



Mr G Leach
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Emma Gee
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Your Ref:

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20th August 2026

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mr Leach

RE: PROPOSED WORKS TO 2NO. OAK TREES AT 23 MANDEVILLE CLOSE, TILEHURST, READING - T1 & T2 OF TREE PRESERVATION ORDER NUMBER 24/01.

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

We apologise for the delay in processing your application. Site visits were required on two occasions and required the availability of all parties involved.

You had initially applied for the following, supported by an Arboricultural Report (Individual Tree Assessments), Dated 20th November 2025, Reference: 225974/RT from Connick Tree Care:

T1 & T2 Oak, reduce height by up to 3m, reduce side branches up to 4m, light reshaping 1-2m reductions, Crown lifting both trees to 5.5m, 4m clearance from buildings. Historic pruning has made crowns less balanced, increased exposure to wind risk and overhang towards neighbouring property

My colleague Sarah Hanson and I first visited on 22nd May 2026 to assess the works. We struggled to envisage the extent of the pruning proposed, and the lateral reductions appeared extensive, hence it was important these matters were clarified. It was noted that the reductions were proposed to the over-extended branches, albeit the branches these were considered to be were not clear. Sarah sent an email to Connick Tree Care on 27th May 2026 following our first visit, requesting the lateral reductions were clarified, and provided photographs that could be annotated to assist in demonstrating the proposed works. However, it was later determined by Connick Tree Care that it would be best if we met with Mr Tiling (the author of the Arboricultural Report) on site to discuss the proposed works.

Further to our visit on 13th August 2026, with Mr Tilling from Connick Tree Care, I have the following comments:

Regarding the works to T2 Oak (T1 of TPO) in the front garden, the lateral reductions have now been clarified, and the specification has been amended accordingly. These details are in the approved works below alongside annotated photographs. The works aim to reduce the over-extended branches, which are more susceptible to failure from natural forces where they protrude past the main crown line. Therefore, the approved works are considered reasonable to manage the weight load on these identified branches and reduce the likelihood of failure. The works also aim to provide clearance from both adjacent properties (No. 23 & No. 25) and the lamppost.

This tree has been historically topped, so it is likely some decay/dysfunction has occurred at the point where the tree was once topped. Therefore, the height reduction is considered reasonable to manage the weight load on said potentially compromised area. It would be prudent to have this area of the tree inspected whilst tree surgeons are carrying out the approved works. It should be noted that the Arboricultural Report mentions creating an '*aesthetically balanced tree*', which is not a reason, alone, that we would consider would justify works, specifically reductions, to a protected tree.

The works to T1 Oak (T2 of TPO) in the rear garden, were also clarified during our site visit. We identified the overextended branches with Mr Tiling and came to an agreement of which branches these were considered to be, including specific branch reductions to identified growth points. As with T2 (T1 of TPO), the works are considered reasonable to manage the weight load on overextended branches, and to provide clearance of both adjacent properties. This tree has also been historically topped; hence the height reduction is considered justified to manage the weight load on the potentially comprised area which is supporting the weight of the upper canopy.

As detailed in the approved works and Condition 2, it is expected that the lateral reductions are strictly carried out in accordance with the BS3998:2010 guidance, using the 'drop crotching' pruning technique as recommended within the Arboricultural Report. We hope that this will give both trees the best chance of responding favourably to the pruning, with this summer's drought in mind, which will have ultimately caused a level of stress to the trees.

I can therefore confirm that the following proposed works, as agreed during our site visit, are approved subject to the conditions below and with reference to the annotated photographs below:

Oak (frontage - T2 of Report; T1 of TPO)

- Selectively reduce identified, overextended, lateral branches shown in Figures 1 & 2 by approximately 1-2m, using 'drop crotching' and in accordance with the BS3998 guidance as per Condition 2, bringing them back into the main crown line to form a natural canopy shape, ensuring no more than one third of the foliage is removed from each branch and leaving suitable growth points. This is to include pruning the branches growing towards both No. 23 & No. 25 to create approximately 2-3m of clearance from the outer extremity of the roof line, as shown in Figure 3 & 4.

- Selectively reduce identified, overextended branches to reduce the height of the crown by approximately 0.5-1m, as shown in Figure 1 & 2, bringing them back into the main crown line to form a natural canopy shape, ensuring no more than one third of the foliage is removed from each branch, leaving suitable growth points;
- Reduce branch growing towards to lamppost to provide approximately 1m of vertical clearance from the lamp head and approximately 1m horizontal clearance from the lamp column, as shown in Figure 5, ensuring no more than one third of the foliage is removed from each branch, leaving suitable growth points.



Figure 1 (Oak T2 of Report; T1 of TPO): selectively reduce overextended branch by 1-2m to bring back into the main crown line



Figure 2 (Oak T2 of Report; T1 of TPO): selectively reduce overextended branches by 1-2m to bring back into the main crown line



Figure 3 (Oak T2 of Report; T1 of TPO): reduce branches growing towards No. 23 to provide clearance of roof line



Figure 4 (Oak T2 of Report; T1 of TPO): reduce branches growing towards No.25 to provide clearance of roof line



Figure 5 (Oak T2 of Report; T1 of TPO): reduce branches growing towards the lamppost to provide clearance

Oak (rear garden - T1 of Report; T2 of TPO)

- Selectively reduce identified, overextended, lateral branches shown in Figures 6 & 7 by approximately 2-2.5m, using 'drop crotching' and in accordance with the BS3998 guidance as per Condition 2, creating approximately 2-3m clearance of the roofs of No. 23 and No. 25, bringing them back into the main crown line to form a natural canopy shape, ensuring no more than one third of the foliage is removed from each branch and leaving suitable growth points.
- Remove the identified branch (growing north) in Figure 8 into the lower identified growth points; reduce the lower growth point by approximately 1m, ensuring no more than one third of the foliage is removed, leaving suitable growth points.
- Selectively reduce the identified upright branches (growing northwest in Figure 9 by approximately 1-1.5m, bringing them back into the main crown line to form a natural canopy shape ensuring no more than one third of the foliage is removed from each branch, leaving suitable growth points.
- Remove the identified lowest branch (growing west) in Figure 10 back to the point shown in Figure 10 (a previous pruning point); selectively reduce the identified, overextended branches as shown in Figure 10 by approximately 1-1.5m, bringing them back into the main crown line to form a natural canopy shape, ensuring no more than one third of the foliage is removed from each branch, leaving suitable growth points
- Remove the identified lowest branch (growing south) in Figure 11 back to the identified growth point shown in Figure 11.

- Selectively reduce the identified, overextended, upright branches (growing west) as shown in Figure 12 by approximately 0.5m, using 'drop crotching' and in accordance with the BS3998 guidance as per Condition 2, bringing them back into the main crown line to form a natural canopy shape, ensuring no more than one third of the foliage is removed from each branch, leaving suitable growth points.
- Reduce the height of the crown by approximately 2-2.5m, as shown in Figure 13, bringing them back into the main crown line to form a natural canopy shape, ensuring no more than one third of the foliage is removed from each branch, leaving suitable growth points.



Figure 6 (Oak T1 of Report; T2 of TPO): reduce branches growing towards No. 23 to provide clearance of the roof

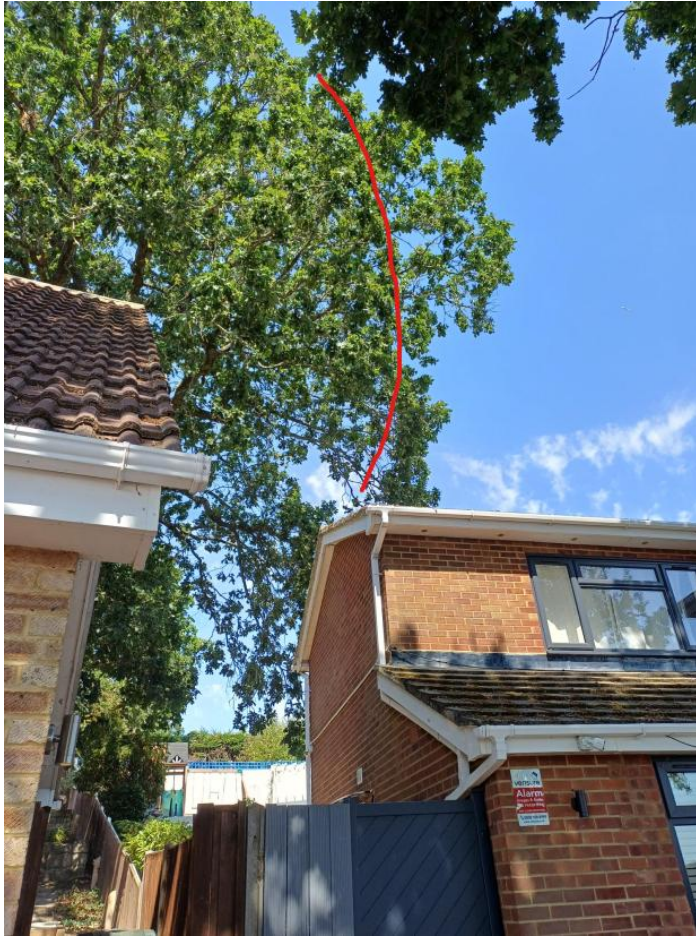


Figure 7 (Oak T1 of Report; T2 of TPO): reduce branches growing towards No. 25 to provide clearance of the roof



Figure 8 (Oak T1 of Report; T2 of TPO): remove one branch back into the point shown in red, retaining the growth point shown in blue, then reduce said growth point by approximately 1m.



Figure 9 (Oak T1 of Report; T2 of TPO): selectively reduce overextended upright branches by 1-1.5m to bring back into the main crown line



Figure 10 (Oak T1 of Report; T2 of TPO): remove one branch back into the point shown by the red arrow and straight red line; selectively reduce overextended branches by 1-1.5m to bring back into the main crown line shown by the red curve

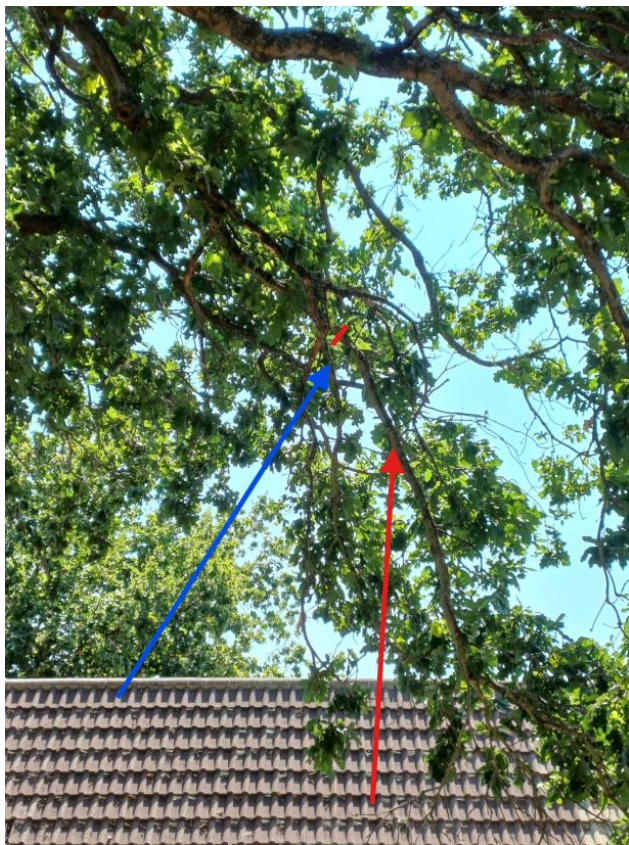


Figure 11 (Oak T1 of Report; T2 of TPO): remove one branch back into the point shown in red, retaining the growth point shown in blue



Figure 12 (Oak T1 of Report; T2 of TPO): selectively reduce overextended upright branches by 0.5m to bring back into the main crown line



Figure 13 (Oak T1 of Report; T2 of TPO): Reduce the height of the crown by 2-2.5m

Officer note:

As discussed on site, given the extreme drought period this summer has experienced, we have amended the timing of Condition 3 to the winter period. The trees will be experiencing stress due to the weather conditions and will impact how it will respond to the approved pruning. Therefore, to give the trees the best chance of responding favourably to the pruning, the works must be undertaken between December 2026-January 2027. However, if this window is not met, the next may be late July-September 2027 if the summer is not as hot and dry as this year - this can be discussed next year if required.

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. The lateral reductions should be carried out in accordance with paragraph 7.2.4 of BS3998:2010 and using the 'drop crotching' pruning technique. The works should be carried out such that following the reduction, there should still be a strong framework of healthy, small diameter branches and twigs (leaf bearing structure) capable of producing dense leaf cover during the next growing season.

Reason: To ensure that all works are carried out in an acceptable arboricultural manner

3. The approved canopy reductions shall be undertaken 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 and taking into account the current drought this summer has experienced.

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

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/guidance/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