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Emma Gee  
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Our Ref: PL/26/0775  
Your Ref:

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Amy.daly@reading.gov.uk

15 July 2026

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mr Jeffrey

**RE: PROPOSED WORKS TO 7 NO. PLANE TREES AT HARTWELL FORD, 27 ROSE KILN LANE, READING - T1-T7 OF TREE PRESERVATION ORDER NUMBER 2/10.**

Thank you for your application of 11 June 2026, regarding the above.

You initially applied for the following:

*T1- London Plane- Crown lift, through 360 to 4.0m above ground level by removing secondary growth only and leaving suitable growth points; tip prune back on East side by 2.0m to suitable growth points removing secondary growth only and clear back from light pole by 0.5m.*

*T2 - London Plane- Crown lift, through 360 to 4.0m above ground level by removing secondary growth only and leaving suitable growth points; tip prune back on East side by 2.0m to suitable growth points removing secondary growth only*

*T3- London Plane- Crown lift, through 360 to 4.0m above ground level by removing secondary growth only and leaving suitable growth points; tip prune back on East side by 2.0m to suitable growth points removing secondary growth only*

*T4 - London Plane- Crown lift, through 360 to 4.0m above ground level by removing secondary growth only and leaving suitable growth points; tip prune back on East side by 2.0m to suitable growth points removing secondary growth only*

*T5 - London Plane- Crown lift, through 360 to 4.0m above ground level by removing secondary growth only and leaving suitable growth points; tip prune back on East side by 2.0m to suitable growth points removing secondary growth only*

*T6 - London Plane- Crown lift, through 360 to 4.0m above ground level by removing secondary growth only and leaving suitable growth points; tip prune back on East side by 2.0m to suitable growth points removing secondary growth only*

*T7 - London Plane- Crown lift, through 360 to 4.0m above ground level by removing secondary growth only and leaving suitable growth points; tip prune back on East side by 2.0m to suitable growth points removing secondary growth only*

Further to mine and my colleague Sarah Hanson's visit of 7<sup>th</sup> July 2026, I have the following comments:

The line of Plane trees was planted during the development of the site. They are located on a main route in/out of town, defined as a 'treed corridor' in the Council's adopted Tree Strategy. The site is also within an Air Quality Management Area. As such, their retention and management to obtain their optimum size is desirable.

Crown lifting was last carried out in August 2025, following approval PL/25/0922.

My email of 8 July 2026 suggested an alternative pruning specification for each tree, dealing with issues specific to each tree, whilst achieving reasonable ground clearance, and expressed concern regarding the proposed reduction on the site side.

Regarding the reductions proposed to all seven trees on the east aspect (over the car parking), I advised that it was difficult to envisage where 2m would be taken from, as the extremity of each canopy was different. The reductions will confine them to a forever lesser size and thereby amenity value, which is not appropriate for this location. The canopies would still, in any case, overhang the car parking to some degree if they were reduced, as proposed, hence would not resolve whatever the current concerns are. In your response email of 14 July, you agreed to remove this reduction (to all trees) from the application.

The crown lifting of all seven trees is considered reasonable to statutory heights over the adjacent public footpath and road, along with crown lifting over the car park to a certain height; hence these works have been amended. The crown lifting height that you originally proposed was 4m, through 360°, which was significant for trees of this size and age. We were slightly unclear what you envisaged as in order to achieve 4m of crown & ground clearance, you would have to effectively strip all of the secondary growth from the lowest main branches. The crown lifting specification was also not for each individual tree, but a blanket lift with the same specification for all, which was not really appropriate. As crown lifting was agreed last year, the approved works below include a repeat of this, along with the amended specification, which you agreed in your email of 14 July.

I can confirm that the following proposed works, amended as a result of our email exchange, are approved subject to the conditions below and with reference to the annotated photographs provided below:

- T1: crown lift the secondary branches from the lowest branch growing over the car park to approximately 2.5m above ground level (Figure 1); remove epicormic growth on the south aspect to just above the height of the camera (see Figure 2 for examples); prune to create 0.5m of horizontal clearance from the lamp column and 0.5m of vertical clearance of the lamp head (see Figure 2); crown lift secondary

branches only overhanging the bus stop to create 1m vertical clearance (see Figure 3); crown lift secondary branches only to 5.5m above ground level over the public road; crown lift secondary branches only to 2.75m above ground level over the public footpath; crown lift over the car park to 3.5m above ground level by removing secondary growth only and leaving suitable growth points;

- T2: crown lift secondary branches only to 5.5m above ground level over the public road; crown lift secondary branches only to 2.75m above ground level over the public footpath; crown lift over the car park to 3.5m above ground level by removing secondary growth only and leaving suitable growth points
- T3: remove the lowest, previously reduced branch growing over the footpath back to source (see Figure 4); crown lift secondary branches only to 5.5m above ground level over the public road; crown lift to 2.75m above ground level over the public footpath; crown lift over the car park to 3.5m above ground level by removing secondary growth only and leaving suitable growth points
- T4: crown lift secondary branches only to 5.5m above ground level over the public road; crown lift secondary branches only to 2.75m above ground level over the public footpath; crown lift over the car park to 3.5m above ground level by removing secondary growth only and leaving suitable growth points
- T5: remove the lowest secondary branch growing over the car park back to source (see Figure 5); crown lift secondary branches only to 5.5m above ground level over the public road; crown lift secondary branches only to 2.75m above ground level over the public footpath; crown lift over the car park to 3.5m above ground level by removing secondary growth only and leaving suitable growth points
- T6: crown lift secondary branches only to 5.5m above ground level over the public road; crown lift secondary branches only to 2.75m above ground level over the public footpath; crown lift over the car park to 3.5m above ground level by removing secondary growth only and leaving suitable growth points
- T7: remove the lowest, previously reduced branch growing over the public footpath back to source (see Figure 6 & 7); reduce 2no. secondary branches (see Figure 8 - upper conflicting with lamppost; lower notably damaged) growing over the public footpath/road & adjacent to the lamppost back to the point indicated in Figure 8, retaining the non-annotated branch as a growth point; crown lift secondary branches only to 5.5m above ground level over the public road; crown lift to 2.75m above ground level over the public footpath; crown lift over the car park to 3.5m above ground level by removing secondary growth only and leaving suitable growth points

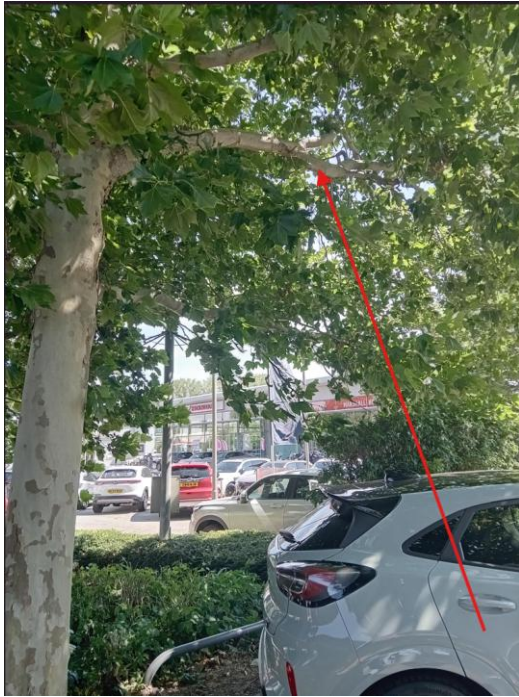


**Figure 1: T1 - lowest branch growing over the car park to have secondary branches crown lifted to 2.5m above ground level**



**Figure 2: T1 - example of epicormic growth to be removed (red) to provide clearance of the camera (yellow) and lamppost (blue)**



Figure 3: T1 - crown lift to create 1m vertical clearance from the bus stop



Figure 4: T3 - lowest, previously reduced branch growing over the footpath to be removed back to source

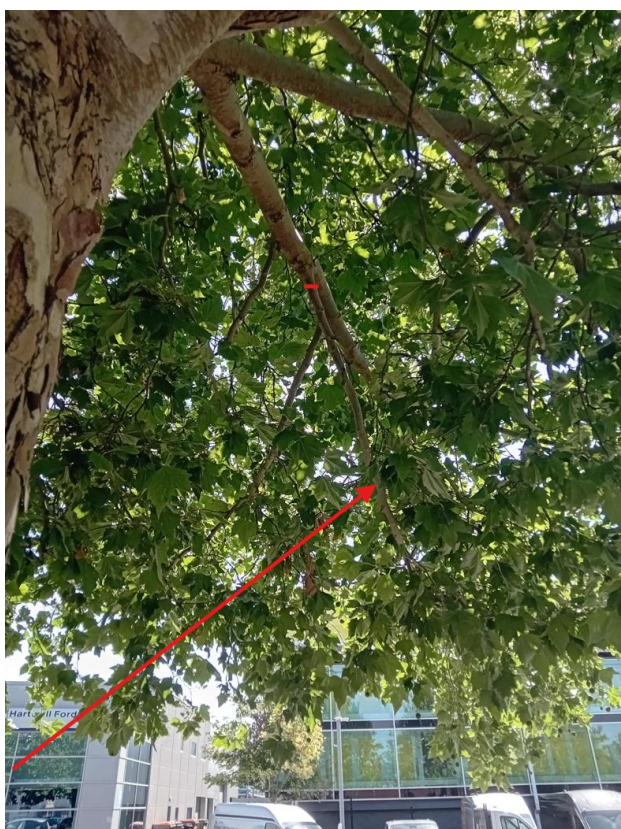


Figure 5: T5 - lowest secondary branch growing over the car park to be removed back to source

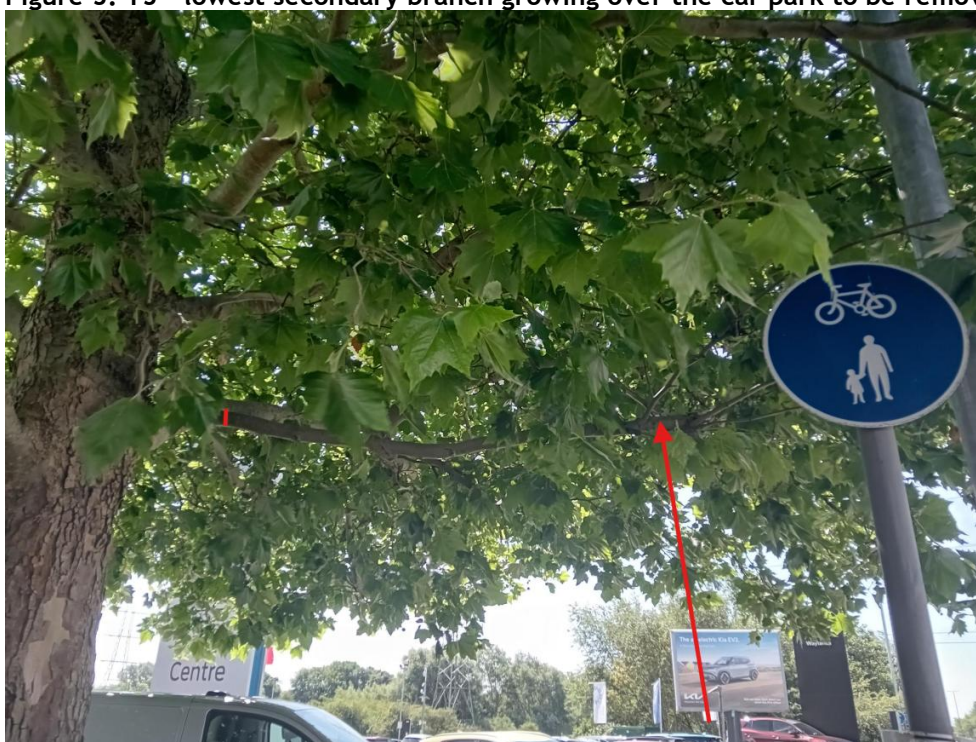


Figure 6: T7 - lowest, previously reduced branch growing over footpath to be removed back to source



**Figure 7: T7 - lowest, previously reduced branch growing over footpath to be removed back to source**

My letter last year recommended the removal of the rubber tie around T1 and the metal railing from adjacent to T6 - both still remain and, again, I would recommend these be removed to avoid harm to the trees:



**T1 & T6**

## 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

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. 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 2.7m 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.

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 that 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