



Mr James Gillate
Root Shoot Leaves LTD
Unit 2, Time House
Kingsclere Business Park
Berkshire
RG20 4AN

Emma Gee
Acting Executive Director for
Economic Growth and
Neighbourhood Services

Bridge Street, Reading RG1 2LU
☎ 0118 9373787

Our Ref: PL/24/1189
Your Ref:

Direct: ☎01189 372440
sarah.hanson@reading.gov.uk

25 September 2024

Your contact is:

Sarah Hanson: Planning, Transport & Public Protection

Dear Mr Gillate

RE: PROPOSED WORKS TO ONE SITKA SPRUCE AT LAUGHING WATER, THE WARREN, READING - T1 OF TREE PRESERVATION ORDER NUMBER TPO 86/07.

Thank you for your application of 11th September 2024, regarding the above.

Further to my colleague Daniel Del-Nevo's visit on 18th September 2024, we have the following comments:

During the site visit it was apparent that the Sitka spruce has displaced its root anchorage, most likely due to seasonal flooding, and therefore has become unstable due to the resulting significant lean of the stem from such failure created by the repeated water logging at the base. There was also extensive damage from the subsided root plate to the foundation of the boat house structure, and the extensive heave damage to the footpath therefore making it unsafe for use. With all the above factors taken into account the felling of the Sitka spruce is deemed as reasonable.

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

- T1 Sitka spruce - fell.

You will note condition 3 requires a replacement tree. This should ideally be native or naturalised, but we are willing to accept non-native species if appropriate to the setting. The chosen species should be appropriate to the riverside location, deal with temporary waterlogging and be of a similar ultimate size to the tree lost in order to replace canopy cover and amenity on this important treed corridor.

You may find P. 357 of TDAG's 'Tree Species Selection for Green Infrastructure: A Guide for Specifiers' useful: [tdag_speciesguidev1.3pdf.pdf](#)

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. Following the felling of the tree authorised by this consent, one replacement tree of a minimum 10-12cm girth and 3m in height (at the time of planting) shall be planted within the rear garden during the planting season (Nov-March) following or at the time of the felling of the tree, whichever is soonest. **The species shall be agreed with the Natural Environment Team prior to purchase and planting.**

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 tree be removed, die or become severely damaged or seriously diseased, all within 5 years of planting, it shall be replaced by a tree 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. 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

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 5000

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

Website: [Tree Preservation Orders and trees in conservation areas - GOV.UK \(www.gov.uk\)](http://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas)

Please ensure your client receives a copy of this letter and passes a copy to the occupier without undue delay.

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