

November 2020

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1. Purpose of Document

This document sets out the City Council's position to seek to ensure preservation of the avenue of Wellingtonia (Giant Redwood trees) at Pine Tree Avenue, Leicester in the context and consideration of all other applicable duties and responsibilities.

The Strategy is set out in this document to confirm the following aspects, which support the principle of retention of the trees in terms of:

- **The Council's Adopted Tree Strategy**
- **The Contribution of the trees in terms of the historic and natural environment**
- **The supporting context in terms of Development Management, Tree Preservation Orders,**
- **Relevant Ownership and compensation matters**

The Strategy sets out the formal view of the Council as owner and part owner of the trees concerned, and is intended to form a material consideration in the assessment of planning applications to fell any of the protected trees under TPO number 242.

As owner the Council wishes to seek retention of the trees (recognising the context of its Statutory duties) and this strategy sets out the background and future retention proposals.

In planning terms, the document represents Informal Guidance which will be considered as a material consideration in respect of any proposed works to the trees covered by the Tree Preservation Order.



2. Trees at Pine Tree Avenue

Pine Tree Avenue is a residential street in Leicester located approximately 2 miles east of the City Centre. Built in the 1920's and 1930's, the street follows the line of the main driveway to the old Humberstone Hall that was once located here.

The street is renowned for its statuesque tree lined avenue that consists not of pines, but Wellingtonias (*Sequoiadendron giganteum*) or Giant Redwoods. These would have lined the original driveway up to Humberstone Hall, and are over 120 years old. There is only one pine (*Pinus nigra*) outside of Numbers 17 & 19.

The trees are protected under law through a Tree Preservation Order (TPO). This prevents any felling or works to the trees without the prior consent of the Local Planning Authority (in this case the City Council). All of the Wellingtonias at Pine Tree Avenue are covered by this TPO, along with a number of smaller trees.

Details of the TPO are attached at **Appendix A** and can be viewed on the Council's Web Mapping system here:

https://maps.leicester.gov.uk/map/Aurora.svc/run?script=%5CAurora%5Cw3%5CPLANNING%5Cw3HnC.AuroraScript%24&show_layers=TPOt,TPOg,CA&nocache=c6f0ee0d-40a1-033a-9be6-3c1619021afe&resize=always

In their native environment, the trees can live for many thousands of years with many specimens exceeding 91m in height and 3m in girth, making them the biggest trees on the planet. The ones on Pine Tree Avenue have not yet reached maturity and have not yet achieved their full grandeur.

Pine Tree Avenue is unique in Leicester, and possibly the East Midlands in that it has such a distinctive tree species lining its route. The trees themselves provide a high amenity value and have a tremendous impact on the visual character of the street itself.

In 2001, a TPO was made to protect 28 trees on Pine Tree Avenue comprising 21 Wellingtonias (Giant Redwoods) and 6 other species that are over 120 years old. They provide high amenity value and a distinctive character to the area.

The trees have a high amenity value, given their visual impact on the streetscape and their historical context as explained later in this document. Wellingtonia is a very unusual street tree, given their potential growth, and are more commonly found in parks and other green spaces. The vista that is created by the trees is unique in the city and without doubt the trees are valued by many of those living locally.

The trees are sited either on the adopted highway, in front private gardens or both. In the Avenue, a total 15 trees (of which 10 are Wellingtonias) are owned by the City Council, 7 are privately owned (of which 5 are Wellingtonias) and 6 are jointly owned (all Wellingtonias). The Plan below shows the locations of the TPO trees and their ownership, two non Wellingtonia trees have been removed since the TPO was adopted (one in private ownership and one LCC).

Plan 1: Location of Trees and Ownership



City Council Owned: ●	Privately owned: ●	Shared ownership: ●
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Relevant TPO and Planning history is set out at Appendix A.

3. Tree Strategy Context

In 2018 Leicester adopted its Tree Strategy, published at

<https://www.leicester.gov.uk/your-council/city-mayor-peter-soulsby/my-vision/sustainable-leicester/tree-strategy/>

The tree strategy was developed with the aim to guide the Council in sustaining and increasing the city's tree stock as well as helping to improve the quality of the city's trees. It also helps to promote the important role trees can play in maintaining a high-quality city environment. The strategy outlines how the Council will manage the city's trees to ensure that we sustain and enhance Leicester's urban forest for future generations.

This strategy has been prepared to be consistent with the following aims and actions confirmed by the Tree Strategy

Extracts from adopted Leicester Tree Strategy

Strategic aims

The tree strategy has three strategic aims which support existing policies and strategies. The strategic aims are measurable but not prescriptive so as to allow a flexible approach.

Aim i

Ensure that the current level of tree canopy and tree numbers under the City Council's control is extended and the quality improved.

Aim ii

Ensure trees under the Council's control are managed with the intention of resolving conflicts and problems in a rational, consistent and economic way.

Aim iii

Encourage other landowners to plant and manage their trees through advice, guidance and the use of tree protection legislation

Summary of actions

The core aims are supported by a series of actions, the actions detailed below support the retention of the trees in question, subject to compliance with ongoing legal responsibilities in terms of maintenance, condition and liabilities under other legislation:

- To maintain tree numbers/canopy cover.
- Promote the health of the council's trees and utilise a variety of species and cultivars, including exotics.
- Maintain trees with the aim of reducing nuisance, hazard and complaint.

- To promote habitat and wildlife.
- Promote the planting and management of woodland and groups of trees.
- Seek to retain old tree stock, including those in decline, and manage them in a way that promotes their value to wildlife.
- Protect and conserve protected/rare species through appropriate compensation when loss cannot be avoided.
- Where issues of actionable nuisance and hazard arise the council will address them and make resources available for doing this.
- The council will be bound by the relevant Planning Practice Guidance when managing protected tree regulation.
- The council will seek to preserve amenity afforded by trees when considering its response to tree work applications made under planning controls.
- The council's assessment of planning applications for development will take into account the effect on trees and, where the balance of planning factors favours preservation, the amenity they provide will be protected.
- The council will seek to work directly with landowners and developers to support them with the management, and inclusion and retention, of trees affected by the planning process. This will include the provision of advice and guidance regarding the formal procedures involved, and may include advice and guidance on the practical maintenance of trees.
- The council will respond within 24 hours to reports of contravention and deal with these proportionately and in accordance with relevant policies.

The retention of the Pine Tree Avenue Trees is considered to be consistent with the above adopted Council policy.

4. Historic Environment Contribution

Relevant Planning Policy Context

NPPF 2019

Paragraph 192 – desirability to sustain & enhance significance of Heritage Assets

Leicester City Core Strategy

Spatial Objective 10: To preserve and enhance Leicester's heritage.

Policy CS18 – Historic Environment:

*“The Council will protect and seek opportunities to **enhance the historic environment including the character and setting of designated and other heritage assets**. We will support the sensitive reuse of high quality historic buildings and spaces, promote the integration of heritage assets and new development to create attractive spaces and places, encourage contemporary design rather than pastiche replicas, and seek the retention and re-instatement of historic shop fronts and the protection and where appropriate, enhancement of historic public realm. Within the regeneration areas particular importance will be given to the integration of the historic environment with new development through encouraging heritage-led regeneration.”*

Assessment

The historic character of places is not limited to buildings and structures, a fact that is supported by the focus on historic landscapes and natural features in various parts of the planning system.

For example, conservation area designation comes with a layer of protection for trees and the related character appraisal documents feature content on trees and landscapes. As well as a provision for protecting significant buildings and structures through the system of national listing, there is provision for protected landscapes in the form of Registered Parks and Gardens.

However, as with the protections for buildings and structures, protection for trees needs to be efficiently focussed to limit additional bureaucracy and controls on those features that do not warrant special protection. As such, the making of tree preservation orders on the significant avenue of trees on Pine Tree Avenue is the most appropriate method for ensuring they are protected within the planning system.

Quite apart from their ecological benefits, the protected trees on Pine Tree Avenue are an important feature of the wider character of the area, providing landscape structure and a valuable palimpsest indicating the former grand entrance to the now lost Hall.

Away from the historic core of Leicester, Humberstone is a formerly separate settlement that was fully incorporated into the administration of Leicester in 1935.

The genealogy of the name ‘Humberstone’ dates to the Domesday Book and the village core was well established, with the still surviving parish church, by the Mediaeval period. Humberstone Hall sat between the key junction of roads heading eastwards (now Uppingham Road and Scraftoft Lane) and the village core of Humberstone.

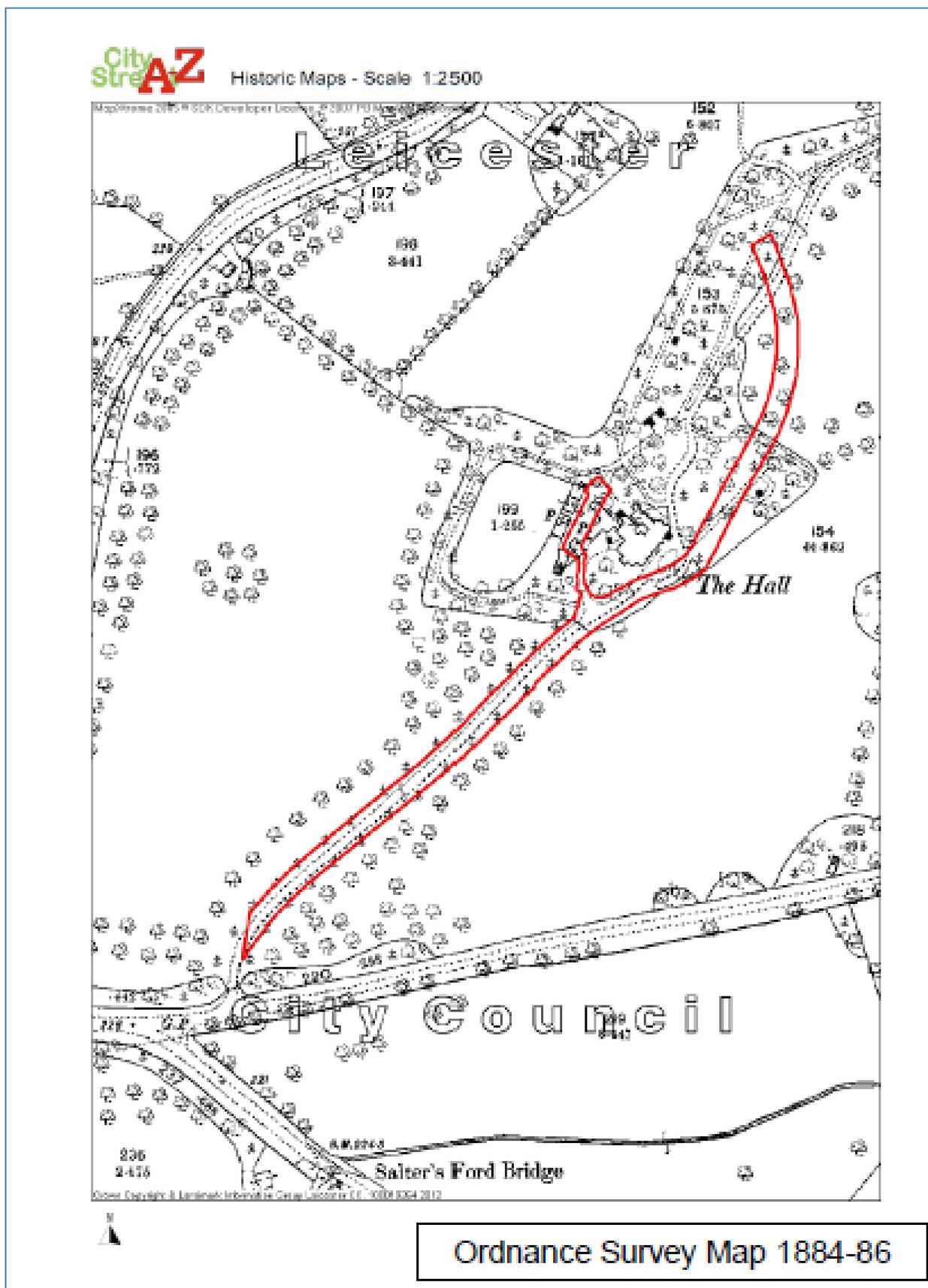
An elaborate and finely detailed structure, the Hall was complemented by extensive landscaped grounds, including the historic avenue of trees that led up to it. Home to significant figures in the history of Leicestershire, the property itself would be a very strong candidate for national listing if it had survived to the point where that form of protection was first introduced.



The former Humberstone Hall

The House and Estate were the seat of Thomas Paget, a former banker who became an MP and Mayor of Leicester in the 19th century. In the early 20th century, Humberstone Hall was the home of Sir Maurice Levy, a successful businessman and prominent politician who was Liberal MP for the Loughborough Division of Leicestershire from 1900–18 and later served as High Sheriff of Leicestershire. Levy passed away in 1933 and the estate was sold off, with the Hall initially surviving as new suburban houses were developed in the grounds, before being later demolished and replaced with further smaller scale detached houses in the mid-20th century.

Plan 2: 1884-86 Map



Plan 3: 1929 Map



With the loss of the historic Hall, the redevelopment plans did preserve the historic rows of trees, forming a tangible link to the past and marking the transition between the major routes to the south and the Humberstone village core – the latter of which is a Conservation Area and home to several listed buildings.



The twentieth century housing development on Pine Tree Avenue, while of clear utility, does not exhibit notable architectural quality and appears visually subservient to the much older trees that frame the spaces. The trees are a very valuable component of the character of the area, unique in the city, enhancing the wider setting of the route into the Conservation Area and adding to the richness of the tangible heritage of this part of Leicester.

5. Natural Environment Contribution

Relevant Planning Policy Context

NPPF 2019

Paragraph 8(c) (pg.5) - Environmental objective - to contribute to **protecting and enhancing our natural, built and historic environment**; including making effective use of land, **helping to improve biodiversity**, using natural resources prudently, minimising waste and pollution, and **mitigating and adapting to climate change**, including moving to a low carbon economy.

Paragraph 170(a,b,d) (pg.49) Planning policies and decisions should **contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes....**

Paragraph 174 – To **protect and enhance biodiversity** and geodiversity, plans should: Identify, **map and safeguard components of local wildlife-rich habitats and wider ecological networks**, including the hierarchy of international, national and locally designated sites of importance for biodiversity; **wildlife corridors and stepping stones that connect them**; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and promote the **conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity'**

Paragraph 175 (a,b,c,d) (pg. 50-51) - When determining planning applications, local planning authorities should apply the following principles: **If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused**; development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted.

Leicester City Core Strategy:

Policy CS17 – Biodiversity

Policy CS13 – Green Networks

CS POLICY 17. BIODIVERSITY

*The Council will expect development to **maintain, enhance, and/or strengthen connections for wildlife, by creation of new habitats, both within and beyond the identified biodiversity network. In Leicester's urban environment private gardens, previously developed land, buildings and built structures can also provide important habitats for wildlife. Such sites that are either connected to the overall biodiversity network or act as wildlife refuges for animals moving***

out from these sites across the broader network of green spaces in the City will also be assessed for their biodiversity value.

In considering the potential impact of development on wildlife, the Council will require ecological surveys and assessments of the site to be undertaken where appropriate to establish the presence or absence of protected species or habitats of particular value prior to any development taking place. Careful consideration will then be given to the potential to find an alternative location for the development, to avoid harm to wildlife and geological interests. If this is not possible the Council will require adequate mitigation measures to be put in place. Compensation measures to off set significant harm caused by the development may also be necessary e.g. through off -site contributions to sites with good ecological potential or by integrating biodiversity features within new development.

CS POLICY 13. GREEN NETWORK

*The Council will seek to **maintain and enhance the quality of the green network so that residents and visitors have easy access to good quality green space**, sport and recreation provision that meets the needs of local people. A Supplementary Planning Document will be prepared to provide detailed guidance and information on green space, sport and recreation provision and to support the following principles:*

- The Council will **safeguard and improve green space**, sport and recreation facilities that are of value to the green network, local communities **and biodiversity**, especially those that are of strategic importance i.e. green wedges, the River and Canal Corridor;*

Assessment

These trees (*Sequoiadendron giganteum*) will support a variety of wildlife providing habitat for a variety of species, for example they are host plants for caterpillars, birds use them for nest sites and they contribute to food sources for bats and birds. Mature trees in general have much higher biodiversity value because of their age.

The trees are well established, to remove them would disrupt a well-known wildlife corridor. They make a significant contribution to the city's green network connecting wildlife to the wider natural environment. They are stepping-stones to other sites in the city that are of value for their biodiversity:

- Humberstone Golf Course
- Bushby Brook and Willowbrook
- Humberstone Park
- Mature gardens
- Quakesick Spinney
- Hamilton Park and Hamilton Meadows

Removal of these trees would contradict the stated policy intention of the Council is to improve and enhance biodiversity across the city. Green corridors would be disrupted, and biodiversity negatively impacted, it would be impossible to remove and replace these trees and gain levels of biodiversity close to what the giant sequoias are currently providing.

Landscape Value

Relevant Planning Policy Context

NPPF 2019

Section 12 Achieving well designed places : Paragraph 127:

(c) are **sympathetic to local character and history**, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) **establish or maintain a strong sense of place**, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

Section 15. Conserving and enhancing the natural environment

Paragraph 170.

(a) protecting and **enhancing valued landscapes, sites of biodiversity** or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

(a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

(b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

(c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

(d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

(e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

(f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Supplementary Planning Guidance: Tree Protection City Wide Guidance

(Adopted 13th October 2003)

Reference Introduction :

1.1 Trees enhance the urban environment and they are appreciated by those who live and work in the city. They add character to the townscape and bring maturity to new developments. They soften the hardness of buildings, screen poor views and noise, support wildlife and filter dust and pollutants. They provide focal points and green backdrops. They can add value to property.

Assessment

National and local policy as set out above underlines the importance of special landscapes and trees. In this instance it is the trees that create the special landscape.

The trees have significant landscape value; being unique within the city and probably regionally. Words to describe these trees are commonly hyperbole such as magnificent, stunning and unique. Although these descriptions suggest a subjective response; comparison with the surrounding streets provides an objective context. The scale and dominance of these trees compare very strongly to surrounding streets and therefore exceptional in comparison.

The trees provide high amenity value and have a major impact on the visual character of the street. Wellingtonia is a highly unusual street tree; given its size and dominance. This Wellingtonia avenue creates a very special vista; valued by many who live in the city.

Climate

Aims 6,7 & 8 of Leicester's recently adopted Climate Emergency Strategy commits the council to:

- protecting the city from the increased risk of heatwaves and flooding as the climate changes, focusing on nature-based solutions involving trees, green spaces and sustainable drainage where possible
- protecting biodiversity, green spaces and trees as far as we can from the negative impacts of a changing climate
- increasing the net amount of carbon locked up in soil, trees and vegetation, and in timber used in buildings, within the limits of a compact, densely populated urban area.

This Tree Preservation Strategy is entirely consistent with these wider strategic aims.

6. Development Management and Tree Preservation Order Considerations

When a tree is protected by a TPO, the authority's consent must be obtained before it may be felled, lopped, pruned, or otherwise worked on. Certain exemptions and notifications apply as set out in Regulation 14 of the of the Tree Preservation Regulations including:-

The cutting down, topping or lopping or unrooting of a tree:

- which is dead;
- to comply with statute
- for the prevention or abatement of a nuisance
- to carry out certain works by, or at the request of statutory undertakers and other public bodies;
- required to enable the implementation of certain highway order or schemes;
- if urgently necessary, for national security purposes;
- some works to fruit trees;
- works required to carry our development for which planning permission has been granted;
- by the request of the Environment Agency for certain purposes;
- by or at the request of a drainage body in certain circumstances
- the removal of dead branches from a living tree

When works are necessary to remove an immediate risk of serious harm, written notice must be given to the Council as soon as practicable. If a tree is dead or the Council has given written agreement to the works, the person indenting to carry out the works must give the Council at least 5 working days written notice of their intention to start work.

Anyone can apply for TPO consent, and whenever an authority refuses an application for consent, or grants consent subject to conditions, the applicant has the right of appeal.

The Act does not define amenity, but Government Planning Practice Guidance states that TPOs should be used to protect selected trees and woodlands if their removal would have a significant impact on the local environment and its enjoyment by the public. It advises local authorities to develop ways of assessing the amenity value of trees in a structured and consistent way.

The purpose of this document is to help inform wider considerations in the form of Informal Guidance.

This strategy forms a material consideration in terms of the relevant planning acts but applications will be properly and fully considered in the light of relevant policies and all other material planning considerations including alternative submissions of amenity, heritage, biodiversity and environmental policies.

7. Ownership and Compensation Matters

The management of all Wellingtonias identified as belonging in the public highway are the responsibility of the City Council. This includes any works to the trees including pruning, lopping and felling as would be required. However, any planned works required to the trees would be subject to an approval through the Tree Preservation Regulations (except for any emergency works and those matters falling within a defined exemption to the need for consent).

For those trees in private gardens, it is the responsibility of the homeowner to manage these appropriately as required. Whilst there are no statutes or acts with direct implications for the owners, there are still common law issues for them to consider and act upon, e.g. trees causing a nuisance to neighbours, trespass and risk assessments due to the proximity to members of the public.

For those trees in joint ownership, the City Council's consent is required to undertake any works to the trees in addition to the TPO legislation requirements. Compensation is potentially payable under a range of circumstances and individual owners need to take their own advice in respect of liabilities associated with this.

Common law nuisance

As owner of the trees, a claim against the Council may be liable to a claim of "private nuisance", which is concerned with activities that interfere with the use and enjoyment of neighbouring land. Such a claim may be brought by anyone who has a sufficient legal interest in the affected land, for example the freehold owner of a neighbouring house. A claimant must be able to establish a causal link between the activity complained of and the harm alleged. A claimant must also show that the harm was foreseeable.

Any claimant would have to establish the required causation and foreseeability of the associated problems.

8. Conclusion

This strategy has been adopted to safeguard the unique and special value of the trees at Pine Tree Avenue and will be used to inform the determination of requests to seek permission from the council to remove trees of which it is owner/part owner.

In addition, it will be used to inform consideration of planning applications received as Informal Guidance.

Andrew L Smith

Director of Planning Development and Transport

John Leach

Director of Neighbourhood Services

9. Appendix A: TPO Schedule and Recent Background information

Since 2001 there have been a number of TPO applications made for works to trees covered by the TPO. Of the applications, 5 have been refused with 2 of these being taken to appeals which were dismissed by the Planning Inspectorate in both cases.

The other 7 applications were approved: 2 allowed the felling of 1 Cedar and 1 Cypress tree which were more limited in amenity value than the larger Wellingtonias and 5 allowed works to the Wellingtonia trees but not their felling.

Most of the planning applications for works for felling have resulted in the Council receiving objections. Compensation is payable by the Council if a person establishes that loss or damage has been caused or incurred as a consequence of the refusal of any consent.

At the last appeal in 2013 in respect of an application to fell the tree at number 5 Pine Tree Avenue, the Council argued that a long-term strategy for the removal and replacement of the trees was being prepared and for this reason to allow the felling was premature. The Planning Inspector accepted this argument and the appeal was dismissed. This position has not been tested subsequently at appeal.

There have been a number of civil claims for damage made by residents whose houses have been adversely affected by the trees. This has included claims against the Council as owner of some of the trees. Since 2014 claims for damage caused by the trees have not been an insurable risk and the Council has therefore been liable for any such eligible payments directly.

These claims can be substantial where there is structural damage to property and underpinning is required

In 2016 the position was reviewed, and consideration was given to the options available to the Council in respect of the future preservation of the Wellingtonias and the adverse impacts on the adjacent residential properties.

TOWN AND COUNTRY PLANNING ACT 1990

THE LEICESTER CITY COUNCIL

242

Pine Tree Avenue

TREE PRESERVATION ORDER 2016

The LEICESTER CITY COUNCIL, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as the Leicester City Council 242 Pine Tree Avenue Tree Preservation Order 2016.

Interpretation

2.—(1) In this Order “the authority” means the Leicester City Council.

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

Effect

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

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

(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of, any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

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

THE COMMON SEAL of the
LEICESTER CITY COUNCIL

was hereunto affixed this

28th day of February 2001

SCHEDULE

SPECIFICATION OF TREES

Trees Specified Individually (encircled in black on the map)

Reference on Map	Description	Situation
T1	Wellingtonia	E:462077 N:305332 At the end of Pine Tree Avenue at the crossroads
T2	Wellingtonia	E:462101 N:305355 Rear garden next to path
T3	Wellingtonia	E:462115 N:305375 Along fenceline half on path half in garden
T4	Wellingtonia	E:462124 N:305384 Outside house no.3
T5	Wellingtonia	E:462126 N:305402 Outside house no. 4
T6	Wellingtonia	E:462148 N:305421 Outside house no. 8
T7	Wellingtonia	E:462157 N:305411 Outside house no. 5
T8	Wellingtonia	E:462171 N:305440 Outside house no. 12
T9	Wellingtonia	E:462191 N:305440

		Outside house no. 9
T10	Wellingtonia	E:462182 N:305449 Outside house no. 16
T11	Wellingtonia	E:462193 N:305459 Outside house no. 18
T12	Wellingtonia	E:462204 N:305469 Outside house no. 20
T13	Wellingtonia	E:462214 N:305461 Outside house no. 15
T14	Wellingtonia	E:462214 N:305479 Outside house no. 22
T15	Pine	E:462226 N:305472 Outside house no. 17
T16	Wellingtonia	E:462235 N:305482 Outside house no. 21
T17	Wellingtonia	E:462247 N:305493 Outside house no. 23
T18	Wellingtonia	E:462255 N:305503 Outside house no. 25
T19	Wellingtonia	E:462265 N:305513 Outside house no. 27

Trees Specified Individually
(encircled in black on the map)

Reference on Map	Description	Situation
T20	Cedar	E:462261 N:305527 Outside house no. 34
T21	Wellingtonia	E:462265 N:305531 Outside house no. 34
T22	Cupressus	E:462269 N:305535 Outside house no. 36
T23	Wellingtonia	E:462273 N:305522 Outside house no. 29
T24	Lime	E:462312 N:305539 In front garden of no. 35
T25	Beech	E:462323 N:305548 In front garden of no. 37
T26	Cedar	E:462352 N:305601 In front garden of house no. 64
T27	Chestnut	E:462397 N:305733 In front garden of house no. 75
T28	Wellingtonia	E:462146 N:305403 Outside house no. 5

Groups of Trees

(within a broken black line on the map)

Reference on Map	Description	Situation
NONE		

Woodlands

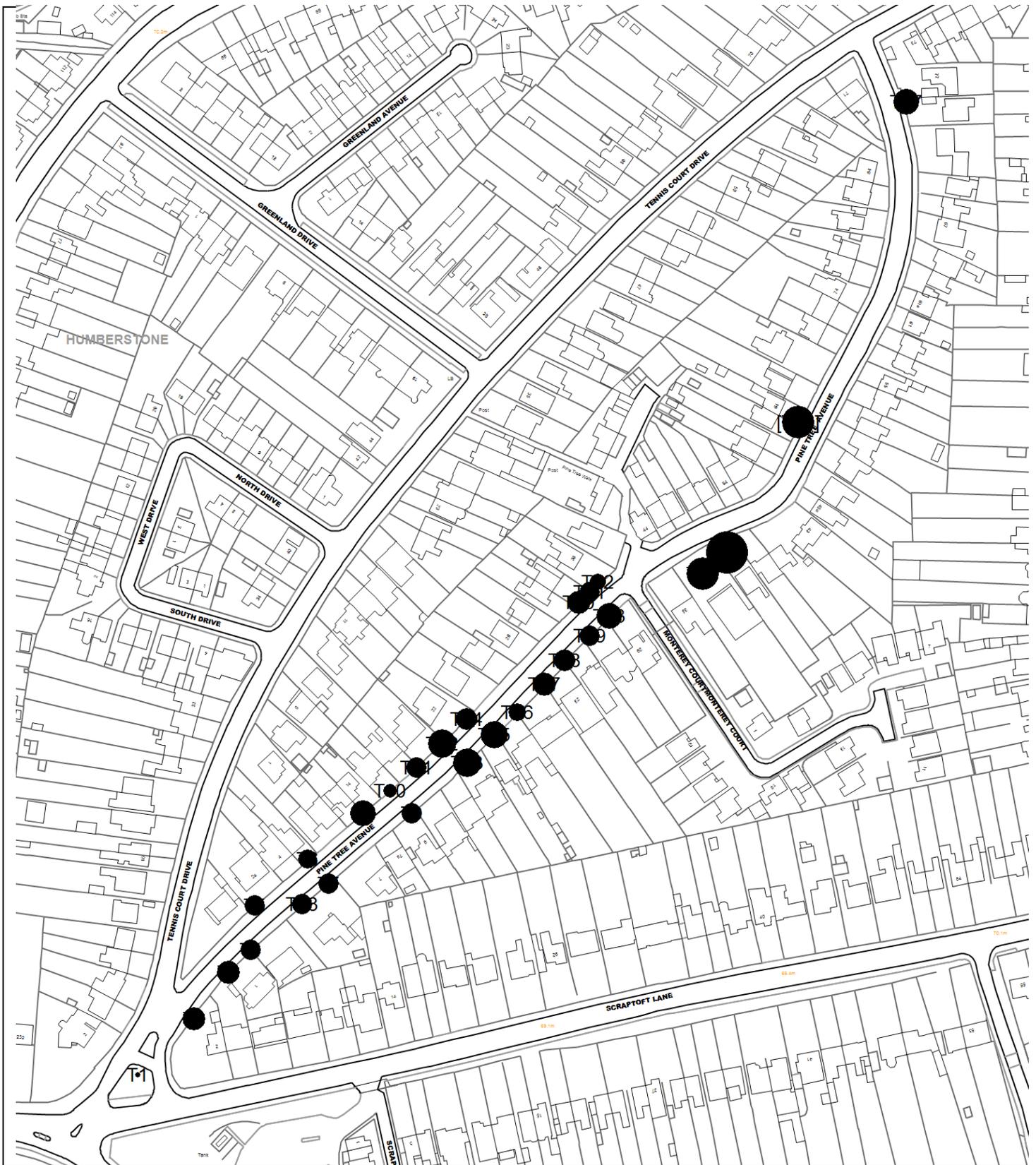
(within a continuous black line on the map)

Reference on Map	Description	Situation
NONE		

Reference to an Area

(within a dotted black line on the map)

Reference on Map	Description	Situation
NONE		



Tree Preservation Order No 242

Pine Tree Avenue

Kamal Adatia

Authoriser Signatory



**Leicester
City Council**

