



Ms J Stalker
Woolf Bond Planning Ltd.
The Mitfords
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RG7 1AT

Emma Gee
Executive Director for
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Our Ref: PL/25/0378
Your Ref:

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9 April 2025

Your contact is:

Sarah Hanson: Planning, Transport & Public Protection

Dear Ms Stalker

RE: PROPOSED TREE REMOVAL AT 43 UPPER REDLANDS ROAD, READING - SUBJECT TO CONSERVATION AREA STATUS.

Thank you for your initial Tree Works Notice of 6 February 2025, relating to the above, and subsequent confirmation of tree removals in your email of 5 March 2026 at which point the Notice was deemed valid.

You confirmed that the proposal involves the removal of 26 trees; being a mix of Ash and Sycamore. The trees are marked on the supporting Tree Protection Plan from ACD and described as:

‘Group of predominantly Sycamore stems with few Ash scattered throughout located in raised area over buried ‘bunker’ building. Higher group value but low individual value. Mostly multi-stemmed structures throughout. Ivy smothered stems and central crowns’.

The removals are being proposed outside of any planning approval or application and I questioned the necessity of proposing the removals separate to any planning proposals. You confirmed the reason to be *‘to facilitate the removal of a sub-surface structure which is causing restricted growth to the trees and an unlevel ground surface’* and *‘bunker structure is to be removed as it is a danger to future residential occupation and has no heritage value’*. This implies that there is also the intention to remove the bunker outside of any planning application, for which I assume you are satisfied requires no input from Planning (including the Conservation Officer).

There appears to be no arboricultural reasons for trees' removal, from a recent tree survey. The group of trees are given a 'B' category for their collective value, but it is acknowledged that individually they are not specimen trees.

Further to my visit of 1 April 2025 I can confirm that the Council have no objections to the following proposed tree work:

- Removal of 26 trees (mixed of Ash & Sycamore) forming the majority of G9 on the submitted Tree Protection Plan.

The removal of the group will have a significant visual impact, however, none are worthy of a Tree Preservation Order hence no formal objection is raised.

This decision is valid for two years from the date of this letter, after which it lapses.

The works can now be carried out if deemed necessary at this point in time.

With reference to the Informative below, it is assumed that both the trees and bunker will be carefully checked prior to removal to avoid contraventions of the Wildlife & Countryside Act, and that appropriate ecological advice will be obtained.

Your submissions advise that any forthcoming planning application will provide mitigation planting - this will be expected given the site's location within a Conservation Area; that being a higher priority area for tree retention and planting, and to meet with the requirements of Local Plan Policy EN14 and aims of the adopted Tree Strategy.

Informatives

1. 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 060 3900; enquiries@naturalengland.org.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. Mr Saood, owner of land at 43 Upper Redlands Road