



Mrs R Capek
10 Ridge Hall Close
Caversham
Reading
RG4 7EP

Emma Gee
Executive Director for
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Our Ref: PL/26/1198
Your Ref:

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17 September 2026

Your contact is:

Sarah Hanson: Planning, Transport & Public Protection

Dear Mrs Capek

RE: PROPOSED WORKS TO TWO ASH TREE AT 10 RIDGE HALL CLOSE, READING - PART OF W1 OF TREE PRESERVATION ORDER NUMBER 1/09.

Thank you for your application of 4 September 2026 regarding the above.

Further to my visit on 11 September 2026, I have the following comments:

Your application stated the following:

'The ash trees are in a woodland TPO in the garden of 10 Ridge Hall Close. In common with all trees this year they have been under drought stress. There are warnings of the possibility of significant storms in the coming months and that trees will be vulnerable to collapse. In view of this we would like to fell Tree 1 as it could damage our house should it fall. It has a double trunk from near the ground with a significant canopy and many dead branches. Tree 2 has rot in its trunk just above ground level. The canopy lacks vigour and a branch has recently spontaneously broken away. The trunk has a significant lean. In view of this we would like to fell tree 2 to make it safe and prevent damage to other trees should it fall uncontrolled'.

You stated on your form that you were concerned about the condition of the trees, however, no professional supporting evidence was provided, as is normally required to validate and process an application. On the basis of the photographs provided, however, it was deemed reasonable to carry out the site visit.

In relation Tree 1, this is a twin-stemmed mature Ash, whose canopy appears in reasonable condition, albeit there is some dead wood in particular areas but not of a concerning amount. The removal of dead wood can be undertaken at any time without

needing formal consent, and would be prudent to remove the potential hazard it presents. The twin stemmed form of the tree is not of particular concern given the lack of tight or bark included union between the two stems. No fungal fruiting bodies were noted nor significant cavities. No arboricultural evidence has been provided to suggest that the tree poses an unacceptable risk hence its felling has not been justified and is therefore **refused**. It is appreciated that it is a tall tree and fairly close to the house, however, this does not imply it is therefore dangerous and needs to be felled. I have taken several photographs of the tree to allow a comparison next year to see if the crown condition is deteriorating.

In relation to Tree 2 (further down the escarpment), the extensive basal decay within a large open wound was noted, along with the poor condition of the crown, and felling deemed to be a reasonable course of action. 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 provided:

- W1 Ash (tree 2 of application) - fell to ground level

In terms of replacement, your application stated:

‘Establishing new trees in this location will be difficult due to the dry shallow soil. There is a self set cherry sapling near both trees and a small ginkgo biloba at the top of the bank. This tree has been established for over thirty years and should benefit from the removal of the ash canopy, allowing it to grow and fill out’.

We viewed self-seeded trees during my visit and identified a nearby Cherry that would serve as the required replacement for the Ash. It is acknowledged that establishing newly planted trees on the escarpment is difficult due to the ground conditions and shade, hence nurturing self-set trees is deemed to be a reasonable alternative.



Ash to be felled & replacement self-set Cherry

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 Ash tree authorised by this consent, the identified self-set Cherry shall be nurtured and retained to replace the Ash tree.

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.

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

If you wish to appeal against any of the conditions attached to the consented work or against the refusal of consent to allow one of the Ash (tree 1) to be felled, 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/tree-preservation-orders)

If you suffer any loss or damage as a result of this refusal of consent, you may be entitled to recover compensation from the Council. If you wish to make a claim you must do so within 12 months from the date of this decision (or, if you appeal to the Secretary of State, within 12 months from the date of his decision). Claims should be made in writing to the Insurance Section, Reading Borough Council, Civic Centre, Bridge Street, Reading, RG1 2LU.

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