



Mr A Went
Cognatum Estates
Lyefield Court & The Conifers
Kidmore End Road
Emmer Green
Reading
RG4 8AP

Emma Gee
Executive Director for
Economic Growth and
Neighbourhood Services

Bridge Street, Reading RG1 2LU
☎ 0118 9373787

Our Ref: PL/26/1117
Your Ref:

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

8th October 2026

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mr Went

RE: PROPOSED WORKS TO VARIOUS TREES AT LYEFIELD COURT & THE CONIFERS, KIDMORE END ROAD, EMMER GREEN, READING - SUBJECT TO TREE PRESERVATION ORDER NUMBER 74/13.

Thank you for your application of 19th August 2026, regarding the above.

A Tree Condition Survey (dated 21st October 2025) was submitted alongside your application, the contents of which are discussed below.

Further to our site meeting of 18th September 2026 with my colleague Sarah Hanson and your gardener/landscaper (also called Sarah), I have the following comments:

The radial reduction proposed to T14 Horse Chestnut is considered reasonable. As cited in your application form, your reasoning for undertaking these works is to *'reduce the potential for torsional loading damage and failure of the stem'*. Given the defects recorded in the survey as *'Asymmetrical canopy to the southeast. Typical canopy decline, bark cracks, dark exudate caused by horse chestnut bleeding canker, leaf miner and leaf blotch. Torsional crack in bark commensurate with asymmetrical canopy'*, these works are considered justified to reduce the likelihood of branch and/or stem failure from natural forces. As discussed in the email exchange between Sarah Hanson and your Arboricultural Consultant, reshaping of the crown will also be necessary hence included in the approved works below.

The reduction proposed to T22 Black Pine (within G1 of TPO) is considered reasonable. Your justification for proposing this was confirmed in the same email exchange between Sarah Hanson and your Arboricultural Consultant and cited as *'to reduce the wind loading on the branches so that branch failure is reduced'*. Therefore, this is considered justified

as the tree is described as having '*Overlong branches (c7m) to the south*' within the survey.

Two Cherry trees (also referred to as Purple Plums/*Prunus* within the Survey) have also proposed to be reduced, both in height and radial spread. The survey has noted '*Suppressed canopies. 2 no. purple plum with recent crown reduction and multiple stems from the base; one with decay*', hence the works are proposed '*to reduce the risk of structural failure*', so are considered reasonable. For clarity on the species, I have referred to both the species within the Survey and TPO plan in the approved works below as they differ.

The Indian Horse Chestnut (*Aesculus indica*) has both a crown lift and a reduction proposed. The crown lifting is considered reasonable for ground clearance purposes, and the reduction is also considered reasonable to create sufficient clearance from the property and to form and even canopy spread following the clearance pruning.

All of the reductions mentioned above have been reworded for clarity and included phrases from the BS3998 2010.

The removal of epicormic growth to T24 Lime (within G1 of TPO), is considered reasonable for ground clearance purposes and to allow for future basal inspections. As agreed during our site visit, these works have been approved for two operations a year for the next five years, to negate the need for repeat future applications for frequently required and reasonable works.

The crown lifting proposed to the Liquidambar (T29 of Survey; T4 of TPO) is considered reasonable to create sufficient ground clearance for vehicle access. We have also included the crown lifting to the Beech to the rear of The Conifers (T39 of Survey; T2 of TPO), as agreed. Its canopy was relatively low to the ground, and these works are considered reasonable for ground clearance purposes.

The removal of the other Black Pine (T27 of Survey; G1 of TPO) is considered reasonable. At the time of our visit, the tree has very limited live foliage and any lesser works are not expected to improve its health. Therefore, its removal is considered the only option.

You do not need formal consent to remove the deadwood from trees subject to a TPO, hence the trees with deadwood removal proposed within the Survey are not listed in the approved works below. However, we ask that five days' notice is provided which your application serves as, so we note your intention to undertake this.

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

- Horse Chestnut (T14 of Survey; within G1 of TPO): tip reduce the radial spread of the crown to 5m, including reshaping of the canopy to form a natural canopy shape (see Figure 1), ensuring no more than one third of the foliage is removed from each branch and leaving suitable growth points

- Black Pine (T22 of Survey; within G1 of TPO): tip reduce the radial spread of the crown on the south side (overhanging the road) to 5m, ensuring no more than one third of the foliage is removed from each branch and leaving suitable growth points and a natural canopy shape (see Figure 2)
- 2no. Purple Plum (G21 of Survey; within G1 of TPO - 2no. *Prunus*/Cherry *Prunus*): reduce crown to approximately 4m in height and 2m in radial spread, ensuring no more than one third of the foliage is removed from each branch, leaving suitable growth points
- Lime (T24 of Survey; within G1 of TPO): removal basal and epicormic growth, through 360°, twice a year for the next five years.
- Beech (T39 of Survey T2 of TPO): crown lift secondary growth only, through 360°, to approximately 3m above ground level, leaving suitable growth points
- Black Pine (T27 of survey; G1 of TPO): fell/remove to ground level
- Indian Horse Chestnut (*Aesculus indica*) (T28 of survey; T5 of TPO): crown lift secondary growth only to approximately 5m above ground level over the road and 2m above ground level around the remaining canopy; reduce branches growing towards the adjacent property to create approximately 1.5m clearance and tip reduce the remaining canopy to form a radial spread of 2.5m, ensuring no more than one third of the foliage is removed from each branch, leaving suitable growth points and a natural canopy shape
- Liquidambar (T29 of survey; T4 of TPO): crown lift secondary growth only, through 360°, to approximately 5m above ground level, leaving suitable growth points

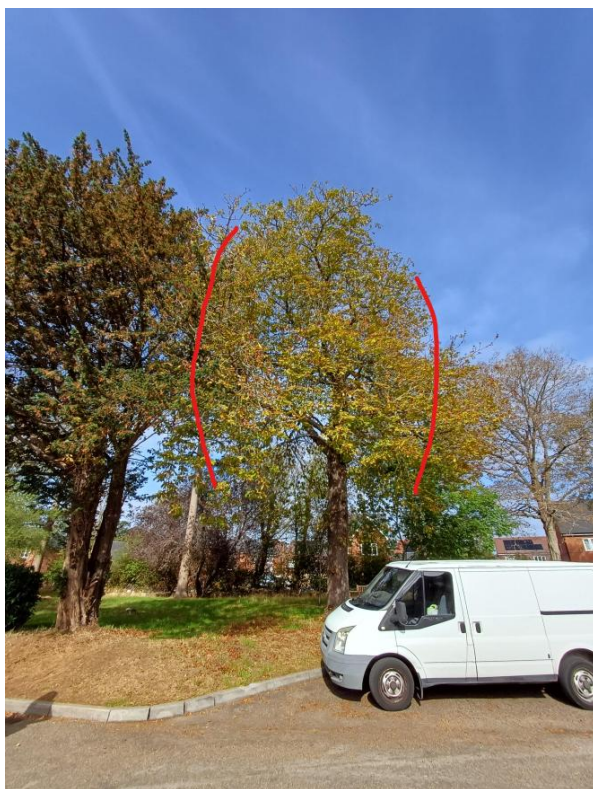


Figure 1 - Horse Chestnut reduction



Figure 2 - Black Pine reduction

Whilst on site, we discussed the declining condition of the Liquidambar (T4 of the TPO). You advised, when asked, that it is likely that the grass area on which it stands is treated and we agreed that this could be a probable cause of the trees condition. We recommended that the whole grass area is mulched to improve the soil conditions, thus benefitting the tree and avoiding the tree being impacted by lawn treatment. You agreed that this would be a reasonable and possible course of action.

Conditions

1. Five days' notice in writing shall be given to the Council prior to undertaking the approved works, including each operation of the approved works to the Lime (T24 of Survey; within G1 of TPO)

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. The approved canopy reductions to T14 Horse Chestnut (G1 of TPO) & G21 2no. Purple Plum (within G1 of TPO - 2no. *Prunus*/Cherries) and shall be undertaken in mid-late Summer (July - September) when the trees' energy reserves are at their height or 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.

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

5. Following the felling of 1no. Black Pine (T27 of survey; G1 of TPO) authorised by this consent, 1no. replacement tree of a minimum 8-10cm girth and 2.75m in height (at time of planting) if deciduous, or minimum 1.5m tall if a conifer, shall be planted within the G1 area of the TPO 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

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 and epicormic growth removal to 1no. Lime tree (T24 of Survey; within G1 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) 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.

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:

Planning Inspectorate
C/O Quadient
69 Buckingham Avenue
Slough
SL1 4PN

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/planning)

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