

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 2 March 2026
My ref: CY/TPO/256/1984/260036



WOKINGHAM BOROUGH COUNCIL

Matt Rowden
Rowden Tree Consultants
2 Furzedown House
Kings Somborne
Stockbridge
SO20 6QL

Place and Growth
Development Management Team
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000

Dear Matt Rowden,

TREE PRESERVATION ORDER NUMBER: 256/1984

APPLICATION NUMBER: 260036

LOCATION: THE OLD PUMP HOUSE, BEGGARS HILL ROAD, WOODLEY, WOKINGHAM, BERKS, RG10 0UB

I am writing to you regarding your application to carry out works to protected tree(s), which was received and validated on the 7 January 2026.

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 Area 2 of TPO 256/1984:

G1, Oak x 4 – Crown reduction by 3-4m.

Reasons stated for works:

The trees are filled full of deadwood and excessively shade the garden. The overall amenity value of these trees may be greatly increased by an overall reduction in height and spread. The site also sits on Lambeth Group-Clay, silt and sand. These sedimentary rocks are fluvial, palustrine and shallow-marine in origin. They are detrital, forming deposits reflecting the channels, floodplains and deltas of a river in a coastal setting (with periodic inundation from the sea). With that in mind, and based on the age of the property, reducing these trees will significantly reduce relative water demand, mitigating any potential subsidence risk.

Reasons stated for refusal:

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 and 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.

The subject trees have full, reasonably balanced crowns for trees growing along a woodland edge and have not been reduced in the past. The proposed crown reductions of approximately 3-4m would result in loss of leaf and live material on all sides of the tree crown, create multiple pruning wounds that would become entry points for disease and decay causing organisms, and affect the natural form of the tree.

Wokingham Borough Council does not usually permit pruning works to alleviate shading as this is an inevitable consequence of trees in residential areas. Allowing trees to be pruned for this reason would set an unacceptable precedent when it comes to looking at similar applications in the future.

Subsidence that has not occurred cannot reasonably be relied upon as justification for tree pruning. Subsidence damage to structures caused by water uptake of tree roots is a result of a number of factors, including but not limited to soil type, foundation depth, tree species, and presence of tree roots near the foundations. The presence of clay soil alone shall not be used to conclude subsidence damage will occur.

On balance, the reasons and information submitted with the application are not sufficient justification for the proposed crown reduction. However, if there are concerns over the trees' structural integrity, the Council would welcome a further Tree Work Application supported by appropriate levels of arboricultural evidence to justify the proposed works. Lesser works are consented below to maintain the tree's size while keeping the reduction to smaller diameter regrowth from previous pruning points.

Due to the reasons stated above your application has been refused.

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

Approved Tree Work to Area 2 of TPO 256/1984:
(please refer to plan below for tree locations)

T1, Oak

- Reduce north facing elongated lower branches (marked by annotated photo below) by a maximum of 2m back to suitable growth points and in line with surrounding canopy.
- Crown clean to remove any dead, diseased, or dysfunctional branches back to suitable growth points

T2, Oak

- Crown clean to remove any dead, diseased, or dysfunctional branches back to suitable growth points

T3, Oak

- Crown clean to remove any dead, diseased, or dysfunctional branches back to suitable growth points

T4, Oak

- Crown clean to remove any dead, diseased, or dysfunctional branches back to suitable growth points

The consent is granted subject to the following conditions:

1. The above works must be completed before **2 March 2028** 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'. Ensuring all branches are taken back to a suitable growth point.

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.

Informative:

If you are aggrieved by the refusal of works or any of the conditions attached to your consent, you may appeal to The Planning Inspectorate (PINS). You can only submit a planning appeal online.

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 may be required.

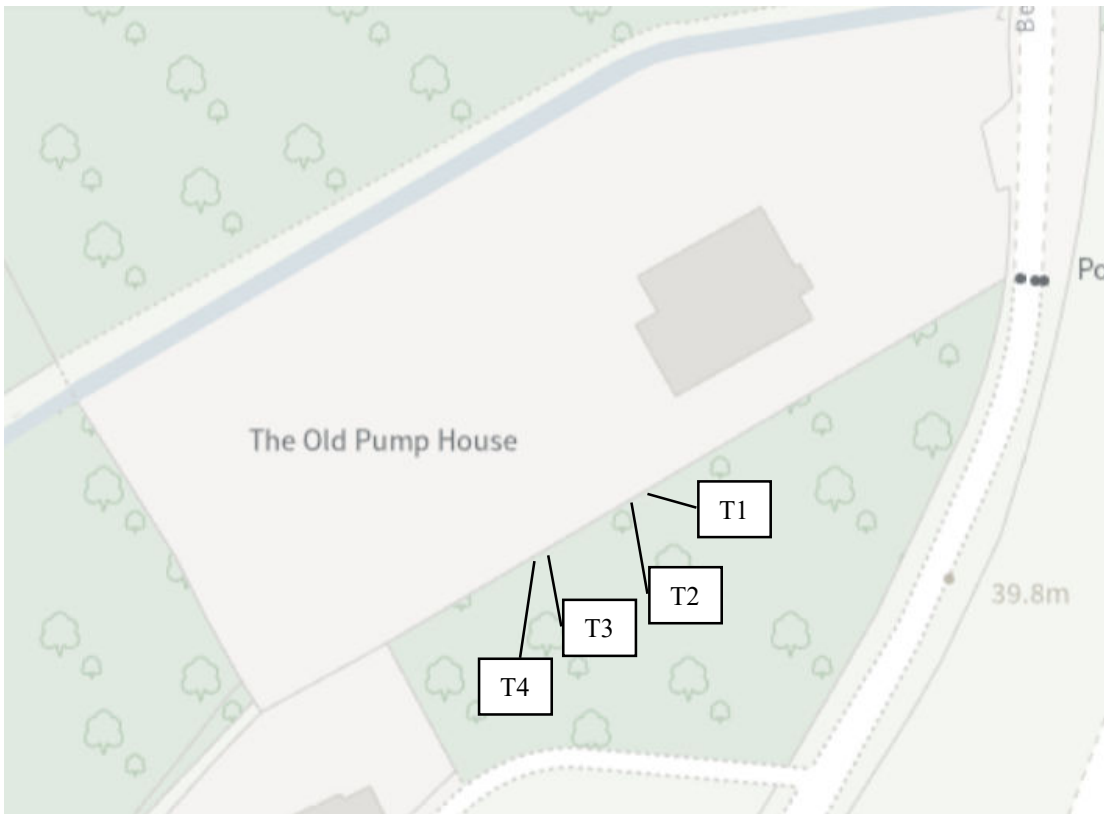
You are advised that dead wood may be removed from a living tree without the need to formally notify/seek consent from the Local Authority under an exemption of the Town and Country Planning - Tree Preservation (England) Regulations 2012 (6 April 2012).

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

Yours sincerely,



Chris Hannington
Trees and Landscape Team Manager



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 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