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Email: development.control@wokingham.gov.uk
Date: 21 November 2025
My ref: TF/TPO/1280/2008/252309



WOKINGHAM BOROUGH COUNCIL

Mr Andrew Statham
Tree Clinic Surrey
95 Kimberley Road
Cardiff
CF23 5DP

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

Tel: (0118) 974 6000

Dear Mr Statham,

TREE PRESERVATION ORDER NUMBER: 1280/2008

APPLICATION NUMBER: 252309

SITE ADDRESS: 68 JERRYMOOR HILL, FINCHAMPSTEAD, WOKINGHAM, RG40 4UG

I am writing to you regarding your application to carry out works to protected tree(s), which was received and validated on the 26 September 2025.

I can confirm Wokingham Borough Council **refuses consent**, to the following work being carried out to tree(s) included in the above-mentioned Tree Preservation Orders (TPO):

Proposed tree works to Single 7 of TPO 1280/2008:

T1, Oak (T7 on TPO):

- To reduce crown over private gardens only by 2-3m.

Reasons stated for works:

Excessively shading gardens.

Officer comments:

When looking to undertake works to a protected tree it is the responsibility of the applicant to supply adequate proof with the TPO application, in the form of 'written arboricultural advice or other diagnostic information from an appropriate expert.' To date, no detailed arboricultural information has been submitted to demonstrate that the work is in the interests of health and safety or based on any arboricultural need and no overriding reason for the proposed work was apparent.

The requested 2-3m reduction across the canopy section over private gardens represents a substantial loss of live crown mass. This degree of reduction would remove a significant portion of functioning foliage, negatively impacting the tree's ability to photosynthesise, store energy, and maintain long-term vitality. Such a large, uniform reduction is not justified and would be detrimental to the physiological health of a mature oak.

Visual inspection demonstrates that crown clearance from ground level, not including the epicormic growth from the main stem, is already substantial and that lower lateral branches are not causing direct obstruction or safety concerns. The application does not demonstrate that the current canopy overhang presents actionable encroachment or has resulted in measurable harm to property.

No professional arboricultural evidence has been provided to support the need for a reduction of this magnitude. The stated reason of *excessive shading*, while appreciated, is not in itself sufficient justification for major crown reduction works to a TPO tree, particularly where no specific harm or structural defect has been identified.

The proposed reduction would create unbalanced crown architecture, large pruning wounds, and increased future maintenance requirements. Mature oaks respond poorly to heavy crown reduction, which can stimulate vigorous but weakly attached regrowth, increasing the risk of future branch failures and ultimately reducing the tree's safe useful life expectancy.

As a mature specimen the oak provides significant public amenity, contributing positively to local landscape character, visual screening, biodiversity value, and environmental benefits such as shade, cooling, and carbon sequestration. A reduction of this scale would materially diminish these benefits and would conflict with the statutory purpose of the Tree Preservation Order.

Under the Town and Country Planning Act 1990 and the Town and Country Planning (Tree Preservation)(England) Regulations, consent for reduction works will only be granted where the works are necessary and proportionate. Given the absence of supporting arboricultural evidence and the detrimental impacts outlined above, the proposal does not meet the required threshold.

If there is concern over the tree or part of its structural integrity, the Council would welcome a further Tree Work Application supported by appropriate levels of arboricultural evidence i.e. full VTA, climbing inspection (with photographs of all bio mechanical defects that require remedial pruning) and results of any secondary investigations (i.e. resistograph etc.) to justify the proposed works

Due to the reasons stated above the proposed works have been refused.

I can confirm that Wokingham Borough Council **consents, with conditions**, to the following work being carried out to the tree(s) included in the aforementioned Tree Preservation Order (TPO):

Approved Tree Work to Single 7 of TPO 1280/2008:

Consent is **granted** for the removal of epicormic growth to crown break only. These works are minor, routine maintenance that will not adversely affect the tree's health, structural integrity, or contribution to public amenity. Such selective removal can be carried out without detriment and is therefore considered acceptable.

The consent is granted subject to the following conditions:

1. The above works must be completed before **21 November 2027** and in the event of the works not being completed by that date, further consent will be required.

2. Work must be carried out in accordance with British Standard 3998 – 2010 'Tree work - Recommendations'.
3. Climbing spikes shall not be used whilst undertaking any form of works on living trees, except on trees to be felled.

Reasons for conditions 1-3...

1. To ensure that our records remain accurate.
2. To ensure the health, safety and visual amenity of the tree(s) and ensure works are undertaken in accordance with recognised arboricultural good practice. Ensuring all pruning cuts are made back to suitable growth points.
3. Spikes can cause extensive long-term damage to trees.

Informative:

If you are aggrieved by any of the conditions attached to your consent, you may appeal to The Planning Inspectorate (PINS). Because of coronavirus (COVID-19), you can currently only make a planning appeal online. You cannot currently apply by post.

For more information go to:

<https://www.gov.uk/government/publications/tree-preservation-order-appeal-form>

Telephone: 0303 444 5570 or e-mail it to: treeandhedgeappeals@planninginspectorate.gov.uk

Your appeal should be received within one month of receipt of this decision or any such longer period as the Planning Inspectorate may allow.

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.

If we can be of any further assistance, please contact the Tree Officer via email to: development.control@wokingham.gov.uk

Yours sincerely,



Chris Hannington
Trees and Landscape Team Manager

cc. Applicant - 68 Jerry Moor Hill, Finchampstead, Wokingham, RG40 4UG

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