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Our Ref: PL/25/1149
Your Ref:

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2 September 2025

Your contact is:

Sarah Hanson: Planning, Transport & Public Protection

Dear Sir or Madam

RE: PROPOSED FELLING OF ONE OAK TREE AT 17 RUSSET GLADE, READING - T3 OF TREE PRESERVATION ORDER NUMBER 19/02.

Thank you for your application of 13 August 2025, regarding the above, submitted on behalf of 15 Russet Glade as a result of alleged tree related subsidence damage to this property.

Your application follows withdrawal of application PL/24/0654 (on 15/8/24), which sought approval to fell two Oak trees (your T5 & T6), on the basis that that the non-TPO Oak (T6) would be removed and monitoring continued.

Your application is supported by the following documents:

Engineer's addendum report (no date, but updated since T6 removal)
Arboricultural Report dated 11/10/22 (not updated since T6 removal)
Geotechnical Report dated 8/10/22 (same as submitted for PL/24/0654)
Soil Analysis dated 25/10/22 (same as submitted for PL/24/0654)
Root Identification dated 22/9/22 (same as submitted for PL/24/0654)
Level Monitoring report dated 21/8/25 (covering the period 13/9/22-13/8/25)

The most important submission for this application was the updated Level Monitoring Results to assess the impact of the removal of your T6 Oak (felled in November 2024). Your initial submission (with results up to 16/6/25) was not considered sufficient, with further monitoring being required to assess whether the monitoring over this summer showed continued seasonal movement. Updated results, incorporating the August reading, were provided on 22 August and deemed to be sufficient to demonstrate that the Oak is a significant contributory factor in the damage to the property at 15 Russet Glade.

The results showed that seasonal, tree root related movement has continued to occur to the rear right-hand section of the property, despite the removal of T6 Oak.

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

- **Oak (T3 of TPO; T5 of application) - fell**

Consideration should be given to the effect of possible heave to the subject and adjacent properties / structures as a result of the removal of the Oak - please note Informative 4 below. It was noted that the primary damage and movement is along the corner of a retaining wall and therefore assessing this in respect of heave movements would be prudent.

Condition 3 below requires the planting of a replacement tree. We would obviously not expect another Oak, or other high water demand species. It would be prudent for a replacement location to be identified and NHBC (Chapter 4.2) guidance used to select an appropriate species, in terms of water demand, depending on the distance from the property. A native or naturalised species is the preference due to the woodland nature of Russet Glade.

It is noted that the Arboricultural Report recommends specific management of remaining trees, which includes those subject to TPO 19/02; that being a 30% crown reduction to your T3 Walnut (T2 of TPO) and your T7 & T8 Oaks (T5 & T4 of the TPO respectively). In addition, the Arboricultural Report recommends the removal of your T4 Beech (T1 of the TPO) - not included in your previous or current application due to lack of technical evidence to support the felling (the report having been written without all technical reports having been completed). Please note that any of these recommendations will need a tree works application to be submitted seeking consent, with appropriate technical reports (updated as applicable) to support the proposals. As these trees are not currently implicated in the damage to No. 15, it is arguable that maintenance at the current sizes, as opposed to a significant reduction, could be considered.

I will leave you to consider if continuing Level Monitoring is prudent to assess the impact of tree removal, but also in view of potential further tree work requests which will need a sufficient degree of technical evidence to support proposals, the resolution of which may be delayed if there are significant gaps in monitoring readings.

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 Oak tree authorised by this consent, one replacement broadleaf tree of a minimum 8-10cm girth and 2.75m in height (at 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

3. 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.

4. Removal of the Oak, in addition to the Oak removed in November 2024, has the potential to cause heave and it is recommended that measures should be taken to assess the heave potential not only to the subject property (and external structures) but also to the property and external structures where the Oak trees are located.

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)

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 Hardiman, 15 Russet Glade