



Mr J Smith
Big Heart Tree Care
1 Thorney House
Drake Way
Reading
RG2 0GZ

Emma Gee
Executive Director for
Economic Growth and
Neighbourhood Services

Bridge Street, Reading RG1 2LU
☎ 0118 9373787

Our Ref: PL/26/0974
Your Ref:

Direct: ☎0118 937 2458
Amy.daly@reading.gov.uk

26th August 2026

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mr Smith

RE: PROPOSED WORKS TO 10NO. LIME TREES AT READING RETAIL PARK, OXFORD ROAD, READING - PART OF G2 & G3 OF TREE PRESERVATION ORDER NUMBER 122/09.

Thank you for your application of 21st July 2026, regarding the above.

Further to my visit on 13th August 2026, I have the following comments:

Your application is supported by a Tree Condition Survey (dated July 2026; reference: AR/149124). There are five Lime trees within G2 of the TPO, hence I have amended the works to include all five trees - G1 & G2 of the Tree Condition Survey only surveys four of these Lime trees. The works are similar to that included in the approved works in May 2025 (reference: PL/25/0653) and are proposed for clearance purposes so are considered reasonable.

The works to G3 of the TPO (G5 of Tree Survey), are also similar to that approved in May 2025. There are previous pruning points within the canopies hence the reductions should reduce the branches back to these previous pruning points. The removal of basal and epicormic growth has been approved twice a year for the next five years, to all the Lime trees included in this letter, to negate the need to repeated future applications for frequently required and reasonable works.

The crown lifting to statutory heights (2.75m above ground level) over the adjacent public pavement does not require formal consent, hence these works have not been approved in the same way the basal and epicormic growth removal has. I acknowledge these works are also frequently required; however, we only require that notice is provided of these works as per Informative 5.

I can therefore confirm that the following proposed works, as detailed in your application and amended following my site visit, are approved subject to the conditions below and with reference to the annotated photographs below:

- 5no. Lime trees (G1 & G2 of Tree Survey; G2 of TPO): remove basal and epicormic growth, through 360°, to 1m above height of the crown break, twice a year for the next five years; crown lift over the adjacent public pavement to 2.75m above ground level, leaving suitable growth points; crown lift branches overhanging the bus stop to provide approximately 2m vertical clearance (see Figure 1), leaving suitable growth points; crown lift over the car park to approximately 3m above ground level, leaving suitable growth points.
- 5no. Limes trees (G5 of Tree Survey; G3 of TPO); remove basal and epicormic growth, through 360°, to 1m above the height of the crown break, twice a year for the next five years; reduce branches overhanging the KFC building back to previous pruning points to create approximately 1.5m horizontal and vertical clearance (see Figures 2 & 3), leaving suitable growth points; crown lift over the adjacent public pavement to 2.75m above ground level, leaving suitable growth points.



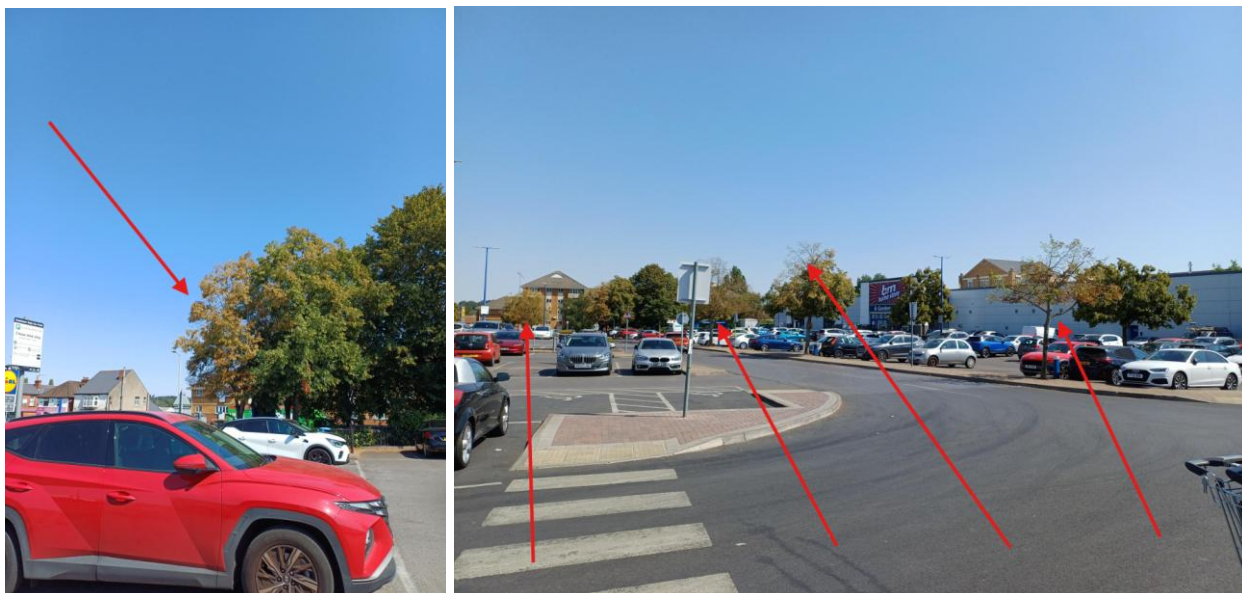
Figure 1 (G2 of Tree Survey; G2 of TPO) - crown lift to create clearance of bus stop



Figures 2 & 3: G5 of Tree Survey; G3 of TPO - pruning to create clearance of adjacent KFC building

Officer note:

As an aside, when visiting, I noted several trees which appear to be struggling with the drought. Some have very limited live foliage and/or significant brown foliage in the crown - see Figures 4 & 5 below. I note the Tree Condition Survey has recommended to 'monitor the health of the trees' and have been recorded with poor crown conditions. It is encouraged that professional input is sought on how to improve their health. If the trees die, several replacements will be required. One of these trees is a mature Lime in G2, and others are T4, T5, T7, T9, T12 & T13 of the TPO. It is encouraged that the trees are re-inspected as soon as possible, and remedial works are arranged to improve their health. It is in the best interest of the trees' health and potential future replacement replanting costs of your client, that remedial works are put in place as soon as possible. These trees are significant on this site, being within an Air Quality Management Area and are the only soft landscaped features within the retail park, aiding in the visual softening of the developed area.



Figures 4 & 5 - examples of crown conditions

Conditions

1. Five days' notice in writing shall be given to the Council prior to undertaking the approved works. This notice applies to each operation of the basal and epicormic growth removal (as per the approved specification).

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. 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 two operations of basal growth removal to the 10no. Lime trees (G2 & G3 of TPO) per year (as per the approved specifications) to be undertaken within five years, from the date of this notice, after which the consent lapses and a new application will be required. This decision is valid for one operation of the remainder of the works (as per the approved specifications) 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. 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 2.75m 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

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

C.c. Ms K Cash, Colliers CT UK Property Authorised Investments