

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 05 August 2026
My ref: TF/TPO/788/1996/261299



WOKINGHAM BOROUGH COUNCIL

Mrs Cristy Gresswell-Nunn
19 Linkway
Crowthorne
Wokingham
RG45 6ES

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

Tel: (0118) 974 6000

Dear Mrs Gresswell-Nunn,

TREE PRESERVATION ORDER NUMBER: 788/1996
APPLICATION NUMBER: 261299
SITE ADDRESS: 19 LINKWAY, CROWTHORNE, WOKINGHAM, RG45 6ES

I am writing to you regarding your application to carry out works to protected tree(s), which was received and validated on the 29 May 2026.

Please accept my apologies for the delay in determining this application. 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 A1 of TPO 788/1996:

T14, English Oak:

- Remove bifurcated branch.

Reasons stated for works:

Tree in average/indifferent condition with a bifurcated limb at approximately 4m containing extensive deadwood and overhanging the main lawn area. Remove to reduce hazard potential from falling deadwood and to encourage improved growth and energy distribution within the retained main canopy.

Officer comments:

The Local Planning Authority has carefully considered the proposed removal of the bifurcated scaffold limb and concludes that the works would result in an unacceptable level of harm to the protected Oak tree, for the following reasons:

The branch proposed for removal constitutes a substantial scaffold limb forming an important component of the tree's primary crown structure. Its removal would significantly alter the tree's natural form, resulting in a marked loss of canopy volume and visual amenity. The limb appears to contribute materially to the overall crown architecture and balance of the tree, and its removal would represent a disproportionate operation relative to the concerns identified within the application.

Removal of the limb at its point of attachment would create a large diameter pruning wound on the main stem and main supporting framework. Such wounds are inherently difficult for mature oak trees to effectively occlude and compartmentalise. Large pruning wounds increase the likelihood of fungal colonisation and the development of internal decay within the parent stem. Over time, any associated dysfunction and decay may compromise the structural integrity of the main stem and remaining crown framework. Consequently, the proposed works have the potential to introduce a greater long-term structural defect than that which they claim to address, thereby adversely affecting both the health and future retention of the subject tree.

The application does not provide sufficient arboricultural evidence to demonstrate that removal of the scaffold limb is necessary. Whilst reference is made to the presence of deadwood and the bifurcated nature of the branch, no supporting arboricultural assessment, decay investigation, defect analysis, load assessment, or quantified risk evaluation has been submitted demonstrating that the limb presents an unacceptable risk requiring its complete removal. The Council is therefore not satisfied that a sound arboricultural justification exists for the extent of pruning proposed.

The primary concern identified within the application relates to deadwood. The removal of deadwood from a protected tree is generally exempt from the requirement to obtain consent where appropriate and necessary. The presence of deadwood alone does not provide sufficient justification for the removal of an entire scaffold limb. Any deadwood present can be addressed through targeted deadwood removal without causing the significant physiological and structural impacts associated with the proposed works.

The Council considers that less invasive arboricultural interventions are available to address any concerns regarding branch extension, end-weight or deadwood accumulation. These may include the selective removal of deadwood and, where justified, a limited localised reduction of distal branch growth to reduce end-weight and lever-arm forces whilst retaining the limb and preserving the tree's structural and physiological integrity. Such works would represent a more proportionate response and would be consistent with current arboricultural best practice and are detailed below.

The proposed removal would result in the loss of a substantial quantity of functional leaf-bearing material. This would reduce the tree's photosynthetic capacity and energy reserves, contrary to the assertion that the works would improve energy distribution within the canopy. Mature oak trees rely upon extensive leaf area to sustain vitality, support defence mechanisms and facilitate wound response. The Council is not satisfied that the proposed works would provide any physiological benefit to the tree and considers that they may instead adversely affect its health and vigour.

The Council considers that the harm arising from the proposed works would outweigh any unsubstantiated management benefits and would therefore be contrary to the objectives of protecting the tree through the Tree Preservation Order. Therefore, the Council considers that the proposed removal of the bifurcated scaffold limb is excessive, unsupported by sufficient arboricultural evidence, and likely to result in unnecessary harm to the health, structural integrity, appearance and long-term retention of the subject Oak. Consent is therefore refused.

Due to the reasons stated above the proposed works to T14 Oak are 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 A1 of TPO 788/1996:

N.B. Deadwood removal is exempt from the TPO controls; therefore, this operation may be carried out at your convenience.

T5, Silver Birch - fell to ground level and grind stump. Replant replacement.

T6, Silver Birch - fell to ground level and grind stump. Replant replacement.

T13, English Oak - fell and grind stump. Replant replacement.

T14, English Oak - remove deadwood and tip reduce low lateral limb by up to 2m.

The consent is granted subject to the following conditions:

1. The above works must be completed before **05 August 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'.
3. Replacement planting: Following the removal of the subject trees as authorised by this consent, a minimum of two replacement Silver Birch trees and one replacement Oak tree must be planted within the rear garden of 19 Linkway Crowthorne Wokingham RG45 6ES.

The replacement trees must be planted during the planting season (Nov-March) following or at the time of the felling of the original tree, whichever is soonest following the permitted tree works.

The new tree(s) should be a minimum of 2m tall. 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 trees be removed, die, or become severely damaged or seriously diseased, all within 5 years of planting, they 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 NOTE: The requirement to replant is the responsibility of the tree owner even if the application was submitted by another person

4. Climbing spikes shall not be used whilst undertaking any form of works on living trees, except on trees to be felled.

Reasons for conditions 1-4...

1. To ensure that our records remain accurate.
2. Felling - To ensure that tree removal and associated operations are carried out in a manner that minimises avoidable damage and accords with recognised best practice.
Pruning - To maintain the tree's aesthetic value, structural integrity, and physiological health, and to ensure that the works do not result in large pruning wounds, or other detriments likely to impair the tree's long-term vitality or visual amenity.

3. To maintain canopy cover in the Borough for the benefit of the local environment and amenity.
4. 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 may 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

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

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: 261299

I (*state your name*)

of (*state your address*)

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

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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:

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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