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Emma Gee  
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Our Ref: PL/25/1151  
Your Ref:

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Amy.daly@reading.gov.uk

8<sup>th</sup> October 2025

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Ms Alexander

**RE: PROPOSED WORKS TO VARIOUS TREES AT CROSSWAY POINT, NORWOOD ROAD, READING - OF TREE PRESERVATION ORDER NUMBER 139/01.**

Thank you for your application of 13<sup>th</sup> August 2025, regarding the above.

Further to our email exchange of 3<sup>rd</sup> October 2025, you have agreed to amend the work specification to that I proposed, as the specification detailed in your application was difficult for us to follow. As mentioned in my initial email, I have given all of the trees identifiable 'T' numbers running numerically from west to east and they are labelled in the annotated photographs below (Figure 1-4).

Further to mine and my colleague Sarah Hanson's visit of 3<sup>rd</sup> October 2025, I have the following comments:

All of the proposed crown lifting and crown reductions are considered reasonable as they are for clearance purposes. The felling of T12 Birch is reasonable as it is dead. We noted during our site visit that T6 Plane is of poor form having lost its central leader (which has created a wound that is now decaying) hence the tree has a limited useful life expectancy and thus we have approved the felling of this tree subject to the requirement to replant.

Please note that some of the reductions detailed in your application which aim to provide clearance have been changed to crown lifting as clearance can be achieved through this. We also found that some of the crown lifting and reductions proposed weren't necessary as there is already adequate clearance between the buildings or from the ground level. I have therefore put 'if required' in the approved works to certain trees, as we were unclear whether the works were actually required. I have also included the crown lifting over the pavement to a height which meets statutory height requirements. The Sweet Gum included in your application is not subject to the TPO so the proposed works do not require consent hence they have not been included in the approved works.

I can therefore confirm that the following proposed works, are approved subject to the conditions below:

- T1 Plane: crown lift to approximately 2.75m above ground level over the pavement and footpath/footbridge leaving suitable growth points and the removal of the two lowest branches and the two crossing/rubbing lower branches back to the main stem

(see Figure 5); reduce lateral branches growing towards the building to provide approximately 1.5m clearance, leaving suitable growth points.

- T2 Birch: crown lift to approximately 2.75m above ground level over the pavement and footpath/footbridge leaving, suitable growth points; reduce lateral branches growing towards the building to provide approximately 1.5m clearance, leaving suitable growth points.
- T3 Birch: crown lift to approximately 2.75m above ground level over the pavement and footpath/stairs, leaving suitable growth points; reduce lateral branches growing towards the building to provide approximately 1.5m clearance, leaving suitable growth points.
- T4 Birch: reduce lateral branches growing towards the building to provide approximately 1.5m clearance, leaving suitable growth points.
- T5 Plane: crown lift to approximately 2.75m above ground level over the pavement, leaving suitable growth points.
- T6 Plane: fell
- T7 Birch: crown lift to approximately 2.5m above ground level over the footpath, leaving suitable growth points; reduce lateral branches growing towards the building to provide approximately 1.5m clearance, leaving suitable growth points.
- T8 Birch: crown lift to approximately 2.75m above ground level over the pavement and footpath if required, leaving suitable growth points; reduce lateral branches growing towards the building to provide approximately 1.5m clearance if required, leaving suitable growth points.
- T9 Plane: reduce lateral branches growing towards the building to provide approximately 1.5m clearance if required, leaving suitable growth points; reduce lateral branches growing towards the traffic light to provide approximately 1m clearance, leaving suitable growth points.
- T10 Birch: crown lift to approximately 2.75m above ground level over the pavement and footpath, leaving suitable growth points; reduce lateral branches growing towards the traffic light to provide approximately 1m clearance, leaving suitable growth points.
- T11 Birch: crown lift to approximately 2.5m above ground level over the footpath/stairs, leaving suitable growth points; reduce lateral branches growing towards the building to provide approximately 1.5m clearance if required, leaving suitable growth points
- T12 Birch: fell
- T13 Plane: crown lift to approximately 2.75m above ground level over the pavement and footpath/stairs, leaving suitable growth points; reduce lateral branches growing towards the building to provide approximately 1.5m clearance, leaving suitable growth points
- T14 Birch: crown lift to approximately 2.75m above ground level over the pavement and footpath/footbridge, leaving suitable growth points; reduce lateral branches growing towards the building to provide approximately 1.5m clearance, leaving suitable growth points
- T15 Birch: crown lift to approximately 2.75m above ground level over the pavement, leaving suitable growth points



Figure 1 - T1-T4



Figure 2 - T5 & T6



Figure 3 - T7-T12



**Figure 4 - T13-T15**



**Figure 5 - T1 2no. lowest branches to be removed and 2no. crossing/rubbing branches to be removed**

We have waived the requirement to replant a replacement tree for T12 Birch as that particular area is densely populated with trees and due to shading and competition, it is unlikely that a newly planted trees will survive here. That being said, a replacement tree is required for the removal of T6 Plane, as it is situated in a more spacious and less shaded environment than T12, so a newly planted tree is expected to survive here.

### 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. 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

4. Following the felling of the Plane tree authorised by this consent, 1no. *Platanus × hispanica* (London Plane) of a minimum of 10-12cm in girth and 2.75 in height at the time of planting shall be planted within a 1m radius of the felled tree during the planting season (Nov-March) following or at the time of the felling of the 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. 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.

6. 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 2.75m 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.

7. 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.

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](mailto: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-and-trees-in-conservation-areas)

**Please ensure your client receives a copy of this letter as soon as possible.**

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