



FORMER JOHN LEWIS DEPOT, LETCOMBE STREET, READING
(ALSO KNOWN AS JLP MILL LANE)

TREE SURVEY & ARBORICULTURAL IMPACT ASSESSMENT

AUGUST 2024

AECOM

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1 Introduction

1.1 Background

AECOM has been instructed by the John Lewis Partnership BTR Ltd (The Applicant) to carry out an Arboricultural Impact Assessment of the development proposals at the former John Lewis Depot, Letcombe Street, Reading (also known as JLP Mill Lane), Letcombe Street, Reading, RG1 2HN (hereafter referred to as 'the Site' and 'the Proposed Development') in support of a full planning application. This report identifies the likely direct and indirect impacts of the Proposed Development along with suitable mitigation measures, as appropriate. The Tree Protection Plan (included within Appendix D) identifies trees to be removed and how retained trees are to be successfully protected.

1.2 Trees and the Planning Process

The National Planning Policy Framework (December 2023) (NPPF) seeks to ensure that new development is sustainable and underlines the importance of Green Infrastructure, of which trees form an integral part. This encompasses a recognition of the importance of trees in relation to the management of air, soil and water quality along with other associated ecosystem services and climate change adaption. The NPPF also seeks to achieve the protection and enhancement of landscapes and a net gain in biodiversity. Finally, it specifically identifies veteran and ancient trees and woodland as a highly valuable and irreplaceable habitat.

Local Planning Authorities (LPA) in the UK have a statutory duty to consider both the protection and planting of trees when considering planning applications. The potential impact of development on all trees (including those not protected by a Tree Preservation Order or other statutory designation) is therefore a material consideration.

'BS5837:2012 *Trees in relation to design demolition and construction – Recommendations (BS5837)*' provides a framework which sets out how trees should be considered in this context and also explicitly applies to development where planning consent is not required.

BS5837 recommends that a tree survey is undertaken to identify the quality and benefits of trees and the spatial constraints associated with them. This is then used to produce a Tree Constraints Plan showing the above and below ground constraints associated with trees. This drawing is used to inform the design process and to allow the retention of good quality trees where appropriate.

An Arboricultural Impact Assessment is then developed to identify the likely direct and indirect impacts of the Proposed Development, and a Tree Protection Plan is prepared to identify trees to be removed or retained and to illustrate how retained trees are to be protected. An Arboricultural Method Statement is often required as a condition of planning consent to detail how sensitive operations are to be achieved in proximity to retained trees. These elements are the minimum normally required for a planning application and are intended to ensure both a sustainable and harmonious relationship between trees and new development.

1.2.1 Local Policy Context

Reading Borough Council has a Local Plan, adopted in 2019, which makes specific reference to trees in relation to development. Policies and sections of the Local Plan which include such references are included below:

"EN14: TREES, HEDGES AND WOODLANDS

Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended. The quality of waterside vegetation will be maintained or enhanced. New development shall make provision for tree retention and planting within the application site, particularly on the street frontage, or off-site in appropriate situations, to improve the level of tree coverage within the Borough, to maintain and enhance the character and appearance of the area in which a site is located, to provide for biodiversity and to contribute to measures to reduce carbon and adapt to climate change. Measures must be in place to ensure that these trees are adequately maintained.

4.2.67 Trees, hedges and woodlands help define the landscape and character of the Borough and provide multiple benefits to the urban environment including maintaining and enhancing biodiversity, absorbing carbon and helping to adapt to climate change. Reading's woodlands are a highly visible feature of the ridgelines and a

strong feature in the landscape of the river valleys that shape the urban area. Trees are also an important component of the character of many parts of the Borough particularly its older developed areas and suburbs and especially in Conservation Areas. Many streets within Reading, including primary routes into town, are characterised by their tree-lined nature, which should be protected and enhanced. Whilst Reading has some important woodlands and areas with substantial numbers of trees, including two areas of Ancient Woodland, shown on the Proposals Map51, other areas lack tree cover. It is therefore vital to ensure that important trees and woodlands are protected and canopy cover extended in areas lacking cover, including in conjunction with new development. This will particularly be the case for irreplaceable Ancient Woodland and veteran trees.

4.2.68 Trees can make a positive contribution towards reducing the effects of future climate change by dissipating the impact of heavy rainfall, reducing urban temperatures and providing shade and protection against the detrimental effects of sunlight. New development should seek to incorporate strategically sited trees that will provide shade and cooling to developments, particularly to street frontages, large hard landscaped areas and other areas of public realm. Off-site tree provision will be appropriate in some cases where it has been demonstrated that acceptable development cannot provide an appropriate level of mitigation planting (where trees are to be removed) and/or new planting within the site. This will be of particular importance where such sites are within or on priority tree planting areas/routes, as defined in the Tree Strategy. There will be a need to use appropriate large canopy species that are adaptable to future predicted climatic conditions (native species if possible and where appropriate in order to deliver biodiversity benefits), particularly the higher temperatures and potential drought conditions predicted in summer. Tree stock should either be UK grown or sourced from a domestic nursery that retains its trees for a minimum of one year (a full growing season) within the UK before sale to ensure plant health and non-infection by foreign pests or disease.

4.2.69 Trees, hedges and woodlands have multiple wildlife benefits in providing habitat, habitat links and foraging areas for numerous flora and fauna. The protection of these both in the public and private realm, within development proposals, will be sought in order to meet the Council's duties to biodiversity. New development should seek to ensure that new landscaping is primarily of wildlife friendly species and adds to the linking of green areas across the Borough.

4.2.70 Due to the value placed on trees in Reading, the Council produced a Tree Strategy in 2010 which seeks to significantly increase the amount of tree coverage by protecting trees from development pressure and through planting both on its own land and through development related landscape schemes. In addition, the Council has produced a Tree Strategy Planting Plan, identifying priorities for new planting in the Borough and highlighting the need for succession planting, which will be updated when required. The Council may make a Tree Preservation Order (TPO) to protect single trees or groups of trees, which prevent lopping, topping or felling without the Council's consent. Details on which trees are specifically protected can be found on the Council's website.

4.2.71 The Council will seek to ensure that appropriate measures are secured for the successful protection of trees, in line with good practice, where retained as part of development proposals. Developers will be expected to implement agreed measures in accordance with details approved through the planning process.

4.2.72 Retention, enhancement and extension of woodlands will be achieved in conjunction with relevant development proposals, and may include measures such as new planting and management plans. The effective management of new woodland areas will be promoted, recognising the economic, environmental and social benefits that woodland management and tree planting can provide.

4.2.73 The Council, in conjunction with the Forestry Commission and friends groups, has produced management plans for over 90 ha of its woodlands. These are available on the Council's website. Implementation of these plans will be part funded by the Forestry Commission."

Reading Borough Council also has a Tree Strategy, published in 2021, which outlines how tree cover within the borough should be protected, enhanced and expanded¹, and includes:

"Tree protection

3.106 The protection of both Council and private trees across the Borough will be vital alongside planting. To protect trees we will:

¹ [Trees - Reading Borough Council](#)

- *Continue to use our powers under The Town and Country Planning Act 1990 and The Town and Country Planning (Tree Preservation) (England) Regulations 2012 to serve new Tree Preservation Orders, prioritising those where there is a foreseeable threat to a tree(s), and to serve new Tree Preservation Orders where felling is proposed in a Conservation Area, i.e. where a Section 211 Notice is submitted, if the tree(s) is worthy of a TPO.*
- *Continue to use our powers under The Town and Country Planning Act 1990 and The Town and Country Planning (Tree Preservation) (England) Regulations 2012 to take legal action where contraventions take place to demonstrate the importance of trees in the Borough*
- *Use national and local planning policies, along with relevant British Standards and good practice guidance to ensure the retention of trees (where appropriate) on development sites and to secure new tree planting to ensure a net gain in tree number, including on Council owned development sites."*

The tree strategy is informed by the Borough's I-Tree eco survey. Information pertaining to the canopy cover for Reading as a whole as well as Katesgrove (the ward which contains the Development Site) is included within the report:

"The I-Tree Canopy assessment calculated the canopy cover of Reading to be 18%, which is 2% higher than the UK average (in towns and cities). It also means Reading is within reach of the UK target canopy cover of 20%. Individual I-Tree Canopy assessments were completed for each of the Reading wards, the results of which can be found in Figure 18. The ward canopy cover ranges from 6.7% to 32.2%. Canopy cover was greatest in the Mapledurham, Kentwood and Thames, which were determined to be 32.2%, 27.9% and 27% respectively. Whilst Whitley, Battle and Katesgrove wards had the lowest (8%, 6.7% and 10.4% respectively)."

1.3 Methodology

The tree survey has been based on the topographical survey plan ref: 0714 T(1) by Cloud 10 Ltd. The survey was conducted in accordance with the requirements of BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations (BS5837)*.

The initial fieldwork was undertaken on 10th January 2024, during which dimensional data and observational information were collected. A diameter tape measure was used to measure stem diameters where feasible.

The fieldwork informing this report has comprised a preliminary, non-intrusive, visual survey undertaken from ground level with the specific intention of evaluating the quality and benefits of trees on the Site.

Where further inspection is deemed appropriate to ascertain the condition of the tree or other arboreal features, this has been identified within the preliminary management recommendations. Average dimensions or dimensional ranges have occasionally been used, where appropriate, to best describe features.

The Root Protection Area (RPA) is the notional extent of what is considered to be the key rooting area for tree health and function. This is generally depicted as a circle but can be amended to a polygon with an equivalent area in accordance with Section 4.6.2 of BS5837 where the RPA is likely to have developed asymmetrically. Due to the proximity of T3-T12 to the northwest side of the depot, the RPAs of several trees have been offset to account for the barrier that the footings of the building would likely be to root development.

A Tree Constraints Plan showing the position of trees and the spatial constraints associated with them is included as Appendix A of this report, which corresponds with the Tree Survey Schedule presented in Appendix B.

The tree categorisation process recommended by BS5837:2012 is summarised in the table below and corresponds with the tree canopy outline shown on the Tree Constraints Plan included as Appendix A and the information in the Tree Survey Schedule included as Appendix B.

Table 1: BS5837:2012 Tree Categorisation process

Category	Definition
A	High quality, minimum of 40+ years remaining contribution
B	Moderate quality, minimum of 20+ years remaining contribution
C	Low quality, minimum of 10+ years remaining contribution
U	Unsuitable for retention, <10 years remaining contribution
1	Arboricultural value
2	Landscape value
3	Conservation or cultural value

2 General Arboricultural Principles

2.1 General Principles

The below principles, guidance and recommendations relate to the following:

- British Standards Institution (BSI), BS5837:2012. Trees in relation to design, demolition and construction – Recommendations. BSI
- British Standards Institution (BSI), BS3998:2010. Tree work – Recommendations. BSI
- British Standards Institution (BSI) BS8545: 2014 Trees: from the nursery to independence in the landscape – Recommendations
- Department for Levelling Up, Housing and Communities (DLUHC), 2023. National Planning Policy Framework (NPPF).
- National House Building Council (NHBC) Standards, (2024). Chapter 4.2: Building Near Trees
- National Joint Utilities Group (NJUG) Volume 4, Issue 2, (2007). NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees.
- National Tree Safety Group (NTSG), 2011. Common sense risk management of trees. Forestry Commission.

Trees are dynamic living organisms which provide essential benefits to society and the wider environment. Any Proposed Development with the potential to impact on trees must take into consideration the value of trees on the Site; the impact of any proposed activity along with any potential future conflicts on the Site. Suitable measures to safeguard retained trees or mitigate the loss of trees (to be removed) will need to be fully considered and may be subject to a condition of planning consent.

Tree branches and roots frequently grow across site boundaries and off site trees can pose a significant constraint and should be carefully considered when assessing the developable space within a site.

2.2 Below ground constraints

Below ground tree roots and the soil environment in which they grow need to be protected if the tree is to be retained. Trees grow in association with fungi and other soil organisms which are of key importance to tree health. Roots are essential for anchorage, the uptake of water and nutrients, and the storage of energy (carbohydrates) for the future growth and function of the tree.

Roots can be damaged by physical severance or wounding (e.g. following excavation of the soil) which can lead to the development of decay and a decline in vitality and/or instability. Raising the soil level can bury tree roots at a depth where suitable conditions for growth are less available. Toxic materials discharged into the soil (such as cement based aggregates, fuel and chemicals) can lead to root death and dysfunction. Soils can be compacted to levels inhospitable to tree growth with even a single pass of machinery, regular pedestrian traffic or the storage of

plant and materials. Relieving compaction can be problematic and may require costly remedial works. Changes in drainage/water levels can also have significant long term impacts for tree health.

The effects of these incursions may take many years to manifest, with a resulting decline in amenity value and potentially the death or failure of the tree. It should be noted that older trees are particularly sensitive to damage and changes in conditions.

The Root Protection Area (RPA) is a notional area considered to be the minimum zone that must be protected to avoid any adverse impacts on retained trees. This area is deemed to be particularly important for tree stability, growth, function and health. However, roots may extend far greater distances, with the distribution of the root system relating directly to the availability of suitable conditions for growth (namely oxygen, water and nutrients). It is generally accepted that tree roots are predominantly located in the upper 1000mm of soil; however, roots may develop at deeper levels where conditions allow.

RPAs are calculated as per BS5837:2012 Annex C, D and Section 4.6 in the BS5837:2012 Document.

The RPA of the existing tree stock is an important material consideration when considering site constraints and planning development activities. The RPAs of significant trees on the Site are shown on the Tree Constraints Plans included as Appendix A.

The default position must be that all development, including any associated services will occur outside the RPAs of retained trees. Where this is unavoidable, it may be appropriate to use special measures to install structures, services or surfacing within RPAs which allow the protection of roots and soil structure which are essential for tree growth and keep any incursion to a minimum.

Further steps to improve or increase the useable rooting area available to the tree may also be required.

2.3 Soils

On shrinkable clay soil, tree growth can lead to the differential movement of structures as moisture is removed from the soil during the growing season. Soils must be carefully assessed, and any foundations must be installed following the recommendations of National House Building Council (NHBC) Standards *Chapter 4.2: Building Near Trees* (2024) to avoid potential future damage. Where trees which predate existing structures are to be removed, this can result in heave as the soils are re-wet.

The advice of a suitably qualified engineer must be obtained to inform any potential issue of heave. Specific advice in relation to this issue is beyond the scope of this report.

2.4 Above ground constraints

Tree stems and branches can restrict available space on the Site. Damage or wounding (including excessive pruning) can significantly reduce the amenity contribution of the tree and may lead to the development of dysfunction and decay, with significant long term implications for tree health. The future impact of existing trees should be carefully considered, including individual species characteristics (such as potential future size, fruit fall, shade etc.) and how the tree will interact with any proposed development and future land use. Annual tree growth can lead to direct damage if stems/branches (or roots) come into physical contact with structures and this must also be taken into consideration.

2.5 Trees and Risk in the Context of Development

Tree owners/managers have a legal duty to prevent foreseeable harm. It is generally accepted that this duty can be fulfilled by undertaking proactive inspections of significant trees to identify obvious defects and by taking appropriate remedial action or gaining further advice as appropriate.

AECOM can provide surveys and advice in relation to tree risk management if required. Further guidance is available from the National Tree Safety Group².

The tree survey carried out as the basis of this report is primarily for planning purposes, focusing on the quality and benefits of the trees and is not specifically designed to assess the safety of trees on the Site. However, when obvious issues have been identified recommendations have been included in the Tree Survey Schedule.

² National Tree Safety Group (NTSG), 2011. Common sense risk management of trees. Forestry Commission.

The Construction (Design and Management) Regulations (2015) states that developers and contractors have responsibilities for health and safety as a result of their actions. Should trees be left in an unstable or hazardous condition the Health and Safety Executive (HSE) could seek to prosecute those responsible along with the potential for further Civil claims for damages.

2.6 Trees and Wildlife

Full consideration must be given to the presence of species protected under the Wildlife and Countryside Act (1981 - as amended), the Countryside Rights of Way Act (2000) and the Conservation of Habitats and Species Regulations (2017), in particular the presence of bats and nesting birds. It is recommended that wherever possible, significant tree/hedge works take place outside of the typical bird nesting season of March to September.

2.7 Tree Works

Any tree surgery recommendations contained within this report are to be undertaken in accordance with BS3998: 2010 Tree work – Recommendations (BS3998) by suitably qualified and insured contractors. Significant pruning works are best undertaken when trees are dormant or outside periods of high functional activity to reduce the overall impact on energy available to the tree for growth and processes. In general the optimum period for works is between November to February and July to August (subject to the presence of protected species) when the tree is less active and better placed to respond to wounding and a reduction in leaf area.

3 Field Work Observations

3.1 The Site

The Site (also known as JLP Mill Lane) is bound by Mill Lane and the A329 to the north, Letcombe Street to the south-west and Crossland Road to the south-east, from where access can be gained. The Site currently comprises the former JLP warehouse building with associated car parking and servicing areas to the north-east and south-west of the building. The use of the existing building became surplus to requirements as a customer collection centre in 2021, with its functions having been transferred to the John Lewis department store at Broad Street, Reading

The Site boundary is shown on the Tree Constraints Plan included within Appendix A of this report. The site is close to the centre of Reading within close proximity of key local services and facilities including The Oracle shopping centre opposite, the Premier Inn hotel adjacent to the west and Reading railway station located approximately 1km to the north.

The trees on the northern side of the building are growing on Reading Borough Council land.

3.2 The Trees

The trees on the Site are predominantly semi-mature and in good condition. Nine Chanticleer pears (*Pyrus calleryana* 'Chanticleer') are the principal arboricultural component growing along the northern edge of the building within a narrow strip, with a single self seeded sycamore and several urban shrub planting mixes including species of mahonia and pyracantha. The trees soften the built form of the commercial building to some extent and provide screening of the building from the road. Chanticleer pear is a suitable tree for urban environments and provides seasonal interest with displays of white flowers in spring. However, these are short lived trees with a remaining safe useful life expectancy of 20-30 years. They are forming a small monoculture and so provide little structural, visual diversity or variety in seasonal interest and would have little resilience in the face of emerging climate change and pest and disease threats.

3.3 Statutory and Non Statutory Designations

3.3.1 Statutory Designations

AECOM contacted the LPA on 12th January 2024 by email and it was confirmed through pre-application discussions with the Natural Environment Officer that there were no Tree Preservation Orders or Conservation Area designations identified which could affect trees within or immediately adjacent to the Site. Prior to any tree works the status of trees to be removed or pruned must be verified with the LPA and/or the Forestry Commission as appropriate.

Section 115 of the Environment Act (2021) requires local highway authorities in England to consult with the public in relation to the proposed felling of 'street trees' unless the works are required to implement planning permission granted under section 70, 73, 76D, 77 or 79, or outline planning granted under section 92 of the Town and Country Planning Act (1990). Other exceptions also may apply and are detailed legislation.gov.uk.³

3.3.2 Non-Statutory Designations

The nine Chanticleer pears are owned by the Reading Borough Council. Verbal agreement has been given to the Applicant that these trees could be removed to facilitate the Proposed Development. Written agreement of this should be sought at an early stage. It is likely that the council will wish to agree the mitigation planting before agreeing to the removal of the trees.

AECOM checked Magic Map⁴ on 22nd March 2024 for the presence of any non-statutory designations relating to trees such as ancient woodland or deciduous woodland (included within the Priority Habitat Inventory) and none were found within or immediately adjacent to the Site.

AECOM also checked the Woodland Trust Ancient Tree Inventory⁵ for the presence of any notable, veteran or ancient trees within or immediately adjacent to the Site and none were identified on the Site. A locally notable horse chestnut (*Aesculus hippocastanum*) is listed in the nearby St Giles Church. This tree will be unaffected by the development proposals.

4 The Proposed Development

4.1 Description of the Proposed Development

The Proposed Development consists of the demolition of the existing building and redevelopment of the Site comprising erection of a new building for up to 215 build to rent residential dwellings (Use Class C3) together with flexible commercial / community space (Use Class E/F1/F2), residents' facilities, landscaping, public realm, amenity space, cycle parking and disabled car parking.

5 Arboricultural Impact Assessment

5.1 Purpose

This impact assessment sets out the likely principal direct and indirect impacts of the Proposed Development on the trees on or immediately adjacent to the Site and suitable mitigation measures to allow for the successful retention of significant trees or to compensate for trees to be removed, where appropriate.

A brief summary of trees hedges to be removed, tree works and incursions related to the Proposed Development are detailed within the table below.

³ <https://www.legislation.gov.uk/ukpga/2021/30/section/115/enacted>

⁴ <https://magic.defra.gov.uk/MagicMap.aspx>

⁵ <https://ati.woodlandtrust.org.uk/tree-search/>

Table 2: Summary of Removals, Incursions and Pruning to Facilitate the Proposed Development

Impact	Category A	Category B	Category C	Category U
Trees and hedges to be removed to facilitate the Proposed Development	0	T3,T4,T5,T7,T8,T9, T10, T11 &T12	H1, H2, H6, T13 &H14	0
Total	0	9 individual trees	4 sections of hedging/ shrub groups and 1 individual tree	0
Trees which may require some incursion into their construction exclusion zone to allow the Proposed Development.	N/A	N/A	N/A	N/A
Total	N/A	N/A	N/A	N/A
Trees to be pruned to facilitate the Proposed Development	N/A	N/A	N/A	N/A
Total	N/A	N/A	N/A	N/A

5.2 Trees to be Removed

Ten individual trees and four hedge / shrub groups are to be removed to facilitate the Proposed Development; this includes nine trees classed as moderate quality (Category B), a single tree classed as low quality (Category C), and four hedge / shrub features classified as low quality (Category C).

All of the trees to be removed are within the red line application boundary which includes the highway verge. All of the trees and shrubs on the highways verge are to be the responsibility of Reading Borough Council. Prior to the removal of any trees, consent of the council must be obtained in writing.

Retention of the trees during demolition and construction is not feasible due to access requirements and the proximity of the retained trees to the existing and proposed buildings. Removal of existing trees are also required due to the introduction of new trees as part of the Proposed Development's landscaping plans. The trees have grown in relation to the existing building and have developed one sided crowns and it is considered likely that the shelter the building provided will leave the trees exposed once the building is demolished. Additionally, this species has low tolerance of shade and the new high rise building will cast near total shade on these trees for most of the year.

Removal of trees will be mitigated with a high quality scheme of new tree planting, comprising 47 new trees (see section 5.4 for further details) and associated landscaping works as detailed in landscape plan SY743-000-0002 and tree planting plan SY743-000-0051 which will represent an opportunity to enhance the quality, benefits and resilience of trees on the Site.

5.3 Site Organisation, Storage and Use of Materials, Plant and Machinery.

The use, mixing and washing of materials can lead to run off or inadvertent spillage into tree root zones and planting sites. Many substances often used on construction sites can be toxic to tree roots (such as concrete, fuels, salts, builders' sand and herbicides) and can result in the death of tree roots and beneficial soil organisms and can have a significant impact on the future health and appearance of the tree.

For these reasons the storage of materials and any washing, mixing or refuelling will take place in agreed allocated areas away from the edge planting sites for future trees and shrubs.

Any slope effect must be taken into account and where there is a potential for run off, heavy duty polythene sheeting and sandbags must be in place as bunding to prevent toxic materials reaching RPAs.

5.4 Tree Planting

Wherever existing areas of unsurfaced ground, where there will be no construction or level changes, the ground must be protected during the demolition and construction phases if they are to be re-used for new plantings. Protection can be achieved using fit for purpose ground protection measures as set out in BS5837:2012 Section 6.2.3 or by creating a fenced exclusion zone. Where protection is not feasible, soil amelioration or replacement works will be required to ensure suitable growing conditions for new trees to fully establish.

A replacement tree planting scheme will be delivered on the Site as detailed in landscape plan SY743-000-0002 and tree planting plan SY743-000-0051 which will represent an opportunity to enhance the quality, benefits and resilience of trees on the Site. There will be 47 new trees planted, which is a large increase compared to the number of existing trees located on site. The proposed tree numbers and stock sizes are set out within the tree planting plan SY743-000-0051 submitted as part of this full planning application. The new planting scheme provides an opportunity to increase the diversity of age and tree species to increase resilience and the range of ecosystem services and amenity benefits provided.

Where new trees are to be planted, the minimum planting distances detailed in Annexe A, Table A.1 of BS5837:2012 must be adhered to, to prevent direct damage to services and structures from future tree growth.

New tree planting should be implemented in accordance with the guidance set out in BS8545:2014 Trees: from nursery to establishment in the landscape – Recommendations.

6 Conclusions

The Proposed Development will require the removal of ten trees and four hedges / groups of shrubs; this includes nine trees classed as moderate quality (Category B), one tree classified as low quality (Category C) and the remaining hedges / groups of shrubs classified as low quality (Category C).

All of the Chanticleer pears and the shrubs on the northern boundary are in the ownership of Reading Borough Council.

Retention of the trees during demolition and construction is not feasible due to access requirements and the proximity of the retained trees to the existing and proposed buildings. Tree removals are also required due to the introduction of new trees as part of the Proposed Development's landscaping plans. The trees have grown in relation to the existing building and have developed one sided crowns and it is considered likely that the shelter the building provided will leave the trees exposed once the building is demolished. Additionally, this species has low tolerance of shade and the new high rise building will cast near total shade on these trees for most of the year. These various impacts of the proposals have resulted in a decision that it will be preferable and of greater long-term benefit to the wider area, if the trees and shrubs are removed, enabling a full, cohesive landscaping scheme on the Site.

Tree loss will be mitigated with a high quality scheme of new tree planting, comprising 47 trees and associated landscaping works as detailed in landscape plan SY743-000-0002 and tree planting plan SY743-000-0051 which represents an opportunity to increase the quality, impact, diversity and resilience of the local tree stock.

Soil structure for areas of new tree planting where the ground is currently unsurfaced will either be protected using ground protection or fenced exclusion zones; or the soil structure will be ameliorated or replaced following the completion of construction works on the Site.

While there is an immediate loss of amenity value associated with tree loss, this will be more than compensated by the landscaping tree scheme. These replacement trees, once established and growing will provide a greater level of structural and seasonal diversity and with a greater variety of species, will be more resilient against adverse weather effects of climate change and the effects of novel pests and diseases. The greater tree variety also helps the Proposed Development exceed the Biodiversity Net Gain Target of 10%.

On this basis, the Proposed Development aligns with policy EN14 of Reading's Local Plan and the National Planning Policy Framework.

References

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

British Standards Institution (BSI), BS3998:2010. Tree work – Recommendations. BSI

British Standards Institution (BSI) BS8545: 2014 Trees: from the nursery to independence in the landscape – Recommendations

Department for Levelling Up, Housing and Communities (DLUHC), 2023. National Planning Policy Framework (NPPF).

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National Tree Safety Group (NTSG), 2011. Common sense risk management of trees. Forestry Commission.

Reading [Local Plan Adopted November 2019.pdf \(reading.gov.uk\)](#)

Appendix A Tree Constraints Plan



PROJECT

Former John Lewis Depot, Letcombe Street,
Reading (also
known as JLP Mill Lane)

CLIENT

John Lewis Partnership BTR Ltd

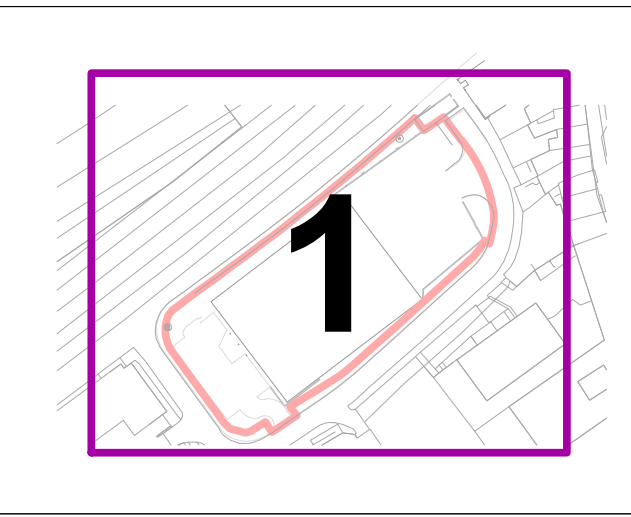
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GENERAL NOTES

- TREE CATEGORIES AS DEFINED BY BS 5837:2012
- TREE LOCATIONS ARE BASED ON LIDAR DATA, OS VECTOR MAP, AERIAL IMAGERY, AND GPS CO-ORDINATES FROM ON SITE WALKOVER.
- CONTAINS PUBLIC SECTOR INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE V3.0.
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- DRAWING REFERENCES:
0714-U Utilities Survey DWG

KEY PLAN



KEY

- FEATURE ID TAGS**
(A PREFIX OF 'T' DENOTES A SINGLE TREE, 'G' A GROUP, 'H' A HEDGE, 'W' A WOODLAND, AND AN ASTERISK SUFFIX '*' MEANS THE FEATURE WAS PLOTTED INDICATIVELY)
- SITE BOUNDARY**
- A CATEGORY TREE, GROUP, HEDGE, OR WOODLAND (HIGH QUALITY & VALUE)
 - B CATEGORY TREE, GROUP, HEDGE, OR WOODLAND (MODERATE QUALITY & VALUE)
 - C CATEGORY TREE, GROUP, HEDGE, OR WOODLAND (LOW QUALITY & VALUE)
 - U CATEGORY TREE, GROUP, HEDGE, OR WOODLAND (UNSUITABLE FOR RETENTION)
- ROOT PROTECTION AREAS (RPA)**
(AS DEFINED BY BS 5837:2012)
- APPROXIMATE SHADING ARC**
(AS DEFINED BY BS 5837:2012)

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NO	DATE	DESCRIPTION
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VR	DATE	DESCRIPTION

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SHEET TITLE

TREE CONSTRAINTS PLAN
(SHEET 01)

SHEET NUMBER

60722751-ACM-XX-XX-AB-TCP-001

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P02

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Appendix B Tree Survey Schedule

Tree ID	Species	Estimated Height (m)	Stem Diameter (mm)	Canopy Spread (N)	Canopy Spread (S)	Canopy Spread (E)	Canopy Spread (W)	First Significant Branch (m)	Canopy Clearance (m)	Physiological Condition	Life Stage	Structural Condition	Condition Comments	Preliminary Management Comments	Works to Facilitate Proposed Development	Estimated Remaining Contribution	Category	Tree works to facilitate development
H1	Dogwood (<i>Cornus sanguinea</i>), Elder (<i>Sambucus nigra</i>)	2	50	1	1	1	1	n/a	0	Good	Y	Good	Pyracantha and buddleia		Fell.	10+	C2	Fell
H2	Spindle (<i>Euonymus europaeus</i>)	2	50	1	1	1	1	n/a	0	Good	Y	Good	Various species, pyracantha, Mahonia, Ionicera piliata..		Fell.	10+	C2	Fell
T3	Ornamental Pear (<i>Pyrus champlex</i>)	7	190	2	1	2	2	4.0/N	4	Good	SM	Fair	One sided crown due to neighbouring building proximity.		Fell.	20+	B2	Fell
T4	Ornamental Pear (<i>Pyrus champlex</i>)	7	220	2	1	2	2	3.5/N	4	Good	SM	Fair	One sided crown due to neighbouring building proximity.		Fell.	20+	B2	Fell
T5	Ornamental Pear (<i>Pyrus champlex</i>)	7	260	2	1	2	2	3.5/N	4	Good	SM	Fair	One sided crown. Growing over drain manhole cover.		Fell.	20+	B2	Fell
H6	Spindle (<i>Euonymus europaeus</i>)	2	50	1	1	1	1	n/a	0	Good	Y	Good	Various species, pyracantha, Mexican grape Pincers piliata..		Fell.	10+	C2	Fell
T7	Ornamental Pear (<i>Pyrus champlex</i>)	7	180	2	0.5	0	2	3.0/N	4	Good	SM	Fair	One sided crown due to neighbouring building.		Fell.	20+	B2	Fell
T8	Ornamental Pear (<i>Pyrus champlex</i>)	7	220	2	1	2	0	4.0/N	4	Good	SM	Fair	One sided crown due to neighbouring building.		Fell.	20+	B2	Fell
T9	Ornamental Pear (<i>Pyrus champlex</i>)	7	180#	2	2	1	0	3.0/E	4	Good	SM	Fair	One sided crown due to neighbouring building.		Fell.	20+	B2	Fell

Tree ID	Species	Estimated Height (m)	Stem Diameter (mm)	Canopy Spread (N)	Canopy Spread (S)	Canopy Spread (E)	Canopy Spread (W)	First Significant Branch (m)	Canopy Clearance (m)	Physiological Condition	Life Stage	Structural Condition	Condition Comments	Preliminary Management Comments	Works to Facilitate Proposed Development	Estimated Remaining Contribution	Category	Tree works to facilitate development
T10	Ornamental Pear (<i>Pyrus chanticleer</i>)	7	200#	2	2	1	2	3.0/N	4	Good	SM	Fair	Dense thorny scrub below preventing access to base. One sided crown due to neighbouring building.		Fell.	20+	B2	Fell
T11	Ornamental Pear (<i>Pyrus chanticleer</i>)	7	190	2	2	1	1	3.0/N	4	Good	SM	Fair	Tight union at 3m. Dense thorny scrub below preventing access to base. One sided crown due to neighbouring building.		Fell.	20+	B2	Fell
T12	Ornamental Pear (<i>Pyrus chanticleer</i>)	7	240	2	1	2	3	3.0/N	4	Good	SM	Fair	Dense thorny scrub below preventing access to base. One sided crown due to neighbouring building.		Fell.	20+	B2	Fell
T13	Sycamore (<i>Acer pseudoplatanus</i>)	6	150#	1	1	1	1	n/a	0	Good	SM	Good	Likely self-sown.		Fell.	10+	C2	Fell
H14	Spindle (<i>Euonymus europaeus</i>)	2	50	1	1	1	1	n/a	1	Good	Y	Good	Mahonia and hedge barberry.		Fell.	10+	C2	Fell

Key to Abbreviations Used in the Survey

Ref No	Specific identification number given to each tree or group. T=Tree/H=Hedge/G=Group/W=Woodland	
Species	Common name followed by botanical name shown in <i>italics</i>	
RPA	Root Protection Area (As defined by BS5837)	
Stem diameter	Diameter of main stem, measured in millimetres at 1.5 m above ground level. (MS = Multi-stem tree measured in accordance with BS5837 Annex C)	Av / Average: indicates an average representative measured dimension for the group or feature
Spread	The width and breadth of the crown. Estimated on the four compass points in metres.	
Crown clearance	The estimated height (in metres) above ground level of the lowest significant branch attachments.	
#	Estimated dimensions	
*	Indicates estimated position of tree (not indicated on topographical survey).	
Category	Categorisation of the quality and benefits of trees on the Site as per Table 1 and 2 of BS5837:2012. 1=Arboricultural quality/value 2=Landscape quality/value 3=Cultural quality/value (including conservation)	
	A=High quality/value 40yrs+ (light green). B=Moderate quality/value 20yrs+ (mid blue) C=Low quality/value min 10yrs/stem diameter less than 150mm (grey). U=Unsuitable for retention (dark red).	
Life stage	Young (Y): Newly planted tree 0-10 years. Semi-Mature (SM): Tree in the first third of its normal life expectancy for the species (significant potential for future growth in size). Early Mature (EM): Tree in the second third of its normal life expectancy for the species (some potential for future growth in size) Mature (M): Tree in the final third of its normal life expectancy for the species (having typically reached its approximate ultimate size). Over Mature (OM): Tree beyond the normal life expectancy for the species. Veteran (V): Tree which is of interest biologically, aesthetically or culturally because of its condition, size or age.	
Structural condition	Good: No significant structural defects Fair: Structural defects which can be resolved via remedial works. Poor: Structural defects which cannot be resolved via remedial works. Dead: Dead.	
Physiological condition	Good: Normal vitality including leaf size, bud growth, density of crown and wound wood development. Fair: Lower than normal vitality, reduced bud development, reduced crown density, reduced response to wounds. Poor: Low vitality, low development and distribution of buds, discoloured leaves, low crown density, little extension growth for the species. Dead: Dead Fair/Good = Indicates an intermediate condition Fair – Good = Indicates a range of conditions (e.g. within a group)	
Preliminary management recommendations	Works identified during the tree survey as part of sound arboricultural management, based on the current context of the Site (where relevant reference has been made to tree management based on the potential future context of the site).	
Works to facilitate the development	Tree works identified as necessary to facilitate the Proposed Development following a desk top analysis of the proposals in relation to tree constraints.	

Appendix C Site Photography

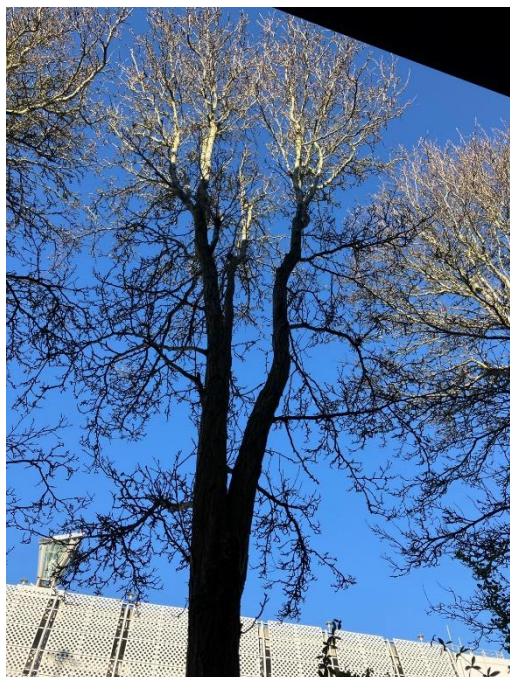


Figure 1: T11 Chanticleer pear



Figure 2: Row of Chanticleer pear



Figure 3: H1 Mixed species urban hedge



Figure 4: T13 Sycamore

Appendix D Tree Protection Plan



PROJECT

Former John Lewis Depot, Letcombe Street,
Reading (also known as JLP Mill Lane)

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SITE BOUNDARY	
(Red dashed line)	EXISTING TREE, GROUP, WOODLAND, OR HEDGE TO BE REMOVED
(Pink outline)	PROPOSED DEVELOPMENT LAYOUT (BASED UPON DRAWING REFERENCES LISTED IN THE GENERAL NOTES SECTION)

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VR	DATE	DESCRIPTION

DRAWING STATUS

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P01

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Appendix E Tree Protection Signage (Example)



