

12B NORTHCOURT AVENUE, READING, RG2 7HA

PROPOSED REPLACEMENT TREE PLANTING PLAN & SPECIFICATION

Revised in response to Tree Officer comments | October 2026

1. Scope and clarification

This proposal is limited to two new ornamental replacement trees (NT1 and NT2), the specified parking/access hardstanding, and existing lawn/soft landscaped areas. No additional tree or shrub planting is proposed for formal consideration at this stage.

The additional light-green circles and decorative shrub symbols on the earlier illustration were indicative only. They did not represent additional surveyed existing trees. The revised illustration omits these symbols. Existing retained trees and groups are those identified in the submitted arboricultural survey (including T4, G5 and T6–T11, as applicable). T1, T2 and T3 are identified for removal in that survey and are omitted from the proposed planting arrangement.

2. Replacement tree planting schedule

Reference	Species	Planting size	Proposed position
NT1	Malus ‘Evereste’ (ornamental crab apple)	Heavy Standard, 12–14 cm girth; approximately 3–3.5 m tall	Northcourt Avenue frontage: upper/northern position marked NT1
NT2	Malus ‘Evereste’ (ornamental crab apple)	Heavy Standard, 12–14 cm girth; approximately 3–3.5 m tall	Northcourt Avenue frontage: lower/southern position marked NT2

Any alternative species or material change to the schedule is subject to agreement with the Local Planning Authority.

3. Hard landscaping and soft landscape

The proposed vehicle parking and access area shown in blue is to be permeable concrete block paving over a suitable permeable sub-base. The hardstanding is confined to the parking/access area adjacent to the dwelling and is not extended along the Northcourt Avenue frontage. The remaining garden area is retained as lawn/soft landscape. The drawing shows the vehicle gate/access location; no new pedestrian gate is proposed by this document.

4. Planting specification

Each tree shall be planted in a pit approximately 1.5 times the width of its rootball and no deeper than the rootball. Loosen pit sides and base as appropriate; use suitable excavated topsoil; set the root flare at finished soil level; provide suitable low stakes and flexible ties; and apply 50–75 mm of organic mulch, kept clear of the trunk. Water thoroughly on planting. Avoid planting into waterlogged pits.

5. Maintenance and implementation

Maintain NT1 and NT2 for 10 years following planting: water during establishment and dry spells, maintain a weed-free mulched area, inspect stakes and ties and adjust/remove as appropriate, carry out light formative pruning as required, and monitor health. Any tree that dies, is removed, becomes seriously damaged or fails to establish within this period shall be replaced in the next suitable planting season with the same species and equivalent planting size unless otherwise agreed in writing with the Local Planning Authority.

Plant NT1 and NT2 in the first available suitable planting season following completion of the development or within one year of removal of the existing trees, whichever occurs sooner, subject to suitable ground and weather conditions.

Reference: Mark Welby Consulting Arborists, arboricultural report MW.2604.NAR.AIA Rev B (15 September 2026).

6. Proposed landscape and replacement tree plan

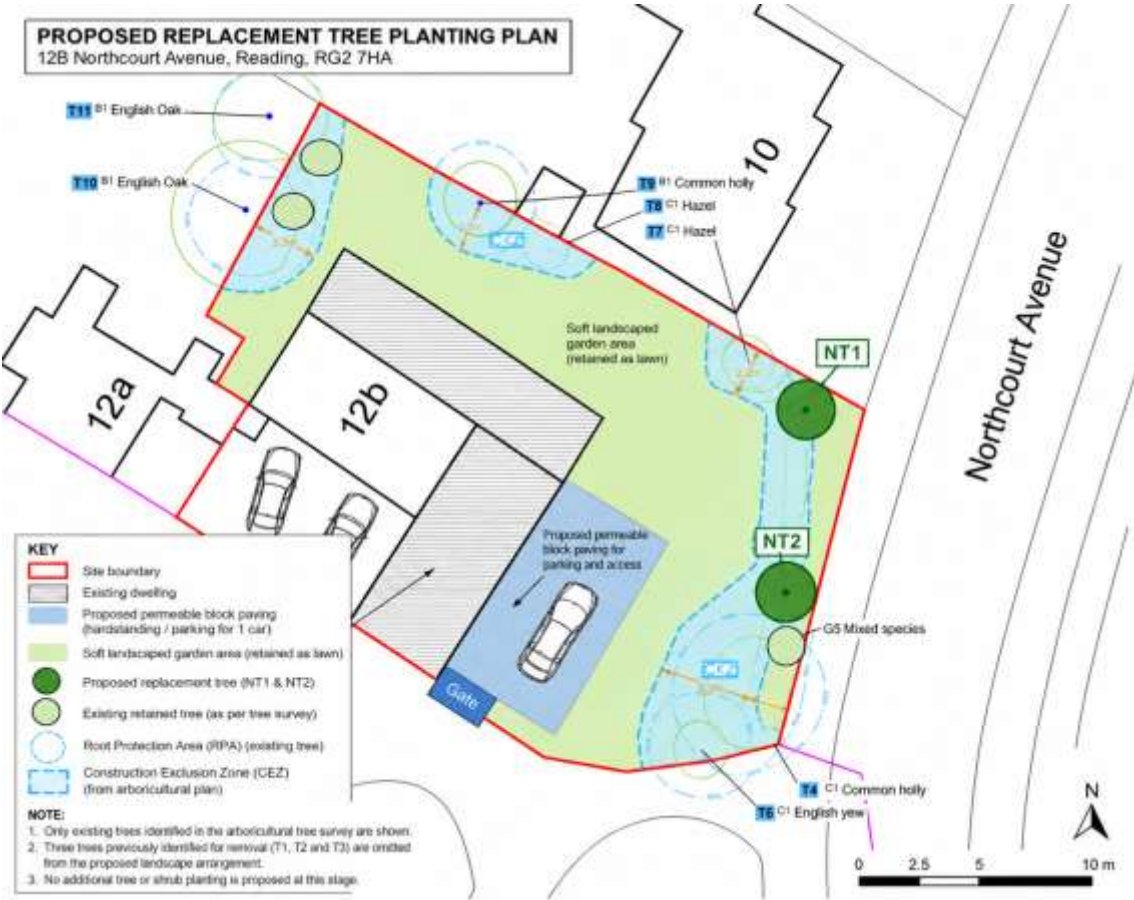


Figure 1. Simplified illustrative plan showing NT1/NT2, surveyed retained vegetation, soft landscaping and permeable parking/access.

Drawing note: Illustration based on the previously supplied site/arboricultural information. Refer to the original scaled arboricultural/tree-protection and block plans for definitive tree locations, RPAs, dimensions and boundaries; the scale graphic in this illustrative figure must not be used for setting out.