



Mrs S Cooper
Reading Borough Council
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Emma Gee
Executive Director for
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Our Ref: PL/26/0080
Your Ref:

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26th March 2026

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mrs Cooper

RE: PROPOSED WORKS TO 1NO. OAK TREE AT 88 GOSBROOK ROAD, CAVERSHAM, READING - T1 OF TREE PRESERVATION ORDER NUMBER 7/08.

Thank you for your application of 23rd January 2026, regarding the above.

Further to my visit on 27th January 2026, the Planning Application Committee of 4th March 2026, and with reference to the Tree Inventory Report, 21st January 2026, I have the following comments:

The Oak tree is classified as a veteran tree and unfortunately has been proposed to be felled, as there is no scope for remedial works to improve its condition. The Tree Report has identified that the Oak tree is in terminal decline, and any lesser works i.e. a further reduction, is not expected to improve tree health, particularly as the tree did not respond well to a previous reduction. Extensive decay has been identified in the basal area, through the use of a sounding mallet, with loose bark also noted indicating decay. Further investigation, using a microdrill has revealed bark necrosis and sapwood decay on the north, east and south aspects of the tree's base. The sapwood decay is suspected to be a contributing factor associated with the declining vitality of the canopy.

The majority of the western canopy is dead, with significant deadwood over the adjacent footpath. Whilst the eastern canopy remains alive, declining vitality has been noted due to sparseness of foliage and significant deadwood. It is extremely unfortunate that previous remedial works have not been successful to improve the condition of this veteran Oak, but given the condition of the tree, felling is considered the only option. The felling has been approved to ground level; however, we note there is intention to retain a 2m monolith which is positive as Oak trees of this age are important habitats for wildlife. The final height of the monolith will be something for Street Scene to assess based on safety

and the condition of the main stem.

I can therefore confirm that the following proposed works, as detailed in your application and as agreed at Planning Application Committee, are approved subject to the conditions below:

- T1 Oak: Fell to ground level.

Your submissions put forward specific replanting plans, including one *Quercus castanifolia* 'Green Spire' in the courtyard of Elizabeth House. Members of Committee expressed some concern about the ultimate size of this Vs use of the grass area by residents and requested that residents be involved in agreeing the replacement species and location, hence please note the specific wording of condition 3 below.

The inclusion of more than one tree in your replanting proposal is positive and in line with the Tree Strategy, in terms of replacement strategy on Council land, albeit we can only require one-for-one replacement under the TPO.

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 tree of a minimum 10-12cm girth and 2.75m high (at time of planting) shall be planted within the curtilage of Elizabeth House during the planting season (Nov-March) following or at the time of the felling of the tree, whichever is soonest. The replacement species and location shall be agreed following consultation with residents of Elizabeth House.

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. 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/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

Amy Daly

Assistant Natural Environment Officer

On Behalf of Sarah Hanson, Natural Environment Officer

C.c. Mr D Johnson, Arboriculture Contracts Manager, Reading Borough Council