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15 December 2021

Your contact is:

Sarah Hanson, Planning

Dear Mr Challice

RE: PROPOSED WORKS TO TREES AT 15 REDLANDS ROAD, READING - SUBJECT TO TREE PRESERVATION ORDER NUMBER 16/12.

Thank you for your application of 22 November 2021, regarding the above, and your amended plan and tree works schedule following our site meeting of 30 November.

As you are aware, Area TPO 16/12 was served prior to the redevelopment of the adjacent Wells Hall site (now Wellswood Gardens) and the intention (subject to officer resources) was, and still is, to review the Area order. In assessing this application, particularly for the felling proposed, it was therefore appropriate to consider whether any of those would be included in a replacement, more specific TPO. In addition, albeit to a lesser extent, I am also mindful of the use of the land, i.e. that being a domestic garden, in determining the acceptable level of tree removal to make the garden more useable.

The felling proposed to multiple trees within your G2 focuses on poorer quality, crowded trees with limited future potential - the better trees (Yews and Oak) are being retained. The other work proposed is justified on grounds of sound arboricultural management or to improve the relationship with the dwelling and/or garden whilst not being harmful to the trees.

G2 does include an outgrown Beech hedge running across the middle of the garden (north-south close to T4), included in the proposals to fell, which could potentially have been an interesting feature to retain. However, I understand that this would reduce the visibility of parts of the garden from the house.

The canopy cover will undoubtedly reduce notably following the removal of the indicated trees within G2 and in view of the aim within the Council's Tree Strategy to increase

canopy cover in the Borough, the proposed replanting (your G5) is welcomed. The proposal introduces mixed native planting on the rear/east boundary where it will help to screen the adjacent houses in Wellswood Gardens and not impact on the use of this substantial garden. This is secured via condition 4 below. I would encourage the use of tree shelters, as indicated, and particularly that these be biodegradable if these can be sourced.

I can confirm that the following proposed works, as detailed in your application, are approved subject to the conditions below:

- T1 Cedar of Lebanon - crown reduce by up to 3m to reduce limb end weight [the intended climbing inspection is noted]
- G2 mixed species - fell all indicated with a green dot, retaining all Yew and Oak
- T4 Common Lime - crown reduce by approximately 3m [intention to remove dead wood is noted]
- T6 Wellingtonia - selective pruning to give 1.5m clearance from the house [the intended climbing inspection is noted]
- T9 Oak - crown lift to 4m above parking area [intention to remove dead wood and sever Ivy is noted]
- T10 Holm oak - crown lift to 1.5m above ground level

In addition to the above, the intention to remove dead wood from T7 & T8 Oak is noted, along with the severing of Ivy on T8.

Conditions

1. Five days' notice in writing shall be given to the Council prior to undertaking the approved works.

Reason: To ensure that the Local Planning Authority is given sufficient notice of the works to enable the effective monitoring of tree work within the Borough.

2. All tree surgery shall be in accordance with BS 3998: (2010) Tree Work - Recommendations.

Reason: To ensure that all works are carried out in an acceptable arboricultural manner

3. Climbing spikes shall not be used whilst undertaking any form of works on living trees, except on trees to be felled.

Reason: Spikes can cause extensive long-term damage

4. Following the felling of the trees authorised by this consent (within G2), 21 whips consisting of a mix of Yew (*Taxus baccata*), Holly (*Ilex aquifolium*) and Field maple (*Acer campestre*) shall be planted within the rear garden during the planting season (Nov-March) following or at the time of the felling of the trees, whichever is soonest.

Planting should be carried out in accordance with clause 10 (Planting) of BS 8545:2014 'Trees: from nursery to independence in the landscape - Recommendations'

Should the replacement trees be removed, die or become severely damaged or seriously diseased, all within 5 years of planting, they shall be replaced by trees of a similar size and species to that originally planted. Modifications to the requirements of this condition must be agreed in writing with Reading Borough Council Natural Environment Team.

PLEASE NOTE: The requirement to replant is the responsibility of the tree owner even if the application was submitted by another person.

Reason: To retain the present visual amenity value of the area and ensure continuity of tree coverage.

Informatives

1. You are advised that, in accordance with Part 4, 17 (4) of The Town and Country Planning (Tree Preservation)(England) Regulations 2012, this decision is valid for one pruning operation (as per the approved specifications) to be undertaken within two years from the date of this notice, after which the consent lapses and a new application will be required.
2. Removal of dead or dangerous wood: This does not require the formal consent of the Council. However written notice must be given 5 working days in advance of removing dead wood. Where a branch is deemed to be 'dangerous', i.e. where works are 'urgently necessary to remove an immediate risk of serious harm', you are required to give notice to the Council 'as soon as practicable after the works become necessary'.
3. Disturbance of wildlife: It is an offence under the Wildlife and Countryside Act 1981 (as amended) to disturb roosting bats or nesting birds. It is advisable to consult your tree surgeon/consultant to agree an acceptable time for carrying out any work. Wildlife and habitat controls are administered by Natural England who can be contacted on 0300 030 6000
4. It is best to avoid works in the period immediately before or during bud burst and leaf fall to minimise the effect on the long-term health of the tree
5. Tree work consents on land not owned by the applicant: It is strongly recommended that the owner of the tree be advised of any proposed works. The owner's permission must be sought if the tree works involve work past the boundary line. This consent does not in any way imply that this Council has informed the owner of sought permission or will condone the use of consents to force any landowner to grant such permission.
6. Prior to the severing of well-established Ivy at the base of the tree, it would be prudent to carry out an assessment of whether any of the stems of the Ivy are forming a natural brace above a suspected bark-included union

If you wish to appeal against any of the conditions attached to this consent, please contact the Planning Inspectorate within 28 days of receipt of this letter to obtain the relevant forms:

Trees and Hedges
Room 3A Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Telephone: 0303 444 5570

E-mail it to: treeandhedgeappeals@planninginspectorate.gov.uk

If you require any further assistance, please do not hesitate to contact me on the above number.

Yours sincerely

Sarah Hanson

Sarah Hanson
Natural Environment Officer

C.c. Stephen Jenkins, University of Reading, Estates & Facilities