Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 20 November 2026
My ref: LA/CA/262324

WOKINGHAM BOROUGH COUNCIL

Place and Growth
Development Management Team
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Mr David White
White Knight Services Ltd
5 Cressingham Road
Reading
RG2 7RS

Dear Mr David White,

SECTION 211 NOTIFICATION OF WORK TO TREES WITHIN THE WARGRAVE CONSERVATION AREA
APPLICATION NUMBER: 262324
LOCATION: KINGFISHERS, STATION ROAD, WARGRAVE, WOKINGHAM, RG10 8EU

With reference to your notification which was received and validated on the 4 October 2026, I am writing to advise you that Wokingham Borough Council raises **no objections** to the proposed tree works being undertaken as specified within the Wargrave Conservation Area.

Proposed works:
T1 Cedar:

- Reduce the height and spread of the tree's crown by removing approximately 2m of branch length, pruning back to suitable lateral branches/growth points where practicable, leaving a natural aesthetic.

Reasons stated for works:
Following multiple historical and recent major limb failures (see email exchanges 20-25/09/2026), we are applying for a reduction to reduce the strain on the remaining branches on the grounds of safety, in reaction to the limbs that have already failed. The hope is to reduce the risk of more failures and ensure the tree can be retained.

Officer comments:
The Tree and Landscape Officer considers the proposed work specification for T1 Cedar acceptable to ensure continuous access and safety to users of the garden. The proposed work will not adversely affect the visual amenity of the Conservation Area. T1 does not meet the criteria for inclusion in a Tree Preservation Order at this time. The Wokingham Borough Council therefore raises no objections to the proposed works.

The applicant should note:
The Wildlife and Countryside Act 1981 protects wild birds, their eggs and nests. Trees with hollow crevices, for example, provide important natural roost sites for many bat species covered by the 1981 Act. Anyone proposing to carry out work on a tree which may be used as a roost site for bats or by other protected species should first consult Natural England Berkshire, Office Block A, Government Buildings, Coley Avenue, Coley Park, Reading, Berkshire, RG1 6DT. Tel: 0118 958 1222, fax: 0118 939 2183 or http://www.naturalengland.org.uk/.

Works to trees during the nesting season (generally March – August) may result in disturbance to nesting birds. All birds' nests that are either in use or being built, eggs and chicks are protected by the 1981 Act. Nevertheless, works can take place to trees and hedgerows during bird nesting season after a thorough inspection has taken place on the site by a qualified specialist, e.g., tree surgeon or ecologist before any works commencing to ensure nesting birds or other wildlife are not disturbed. However, it is strongly recommended to undertake vegetation or tree works outside this period to prevent the risk of disturbing nesting birds or other wildlife.

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 **one pruning operation** (as per the approved specifications) to be undertaken **within two years** from the date of this notice, after which date the consent lapses and a new Section 211 Notification will be required.

2) You are advised that this letter is in respect of the **Conservation Area 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 and Landscape Officer via development.control@wokingham.gov.uk.

Yours sincerely,



Chris Hannington - Trees and Landscape Team Manager

CC: Mrs Marijane Warren, Kingfishers, Station Road, Wargrave, Wokingham RG10 8EU

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