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Mr A Bowden
9 Chalgrove Way
Emmer Green
Reading
RG4 8SJ

Our Ref: PL/26/0971
Your Ref:

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

5 August 2026

Your contact is:

Sarah Hanson: Planning, Transport & Public Protection

Dear Mr Bowden

RE: PROPOSED WORKS TO ONE OAK TREE AT 9 CHALGROVE WAY, READING - PART OF G4 OF TREE PRESERVATION ORDER NUMBER 156/01.

Thank you for your application of 20 July 2026 regarding the above, with accompanying Arboricultural Report from David Randall Tree Consultancy dated July 2026.

Further to my visit on 31 July 2026 with my colleague Amy Daly, I have the following comments:

The report was commissioned following a recent branch failure into the garden of 9 St Benets Way. The reason for the failure has not been established - no feedback from the tree surgeons who undertook the works following the failure, to make the limb safe, has been received to offer any thoughts. As the report confirms, there was no obvious reason for the failure observed; the report offering reasons as to why branch failures (in general) can occur.

The report does not highlight any significant defects or offer a definitive arboricultural reason for the proposed works. It appears branch reduction is recommended to alleviate concerns / try to reduce the likelihood of further branch failure. I also acknowledge that the branch spread covers the majority of the garden of 9 St Benets Way and that some reduction to give greater clearance is reasonable, as was approved in 2022 (but not implemented).

It should be remembered that trees are dynamic organisms and it is not possible to give a 100% guarantee of their safety, even where the reduction proposed will alleviate the weight on the limbs. Whilst the reduction will increase the amount of outdoor space not directly under the canopy, realistically speaking this will offer little assistance in the

event of branch failure (if it occurs). I raise these points in order that all relevant parties appreciate the limitations of the proposals, but do not suggest more significant work is necessarily justified at this time.

It was noted during our visit that the proposed pruning to give 4m clearance effectively equates to reducing the overhang by 4m, given that the furthest extremities reach the rear elevation, albeit with good vertical clearance. Branch reductions need to be considered carefully to ensure sufficient foliage remains on each branch to sustain it. The two long, dead branch stubs over 9 St Benets Way illustrate what can happen if a tree cannot respond favourably to the pruning implemented. There was a lack of epicormic growth (small growth directly on the main limbs) noted to help sustain the branches, hence removal of 4m of the foliage from the ends is not without concern and would be done with an uncertain outcome in terms of how the tree will respond. To minimise the impact, the works are limited in their timing and should be carried out in strictly in accordance with BS3998:2010 recommendations.

In addition to the reduction, we have added crown lifting over the garden of 8 Chalgrove Way as the low branches are currently touching their shed.

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

- Selective branch reduction / removal of low branches over the shed of 8 Chalgrove Way to give 1m clearance, including removal of one small limb (red, below) and low hanging secondary branches (blue, below):



- Crown reduce the southern and south-western aspects of the canopy overhanging 9 St Benets Way by pruning in accordance with 7.2.4 of BS3998:2010 to create a 4m horizontal clearance from the single-storey rear elevation - this equates to a reduction back to 0.5-1m past (north of) the patio edge. The works should be carried out such that following the reduction there should still be a strong framework of health small diameter branches and twigs (leaf bearing structure) capable of producing dense leaf cover during the next growing season.
- Prune one low hanging branch over the end of the garden of 9 Chalgrove Way to remove foliage hanging down (as shown below):



The intended removal of dead wood is noted and prudent.

I also note the common-sense precaution of moving the trampoline from under the tree's canopy.

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 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 (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. 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)

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. Dom Cole, Famer & Dyer
Mrs & Mrs Gultekin, 9 St Benets Way