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22nd December 2025

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Dr Brewster

RE: PROPOSED WORKS TO 4NO. LIME TREES AT 21 RIDGE HALL CLOSE, CAVERSHAM, READING - T1-T4 OF TREE PRESERVATION ORDER NUMBER 3/09.

Thank you for your application of 5th December 2025, regarding the above.

Further to mine and my colleague Sarah Hanson's visit of 5th December 2025, I have the following comments:

Prior to our most recent visit, we had visited you earlier this year to assess work to all four Lime trees at the property (reference: PL/25/1303), including T1. T1 was in leaf at the time, and it was difficult to determine any previous pruning points, and it was important to do so in order to agree the extent of a reduction; this work being prudent in view of the tree's form and previous management. We advised we would revisit when the tree was not in leaf and reassess the works.

Our most recent site visit was when T1 was not in leaf, and we found that there are clear previous reduction/pollard points. It would therefore be reasonable to reduce/re-pollard the tree back to its previous pruning points. The tree divides into multiple stems from the main stem, forming a tight fork. Reducing/re-pollarding is appropriate weight management of the branches to reduce the mechanical stress on the fork. It is advised that when these works are undertaken that your chosen tree surgeon removes any debris that has fallen and collected in the fork so that a full visual inspection of this can be performed by them.

It was noted and discussed that it has been several years since the tree was last reduced/re-pollarded and thus the tree has started to form a lapsed pollard. The diameter of the growth that is being removed will create larger than ideal wound sizes,

each being an entry point for dysfunction/decay in the tree's structural branches. It is particularly important, therefore, that stubs are retained (rather than cutting right to the previous pruning points) to try and avoid dysfunction, hence decay, below the previous pruning points and to aid in the regeneration of new growth. As discussed, the tree will need to be managed through reducing/re-pollarding in the future as part of a pruning cycle (usually every 3-5 years), which will also prevent it from becoming lapsed, the management of which is more difficult.

We also discussed the removal of basal and epicormic growth to all four Lime trees (T1-T4), twice a year for the next five years. We also consider this reasonable as it creates clearance between the trees and the ground. Lime trees generate basal and epicormic growth very quickly in comparison to other species and thus we deem it appropriate include this on multiple occasions to avoid repeated tree work applications. Application PL/25/1303 only approved this on a single occasion hence if the work approved under that application has not been implemented, this application effectively supersedes that.

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

- T1 Lime: reduce/re-pollard back to previous pruning points (see Figure 1 for a rough guideline of these points), leaving 25mm stubs to aid regrowth; remove basal and epicormic growth, through 360°, up to 0.5m above the crown break twice a year for the next five years.
- T2, T3, T4 Limes: remove basal and epicormic growth, through 360°, up to 0.5m above the crown break twice a year for the next five years.



Figure 1 - T1 rough guidelines for previous reductions points

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 reduction/re-pollard to T1 Lime 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

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 of the reduction/re-pollarding approved to T1 to be undertaken within two years from the date of this notice, after which the consent lapses and a new application will be required. The removal of basal and epicormic growth to T1-T4 is valid for repeats, as specified, valid for five 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

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-hedges)

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