



Mr L Middleton
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Emma Gee
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Your Ref:

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14th August 2026

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mr Middleton

RE: PROPOSED WORKS TO 2NO. SCOTS PINE TREES AT 158 KIDMORE END ROAD, CAVERSHAM, READING - T2 & T3 OF TREE PRESERVATION ORDER NUMBER 25/06.

Thank you for your application of 17th July 2026, regarding the above.

My colleague Sarah Hanson and I noted the condition of both trees on 16th June 2025 whilst in the area. Sarah then emailed you on 17th June 2025, advising that one of the Pine trees (T2) could be removed due to it being dead and encouraged it was removed without undue delay as it was evident it had been dead for some time. She also advised that the other Pine tree (T3) was in poor condition, and an application to remove it would likely receive approval.

The felling of both Scots Pine trees is considered reasonable due to their condition - lesser, remedial works are not expected to improve the condition of (T3) as it has very limited foliage and thereby vitality to sustain itself in the long term. The condition of both trees can be seen in Figure 1 below. It is encouraged that both trees are removed as soon as practically possible.

You do not need formal consent to remove a dead tree subject to a TPO, which Sarah advised in your email exchange of 17th June 2026. Under Section 206(1) of the Town and Country Planning Act 1990, a landowner is under a duty to replace a tree which is removed because it is dead or dangerous. The duty on the landowner is to plant another tree of an appropriate size and species in the same place as soon as they reasonably can. In this case the Council would expect a replacement tree of a minimum 8-10cm girth and 2.75m high to be planted in the rear garden of the property adjacent to the Crawshay Drive boundary, in the planting season (Nov-March) following or at the time of felling, whichever is soonest. The species must be agreed with the Natural Environment Team

prior to purchasing and planting. Please note Informative 3 below regarding this, and Condition 4 regarding the replacement planning for T3.

I can therefore confirm that the following proposed works, as detailed in your application, are approved subject to the conditions below:

- T3 Scot's Pine: fell to ground level



Figure 1 (June 2025): T2 Scot's pine (red arrow - dead): T3 Scot's Pine (blue arrow - poor condition)

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 1no. Scots Pine tree (T3) authorised by this consent, 1no. replacement tree of a minimum 8-10cm girth and 2.75m in height or 2.5m height if a conifer (at time of planting) shall be planted within the rear garden area of the property adjacent to the Crawshay Drive boundary, during the planting season (Nov-March) following or at the time of the felling of the tree, whichever is soonest. The 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. 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.

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-and-trees-in-conservation-areas)

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