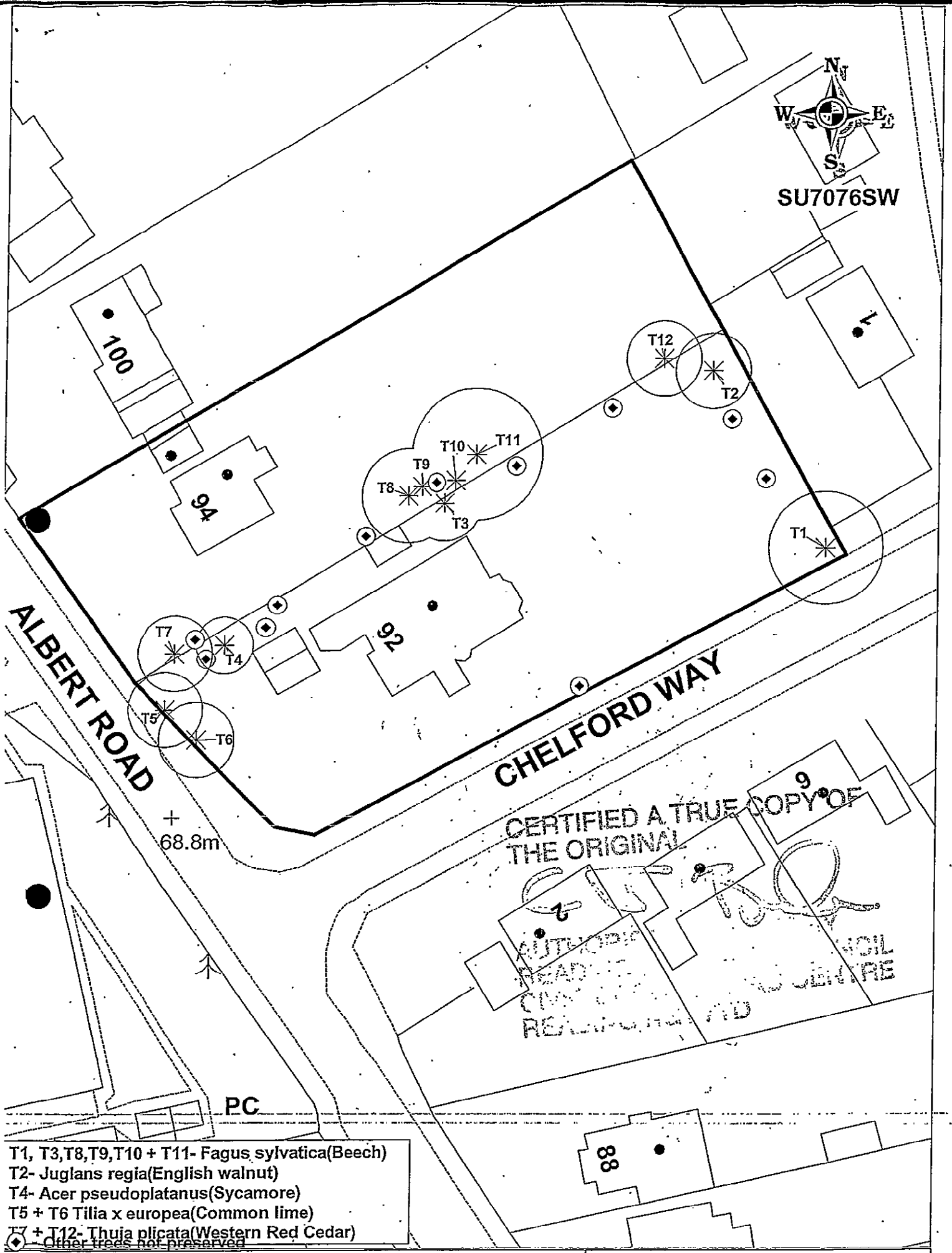
TREE PRESERVATION ORDER

relating to

The curtilage of 92-94 Albert Road, Caversham, Reading, Berks.

EWM/CAW/TC.0776

Cat. No. T.C.P. 38
Shaw & Sons Ltd., Shaway House, Lower Sydenham, SE26 5AE
S1396 (N) L



T1, T3,T8,T9,T10 + T11- Fagus sylvatica(Beech)
T2- Juglans regia(English walnut)
T4- Acer pseudoplatanus(Sycamore)
T5 + T6 Tilia x europea(Common lime)
T7 + T12- Thuja plicata(Western Red Cedar)
(◆) - Other trees not preserved

ITLE TREE PRESERVATION ORDER:- 92/94 ALBERT ROAD, CAVERSHAM, READING(VARIATION)

RG NO	E2356	DATE	JANUARY 2006
RAWN BY	EW33967	SCALE	1:500

Crown Copyright. All Rights Reserved. Reading Borough Council. Account No 100019672 2004

Reading BOROUGH COUNCIL
PLANNING SUPPORT TEAM