Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 2 June 2026
My ref: CY/TPO/1909/2022/DD/261311

WOKINGHAM BOROUGH COUNCIL

Place and Growth
Development Management Team
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Tel: (0118) 974 6000

Nathan Cantell
Beechwood Tree Care Ltd
2 Playhatch Farm Cottages
Playhatch
RG4 9QX

Dear Nathan Cantell

REGULATION 14(2) NOTIFICATION FOR EMERGENCY WORKS
TREE PRESERVATION ORDER: 1909/2022
APPLICATION NUMBER: 261311
LOCATION: SHINFIELD GRANGE, CUTBUSH LANE, SHINFIELD, WOKINGHAM, BERKS, RG2 9AF

Thank you for your valid Regulation 14(2) notifications which was received on the 1 June 2026.

I can confirm that under Section 14(1)(c) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, you can undertake the following works listed below, because the tree(s) are considered to be in the category of 'dead and / or dangerous' with the potential to cause harm to persons/property.

Photographic evidence was submitted to the Council confirming works are required to make the area safe. The Council deems it necessary to not object to the works listed below, at this time.

Proposed works to Area 1 of TPO 1909/2022

T1, Oak
- Fell

G1, 3 x Leyland Cypress and 1 x dead tree
- Fell

G2, mixed species
- Crown lift to 2.5 and cut back from the public path (exempt)
- Remove dead elms

T2, Sycamore
- Fell

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T3 & T4

- remove major deadwood (exempt)

T5, Field maple

- Fell

Reasons stated for works:

Health and safety issue.
T1 - The tree is dead and presents a clear risk of striking the adjacent road.
G1 - The trees are collapsing and are likely to fail across the public path and through the neighbouring security fence. Dead trees have already collapsed and are hung up in these trees. Evidence of branch failure
T2 - The tree is collapsing and likely to fail onto the public footpath and fence line. Entire top has failed and us hung in the tree.
T3 - Large dead sections are present over the footpath and are likely to fail.
T4 - Very large dead sections are present over the footpath and are likely to strike users below.
T5 - The tree leans heavily over the pathway and presents a foreseeable risk of failure.

Replacement planting:

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(s) will be covered by the existing Tree Preservation Order and subject to the same requirements for a tree works application if you intend to carry out works upon it in the future.

- Following the removal of the seven trees as authorised by this notification response, a minimum of two replacement Oaks (*Quercus robus*) and three field maples (*Acer campestre*) of "half standard" or "standard" size (1.8 – 3.0 metres tall) at time of planting, is to be planted as close as reasonably practicable to the tree removed, 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 damage or seriously diseased, 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 Wokingham Borough Council Tree and Landscape Team.
- Please let the Council know when the replanting has been carried out so that the Tree Officer may come and inspect the tree(s).
- PLEASE NOTE: The requirement to replant is the responsibility of the tree owner even if the application was submitted by another person.

Informative:

You are advised that this letter is in respect of the **Tree Preservation Order only** and it does not imply that consent would be forthcoming from the owner of the tree(s) or any such other persons from whom consent would be required.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Please contact the Tree and Landscape Team on 0118 974 6000 if you have any queries or wish to discuss this further.

Yours sincerely



Chris Hannington
Trees and Landscape Team Manager

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Please note that your attention is drawn to the following information:

Bird Nesting Season and Presence of Bat Roosts

In accordance with the Wildlife and Countryside Act (1981) and Countryside Rights of Way Act (2000), consideration must be given to the timing and type of tree work operations, to avoid causing disturbance to any nesting birds or bat roosts that may be present within the tree(s).

The Act makes it an offence (subject to exceptions) to intentionally kill, injure, or take, possess, or trade in any wild animal listed, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places.

It is advised that all non-urgent major tree work and hedge cutting operations are undertaken at a time to avoid disturbing nesting birds during the breeding season (to which the bird nesting season is considered to be from March to July). Where bats are suspected to be present, it is recommended that advice first be sought from a licenced bat specialist and if appropriate, the relevant licence(s) be obtained before any major tree work or hedge cutting commences.

Further information can be found at the following:

DEFRA (Department for the Environment Food and Rural Affairs)
Tel: 08459 33 55 77 or by email at helpline@defra.gsi.gov.uk
Website: www.defra.gov.uk/

Natural England
Tel: 0845 600 3078 or by email at enquiries@naturalengland.org.uk
Website: www.naturalengland.org.uk

Bat Conservation Trust
Tel: 0845 1300 228 or by email at enquiries@bats.org.uk
Website: www.bats.org.uk

Forestry Act 1967 and Felling Licences

If it proposed to fell a tree or trees greater than 5 cubic metres or sell more than 2 cubic metres of timber in any calendar quarter, a Felling Licence from the Forestry Authority may be required.

Please note that Felling Licences are not required to remove trees from domestic (residential) gardens. Where you are the landowner of large pieces of land with numerous trees, clarification from the Forestry Commission may be required as to whether a Felling licence is needed.

For more information on Felling Licences, please speak to the Woodland Officer at the Forestry Commission on 01296 696543

Further Information can be found on the Forestry Commission Website:
www.forestry.gov.uk

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Application Reference:
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Please return this form to confirm that you have planted the replacement tree/s required under a tree replacement duty or planning condition.

Please post to: or email to: development.control@wokingham.gov.uk

Wokingham Borough Council
Place and Growth
Development Management Team
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Application Number: 261311

I (*state your name*) ……..

of (*state your address*) ……..

……..

Location of trees (*if different from the address above*) ……

……..

……..

Telephone number……

Email address……

Confirm that (*state number of trees planted*) …… were planted

on (*state date*) …… in accordance with either the duty to replace tree/s or a

planning condition as imposed under the Town and Country Planning Act.

The tree/s planted are (*state species e.g. Oak*) ……

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Signed: …… Date: ……

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If you need any help filling out this form please contact the Tree Officer on: (0118) 974 6000

Important Note:
If you do not return this form then the land charges register may not hold up to date records on the tree preservation order/s covering your property, which could cause difficulties if you come to sell your house in the future.

Any further comments:

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