



Mr A Jones
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Emma Gee
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Our Ref: PL/25/1200
Your Ref:

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10th September 2025

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mr Jones

RE: PROPOSED WORKS TO VARIOUS TREES AT HERON ISLAND, CAVERSHAM, READING - OF TREE PRESERVATION ORDER NUMBER 1/06.

Thank you for your application of 26th August 2025, regarding the above.

You have applied for the following:

Large dead willow located within 'w1', fallen dead tree on opposite side of river from the lower marina. To be processed leaving arisings stacked neatly for habitat, and maintain a tidy site.

T10 - Sycamore - located to the rear of 21 Heron Island. To remove deadwood from crown and to reduce remaining crown by c.2m to previously reduced points. This is due to the dying back of branches throughout the crown and noticeably at the tips of branches. This will assist in reinvigorating the crown following good management of the tree.

T12 - Sycamore and Ash - located to the rear of 30 Heron Island upon river bank. To fell both trees following the recent failure of what was T11 on the site, indicating a future risk of failure to these trees that are now susceptible to wind throw from the crown being exposed to the elements and the bank being eroded by the river. The stumps and root systems will be maintained to aid in supporting the river bank.

13 - Silver Maple - located to the front of 30 Heron Island. Crown reduce by c.5m to previous reduction points, due to branches encroaching on properties and excessive shading caused by the large crown, the works will also extend the trees viability within a limited space as well as good management for the trees longevity

Further to my colleague Sarah Hanson's visit on 29th August 2025, I have the following comments:

Following an email exchange between yourself and Sarah Hanson of 29th August 2025, Sarah enquired about the identification of the trees listed in the proposed works. I note that the dead Willow tree located in W1 is the Willow tree visible from the bridge at the entrance of Heron Island (see Figure 1).

T10 Sycamore located to the rear of 21 Heron Island, is actually T9 which is located at the front of 21 Heron Island; hence this tree has been listed as T9 in the approved works. It would be reasonable to reduce this tree back to previous points given the dieback in crown, however, we do not have a record of this tree being reduced before.

T12 which you identified as 'Sycamore and Ash'. As stated in Sarah's email, the Ash tree isn't protected under the TPO and consent is not required to remove this tree hence it has not been included in the approved works. T11, also a Sycamore, has previously failed which we weren't aware of. The expectation is to replant a replacement tree as the landowners have a duty under Section 201(b) of the Town & Country Planning Act to replant a tree subject to a TPO which has failed and been removed. Given the reasons stated in your application for the proposed felling of T12, the felling is considered reasonable, and a replacement tree has been included in Condition 5 below. For clarity, two replacement trees are required for T11 and T12 and the species selected should be tolerant of water logging conditions given the existence of the nearby river, if planted along the riverside. We note from a Land Registry search there is communal space for the replanting of the two trees within the ownership of the site, however we will leave the location of the replanting for you and/or the landowners to discuss with us due to the feasibility of planting and maintaining the trees in certain areas.

The proposed crown reduction to T13 Silver Maple, is considered reasonable for clearance purposes and similar the works approved in October 2017. In April 2024, a reduction of this tree was also approved (ref 24/0259). However, we have no record of this being undertaken. We noted in the decision notice that *'a reduction back to previous points would appear to leave a crown spread wider than 5m. Reduction should focus on previous pruning points'* which still applies. For clarity, the current application is effectively taken as a renewal of that work so supersedes the 2024 approval.

You do not need formal consent to remove deadwood from trees subject to a TPO. Nor do you need formal consent to remove a dead tree subject to a TPO. Instead, we ask for 5-days' notice to be provided in both circumstances. We have taken your application as notice to remove the dead Willow tree in W1 and the removal of deadwood from T9 and thus these works are not included in the approved works. We have waived the condition to replant the Willow tree due to the dense population of trees in the vicinity of W1 and limited planting space within this area of the site.

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

- T9 Sycamore: reduce by approximately 2m back to previous pruning points, leaving suitable growth points
- T12 Sycamore: fell
- T13 Silver Maple: reduce by approximately 5m back to previous pruning points, leaving suitable growth points (reduction should focus on previous pruning points)



Figure 1 - Dead Willow in W1

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. The approved canopy reductions to T9 Sycamore tree and T13 Silver Maple tree shall be undertaken in mid-late Summer (July - September) when the tree's energy reserves are at their height or during the Winter months of December - January during the period of dormancy.

Reason: Taking into account the tree's phenological cycle and in order to avoid any unnecessary detriment to the tree as a result of the pruning work.

4. 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

5. Following the felling of the tree authorised by this consent, 1no. replacement tree of a minimum 8-10cm girth and 2.75m in height (at time of planting) shall be planted during the planting season (Nov-March) following or at the time of the felling of the tree, whichever is soonest. The location of the replanted tree shall be agreed with the Natural Environment Team prior to planting. The species shall be agreed with the Natural Environment Team prior to purchasing.

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. Removal of dead or dangerous wood from a live tree: This does not require the formal consent of the Council. However you are encouraged to give 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.

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/government/topics/trees-and-woodland/trees-and-woodland-in-conservation-areas)

Please ensure that your client receives a copy of this letter as soon as possible.

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

Yours sincerely

Amy Daly

Assistant Natural Environment Officer

On Behalf of Sarah Hanson, Natural Environment Officer