



Mr M Waters
BGG Garden and Tree Care Ltd
Fairview Cottage
Haremore Farm
Faringdon
SN7 8PN

Emma Gee
Executive Director for
Economic Growth and
Neighbourhood Services

Bridge Street, Reading RG1 2LU
☎ 0118 9373787

Our Ref: PL/25/1709
Your Ref:

Direct: ☎01189 937 2458
Amy.daly@reading.gov.uk

23rd March 2025

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mr Waters

**RE: PROPOSED WORKS TO 14NO. WILLOW TREES ADJACENT TO ROSE KILN COURT,
READING - WITHIN G5 OF TREE PRESERVATION ORDER NUMBER 2/05.**

Thank you for your application of 26th November 2025, in which you sought approval for the following:

*All willows along the bank of the brook adjacent to the property boundary fence -
Carry out re-pollarding back to previous points of all willow trees in question.
There are several of the trees that have fallen into the property roof and are leaning on
the property. Also several of the trees have branches overhanging into the property.
Several of the trees are showing signs of disease and rotting.
We would ideally like to re-pollard all of the willow trees, but we will take guidance
from yourselves, and if there are trees that you would recommend taking down to ground
level then we would carry this out as well..*

Following our initial site visit of 15th January 2026, my subsequent email of 28th January 2026 explained that a greater level of clarity was required in order to be able to process the application, specifically the survey of trees individually rather than a generic pruning specification. You provided a Tree Survey on 2nd March 2026, which identified 17no. individual trees and proposed the re-pollarding of 11no. trees (trees 2,6 & 9-17 of Tree Survey), the felling of 3no. trees (trees 3,5 & 7 of Tree Survey) and a combination of stem removal and re-pollarding of 3no. trees (trees 1,4 & 8 of Tree Survey).

A further visit was carried out with my colleague Sarah Hanson of 20th March 2026.

Following a Tree Survey submitted by Reading Borough Council for a separate tree works application for the adjacent Willows on Council land, it appears that 15no. Willow trees

included in your application belong to your clients; those being your trees 3-17 of your Tree Survey (see comparison plans below - Figure 1,2 & 3), albeit please note comment below on tree 3.

Please refer to Figures 2,3 & 4 below which shows the trees and landownership from different plans. You may wish to contact the Council's Arboricultural Contracts Manager to clarify this further, as they are also seeking to undertake similar works under a separate application (reference: PL/26/0275), to the Council owned trees in G5. The ownership of tree 3 is particularly unclear, and as it has been approved to be felled, someone will need to take responsibility for works to this tree and the replacement tree, if one is required.

The Willow trees in question have been left unmanaged for a considerable amount of time. Many of the trees have experienced significant branch failures, structural decay and are covered in a significant amount of ivy, all noted within the Tree Survey. In order to retain the trees, significant works are required. As Willow trees are a species that can tolerate coppicing/pollarding at a low height, we have considered these works reasonable and appropriate. Unfortunately, a number of the trees are in a condition where they cannot be retained and are therefore approved to be felled; although are hoped to regenerate growth as a coppice, but if not, then replaced as per Condition 4 below.

When felling a tree subject to a TPO, a standard condition to replant a replacement tree is normally attached. However, in this circumstance we have adjusted this condition for those being felled, as they are effectively being coppiced. As the trees are Willows, if the stumps are left and not ground out or treated with herbicide (not mentioned in works within Tree Survey), some regenerative growth is expected. However, there is the possibility that stumps may not resprout hence we have accounted for either eventuality in the wording of the replacement condition.

The pollarding/coppicing is approved at an approximate height of 2m with the caveat that each tree will be individually assessed and the final height will depend on each individual tree. It is expected that good arboricultural practice will be used, i.e. when pollarding, it is expected that each individual stem is cut at an appropriate point rather than the main stem arbitrarily topped at 2m below the point it divides. Please refer to Figure 1 below for an example of this. Willow trees are a species that are not good resisting decay, and these trees already have extensive decay, so we hope this may help slow down further decay. Only if restricted access makes more careful pruning possible should you deviate from this.

I agreed the works for tree 8 (of Tree Survey) via email of 15th January 2026, following our initial site visit, under the 'dead, dangerous' exemption of TPO legislation; therefore, these not included in the approved works below. The work specified for this tree is: *Stem closest to building has failed and split, branches are resting on building. Fell this stem at ground level and Pollard stem over river.* I note the condition of this tree has worsened between my visits.

Please note Condition 3 below in regard to timing of works, however the works to tree 8 are excluded from this condition under the exemption.

Your intention to sever the ivy is noted and positive given it is very extensive in the area - please refer to Informative 6 below. This does not require formal approval; however, we kindly ask this is undertaken with care using hand tools to avoid damage to the bark and cambium layers of the trees.

I can therefore confirm that the following proposed works, as detailed in your application and further agreed following site visits and email exchanges, are approved subject to the conditions below and with reference to the annotated photograph below:

- 10no. Willow trees (trees 6,9-17 of Tree Survey; G5 of TPO): pollard/coppice at approximately 2m in height, aiming to retain a length of timber for each pruning cut above the main stem (see Figure 1 for example).
- 1no. Willow tree (tree 4 of Tree Survey; G5 of TPO); remove failed stems and re-pollard as above.
- 3no. Willow trees (trees 3,5 & 7 of Tree Survey; G5 of TPO): fell to ground level.



Figure 1 - Willow Coppice/Pollard Example



Figure 2 - Reading Borough Council Mapping System (pink council owned)



Figure 3 - Reading Borough Council Sketch Plan for PL/26/0275 (red council owned)



Figure 4 - Tree Survey of Application

We apologise that this application has taken longer than normal - as you are aware, this has been as a result of a combination of staff absence, mutual availability and the need for clarity of works.

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 pollarding/coppicing of 10no. Willow trees (G5 of TPO) 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.

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 3no. Willow trees (trees 3,5 & 7 of Tree Survey) authorised by this consent, if the stumps are ground out, killed or fail to resprout by late spring 2027, then 1no. replacement tree for each tree that fails to produce regrowth is required. The replacement tree(s) will be of a minimum 8-10cm girth and 2.75m in height (at time of planting) and shall be planted during the 2027-2028 (Nov-March) planting season. The location and species shall be agreed with the Natural Environment Team prior to purchasing.

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. 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.

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.

6. 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/government/topics/trees-and-woodland/tree-preservation-orders)

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. Daniel Johnson, Arboricultural Contracts Manager, Reading Borough Council
Mark Heath, Avison Young Ltd