



Emma Gee
Executive Director for
Economic Growth and
Neighbourhood Services

Bridge Street, Reading RG1 2LU
☎ 0118 9373787

Mr D White
White Knight Tree Care & Consultancy
5 Cressingham Road
Reading
RG2 7RS

Our Ref: PL/26/0729
Your Ref:

Direct: ☎01189 372440
Sarah.hanson@reading.gov.uk

28 July 2026

Your contact is:

Sarah Hanson: Planning, Transport & Public Protection

Dear Mr White

**RE: PROPOSED WORKS TO TREES AT ROBIN HILL, UPPER WARREN AVENUE, READING -
SUBJECT TO A3 (WEST) OF TREE PRESERVATION ORDER NUMBER 319.**

Thank you for your application of 3 June 2026 regarding the above, with accompanying Arboricultural Report dated April 2026.

Further to our meeting of 17 July 2026 with Mr Bartlett, I have the following comments:

It was noted that the majority of works to non-protected trees (guided by age), as coloured purple on the Report, had been carried out. This made it easier to 1) access the protected trees and 2) appreciate the impact of works.

The works listed in the Report are deemed to be reasonable for good arboricultural management and risk management.

After discussion, the specification for certain trees was changed/clarified; that being for T003 False acacia (poor condition, not dead), T021 Pine (specific branches identified), T029 Sycamore (clearance of 2m agreed); T041 Ash (re-coppice rather than fell), and T043 Oak (point of reduction just above live growth agreed).

In addition, the reason for the work to some trees was also amended; that being for T016 Sycamore (poor, relatively young, in addition to access requirements) and T018 Sycamore (small, insignificant tree, in addition to access improvements).

I can therefore confirm that the proposed works within the Arboricultural Report are approved, including the following amendments, all subject to the conditions below and with reference to the annotated photographs below:

- T003 False acacia (poor condition, not dead as stated) - fell to ground level, monolith to 3m or reduce to second fork (as identified on site)
- T021 Pine - reduction of the main branch growing towards the house and branch curved upwards, as per Report specification
- T029 Sycamore - removal of lower limbs amended to reduction to provide 2m clearance from neighbour's roof
- T041 Ash - felling amended to re-coppicing (each individual stem pruned approx. 0.5m above their bases)
- T043 Oak - reduce back to live growth rather than to source



T041 Ash - indicative coppicing height



T043 Oak limb reduction zone

The work involves the felling (including those proposed as a monolith) of 11 trees; those being T002 Horse chestnut, T003 False acacia (potentially), T008 Horse chestnut, T016 Sycamore, T018 Sycamore, T019 Sycamore, T026 Sycamore, T039 Ash, T053 Ash, T071 Ash, T073 Norway spruce, as well as multiple trees not deemed to be protected by the TPO. Seven of the TPO trees and multiple non-TPO trees / vegetation are on the frontage; the remainder being at the rear, mostly forming part of the treescape on the Warren Escarpment. To maintain important tree coverage in this verdant street and within the escarpment (a defined 'Major Landscape Feature'), it will be important to carry out replacement planting.

I am happy to take a flexible approach to this insofar as replacement 'planting' to the rear can incorporate identification and nurturing of self-seeded trees but with new tree planting of standard trees included in the front garden. I'm also happy to agree the split between front and back at a later date as I appreciate plans are proposed for the dwelling and Mr Bartlet may wish to upgrade the frontage. I don't know the timescale for submission of any planning application but replanting should not be delayed until the 2027-28 planting season if felling is implemented before the end of the forthcoming planting season, i.e. is still expected prior to the end of March 2026 which I expect the limited nature of planning proposals to allow. I've worded the replanting condition accordingly.

Please note timing condition 3 below, particularly relevant to the significant works, i.e. re-pollarding and coppicing. Over and above the timing specified I would encourage waiting for the current hot & dry conditions to break, as carrying out significant works when trees are already under water stress would be detrimental.

Works that don't need approval include the severance of Ivy - please note Informative 9 below.

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 reduction of T003 Robina (if not felled), re-coppicing of T041 Ash, re-pollarding of T049 Ash, T058 Ash & T059 Ash 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. A replacement planting scheme shall be submitted for approval prior to the end of December 2026, to include 11 replacement trees within the curtilage of Robin Hill and which can incorporate identification and nurturing of self-seeded trees within the escarpment (rear) and should include a minimum of 4 new trees of a minimum 10-12cm girth and 3m in height (at time of planting) on the frontage. Planting for each replacement should be implemented during the planting season (Nov-March) following or at the time of the felling of the original tree, whichever is soonest.

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. Removal of any dead or dangerous protected tree: This does not require the formal consent of the Council. However you are required to give 5 days notice of the work where it is not an emergency, to allow the Council to agree that the proposed works are exempt

from requiring consent. The exception is where works are 'urgently necessary to remove an immediate risk of serious harm', in which case you are required to give notice to the Council 'as soon as practicable after the works become necessary'.

Once felling of a dead or dangerous tree has been carried out, the owner has a duty under Section 201(b) of the Town & Country Planning Act to replant another tree of an appropriate size and species in the same place as soon as they reasonable can. This replacement tree will be covered by the existing Tree Preservation Order. The new tree would be subject to the same requirements for a tree works application if you intend to carry out works upon it in the future.

7. Crown lifting of trees over the footpath and carriageway: If the clearance of vegetation overhanging the highway only involves the removal of branches to give a ground clearance to the statutory heights of 2.7m over the footpath and 5.5m over the road, this does not require formal consent from the Council. You are advised, however, to give notice to the Council of these intended works in order that they can be agreed.

8. Trees not considered to be protected by the current Tree preservation order: Work can be carried out to this tree without the formal consent from this Council.

9. Prior to the severing of well-established Ivy at the base of the tree, it would be prudent to carry out an assessment of whether any of the stems of the Ivy are forming a natural brace above a suspected bark-included union

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. Stuart Bartlett, Robin Hill, Upper Warren Avenue