



Mr M Smith
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Emma Gee
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Your Ref:

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

2nd September 2026

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mr Smith

RE: PROPOSED WORKS TO 3NO. PLANE TREES, 4NO. LIME TREES AND 1NO. SYCAMORE TREE AT 287-291 OXFORD ROAD, READING - SUBJECT TO TREE PRESERVATION ORDER NUMBER 40/13.

Thank you for your application of 14th July 2026, regarding the above.

You had initially applied for the following:

*T1, 2, 3 and 4 trees to be cut back form the neighbouring properties and the Lidl sign.
T5, 6 and 7 to be crown lifted*

You then amended your pruning specification following an email exchange with my colleague Sarah Hanson on 18th August 2025. However, this was later changed again, following my site visit and as agreed via email on 27th August 2026

Further to my visit on 20th August 2026, as discussed in our email exchange, I have the following comments:

Upon visiting the site, I noted that T6 Lime appeared to be dead, which can be seen in Figure 9. I have therefore, approved the felling of the tree, which will need to be replaced as per Condition 4. The tree appeared newly dead, with this growing season's foliage present, albeit limited and wilted likely due to this year's drought - lesser works are not expected to improve its health. Replacement planting is particularly important on this site, being located in an Air Quality Management Area and directly adjacent to a 'treed corridor' (as defined in our adopted Tree Strategy), where the trees aid in the visual softening of the developed area. As discussed in our email exchanged, it is encouraged that the tree pit is assessed prior to planting its replacement, as it is unclear why T6 has failed, yet T5 & T7 Limes appear to be in good health.

One of the branches of T7 Lime is damaged, hence I have approved the removal of this branch. This is likely due vehicle damage which highlights the importance of regularly inspecting and undertaking works to trees (subject to formal approval), to avoid conflict and thereby damage between the trees and vehicles. I have approved the removal of basal and epicormic growth to T5 & T7 Lime trees, as if left in situ, will continue growing and conflict with the parking spaces hence needs to be removed for clearance purposes, as part of the crown lifting.

In relation to the works to provide clearance of the Lidl sign, only T2 Plane's canopy was encroaching onto the Lidl sign. There are previous pruning points behind the Lidl sign where the secondary branches should be reduced to. It would be difficult to achieve 2m clearance from behind the Lidl sign without removing structural branches and thus the secondary branches should be reduced to established previous pruning points; where there are not previous pruning points, only secondary growth should be removed. It may be that the canopy will overhang the sign but not conflict with it.

I also noted that T3 Plane's canopy is encroaching onto a different adjacent sign, hence pruning to create clearance of this has also been approved.

The reductions to T1 Plane and T4 Sycamore are considered reasonable. Only the lower canopy of the Sycamore is encroaching onto the property (303 Oxford Road) over the single-story extension; hence the reduction of the lower canopy to create clearance has been approved. T1 Plane is overhanging the frontage, but it was difficult to assess what 2m of clearance would be considered as and could reduce all the tree's canopy back to the boundary line of the retail park, depending on how it was interpreted. The tree is slightly conflicting with the property, so reducing to provide clearance of the property is reasonable. I appreciate that the tree does overhang the frontage, albeit a clearer specification was required for the above reason. The reduction approved is more specific and will have a lesser impact to the tree's health.

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

- T1 Plane: crown lift secondary branches, through 360°, to approximately 2.75m above ground level over the public pavement and 5.5m over the highway, but 1m above the height of the substation; reduce secondary branches growing towards the adjacent property to create approximately 1-1.5m clearance (see Figure 1); reduce secondary branches growing towards the adjacent property's driveway by 1-1.5m from the furthest extremity (see Figure 2), leaving suitable growth points
- T2 Plane: crown lift secondary branches, through 360°, to approximately 2.75m above ground level over the public pavement and 5.5m over the highway, leaving suitable growth points; reduce/remove secondary branches conflicting with the Lidl sign, back to previous pruning points (see Figure 3), and reduce any overhanging, secondary branches provide approximately 1m horizontal clearance from the sign and approximately 1m lateral clearance above the sign

- T3 Plane: crown lift secondary branches, through 360°, to approximately 2.75m above ground level over the public pavement and 5.5m over the highway; reduce secondary branches growing towards the sign (see Figure 4) to provide approximately 1m vertical from the sign and 1m lateral clearance from the signpost; reduce secondary only branches overhanging McDonald's drive-thru back to the outer extremity of the parking edge (Figure 5), leaving suitable growth points
- T4 Sycamore: crown lift secondary branches, through 360°, to approximately 2.75m above ground level; reduce the lower secondary branches growing towards the adjacent property to create approximately 1.5-2m horizontal and vertical clearance (see Figure 6), leaving suitable growth points.
- T5 Lime: remove basal and epicormic growth (see Figure 7), through 360°, to the height of 2.75m above ground level; crown lift secondary branches, through 360°, to approximately 2.75m above ground level, leaving suitable growth points; remove one identified branch back to source (see Figure 8)
- T6 Lime: fell to ground level
- T7 Lime: remove basal and epicormic growth, through 360°, to the height of 2.75m above ground level; crown lift secondary branches, through 360°, to approximately 2.75m above ground level, leaving suitable growth points



Figure 1: T1 Plane - reduction to provide clearance of adjacent property



Figure 2: T1 Plane - reduction to provide clearance of adjacent property's frontage



Figure 3: T2 Plane - previous pruning points behind Lidl sign



Figure 4: T3 Plane - canopy conflicting with adjacent sign



Figure 5: T3 Plane - reduction to create clearance of McDonald's drive-thru



Figure 6: T4 Sycamore - reduction to provide clearance of adjacent property



Figure 7: T5 Lime - examples of basal/epicormic growth

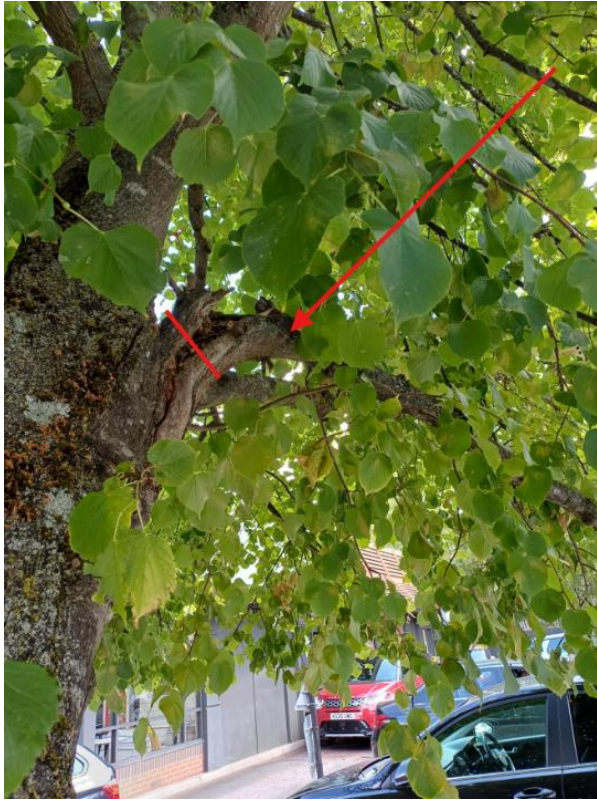


Figure 8 - T7 Lime - identified broken branch to be removed



Figure 9: T6 Lime (newly dead)

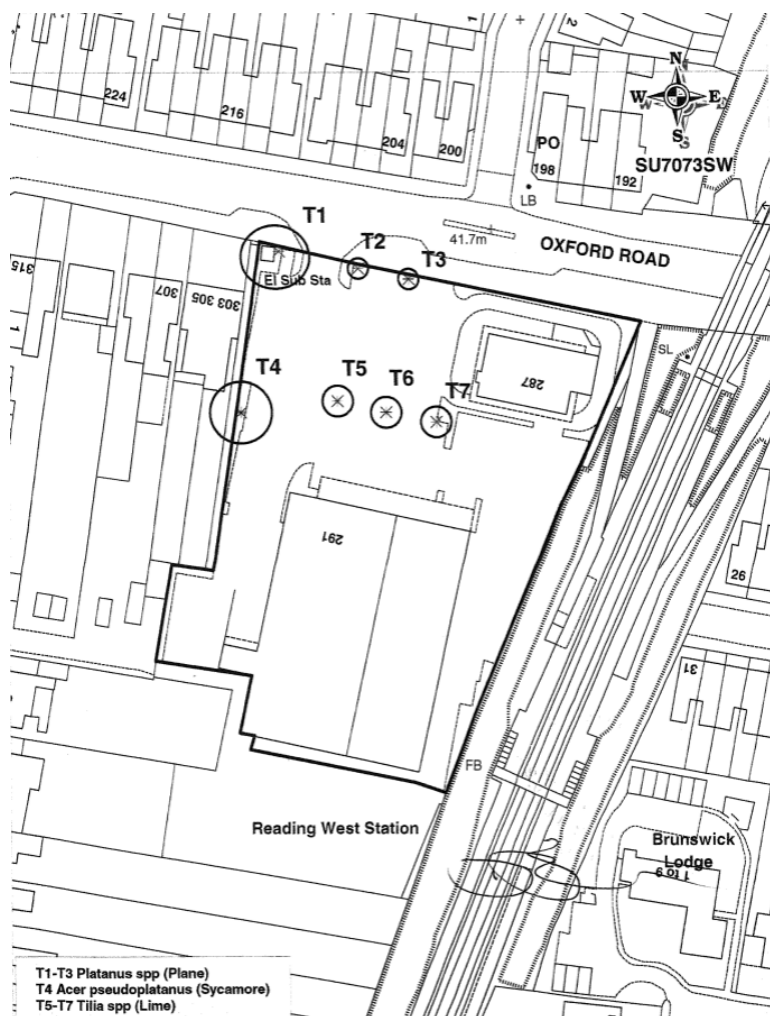


Figure 10: TPO plan extract

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. 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

4. Following the felling of T6 Lime tree authorised by this consent, 1no. *Tilia cordata* (small-leaved Lime) of a minimum 8-10cm in girth and 2.75m in height at the time of planting shall be planted in the same place as T6 during the planting season (Nov-March) following or at the time of the felling of the tree, whichever is soonest.

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. 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 2.75m 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)

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