



Mr L Turner (via email)
Turner Property Ltd

Emma Gee
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3rd July 2026

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mr Turner

RE: PROPOSED WORKS TO 1NO. LONDON PLANE TREE, 1NO. PEAR TREE & 4NO. CONIFERS AT 10 & 12 CHRISTCHURCH ROAD, READING - SUBJECT TO CONSERVATION AREA STATUS.

Thank you for Tree Works Notice of 1st June 2026 relating to the above.

It is agreed that the felling of the Pear tree at 12 Christchurch Road is reasonable, due to the tree being dead. As the site is within a Conservation Area, under Section 213 (1) of the Town and County Planning Act, a landowner has the duty to replant a replacement tree. This is particularly important as 12 (and 10) Christchurch Road is located in an Air Quality Management Area and a Conservation Area. As such, the retention and replacement planting of trees is of greater importance, particularly given the extent of tree removals within this notice. I note, as mentioned in our email exchange of 2nd June 2026, you are going to discuss replacement planting with your client regarding the non-dead conifers, which is positive. If you need any advice for replacement species, we would be happy to advise further and we hope that this is considered. Conservation Areas are priority areas for tree retention and replanting, as defined in our adopted Tree Strategy.

Regarding the remaining proposed works at 12 Christchurch Road, the pollarding of the London Plane is somewhat reasonable, as I acknowledge in our email exchange you don't want it to grow too large naturally in a small garden. Pollarding it will hopefully keep it at a manageable size for its setting. Pollarding forms a cyclical management programme, of which re-pollarding will need to take place on a suitably regular basis (usually every 3-5 years depending on the diameter of the regrowth - given it's a young and small tree, likely the former until the tree's structure from pollarding grows to a larger size). It is

positive this has been considered now, as pollarding young trees follows good arboricultural practice and is common in urban environments to manage the size trees can reach. You may wish to take into account Informative 3 below regarding the timing of the works.

The two conifers proposed for felling, are not worthy of a Tree Preservation Order. This is due to their limited amenity value, being small in size and located in a rear garden, hence not visible to the public, so we cannot object to the works.

Regarding the works at 10 Christchurch Road, I note you are concerned that the Leylandii conifer in the rear garden is interfering and causing damage to the Victorian wall you are repairing. Unfortunately, to prevent this damage, the only option is to fell the tree. It is not worthy of a Tree Preservation Order, being located in a rear garden, only partially visible to the public, hence has limited amenity value and not worthy of a TPO.

The other Leylandii conifer at 10 Christchurch Road is located on the frontage hence visible to public and does have a level of amenity value. However, after consideration, given the species and that it is not in keeping with the character of Christchurch Road, we have not considered it worthy of a TPO and hence we cannot object to the works.

I can confirm that the Council have no objections to the following proposed tree work, with reference to the reproduced, annotated photographs below:

- 12 Christchurch Road (rear garden): fell 2no. conifers to ground level (Figure 1&2); fell dead Pear tree to ground level (Figure 1); pollard 1no. London Plane tree as shown in Figure 3 below.
- 10 Christchurch Road (rear garden): fell 1no. Leylandii conifer to ground level (Figure 4).
- 10 Christchurch Road (frontage): fell 1no. Leylandii conifer to ground level (Figure 5).



Figure 1 (12 Christchurch Road rear garden): 1no. conifer - fell to ground level (red arrow); 1no. dead Pear - fell to ground level (blue arrow)



Figure 2 (12 Christchurch Road rear garden): 1no. conifer - fell to ground level (red arrow)

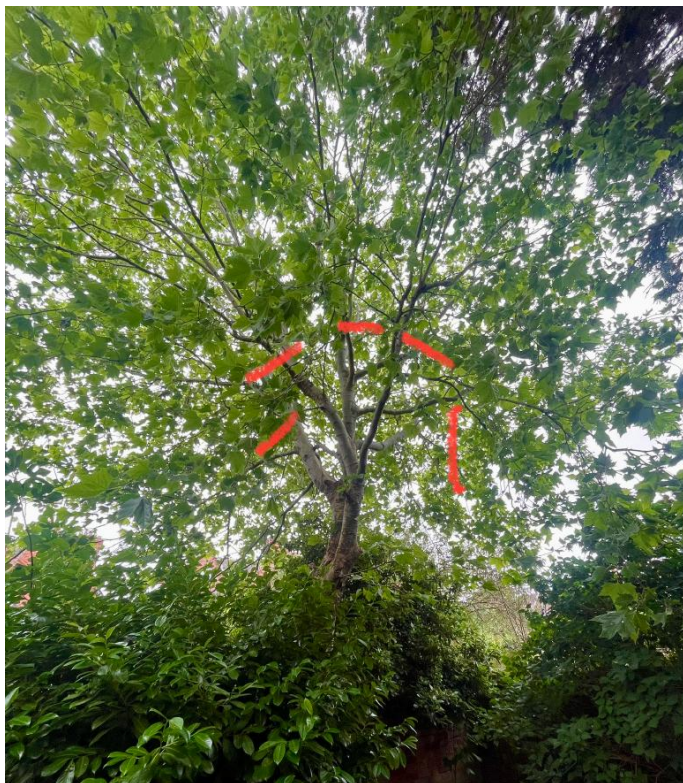


Figure 3 (12 Christchurch Road rear garden): 1no. London Plane approximate pollard points



Figure 4 (10 Christchurch Road rear garden): 1no. Leylandii conifer - fell to ground level



Figure 4 (10 Christchurch Road frontage): 1no. Leylandii conifer - fell to ground level

This decision is valid for two years from the date of this letter, after which it lapses.

The works can now be carried out.

Informatives

1. 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 060 3900; enquiries@naturalengland.org.uk
2. Removal of dead or dangerous wood: 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', please give notice to the Council 'as soon as practicable after the works become necessary'.
3. 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

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

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