

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 17 December 2025
My ref: TF/TPO/1057/2003/252572



WOKINGHAM BOROUGH COUNCIL

Mr Stephen Butler
G A Butler & Sons Ltd
Lane End Farm
Hatt Common
East Woodhay
Newbury
RG20 0NG

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

Dear Mr Butler,

TREE PRESERVATION ORDER NUMBER: 1057/2003
APPLICATION NUMBER: 252572
LOCATION: 11 SOUTH DRIVE, WOKINGHAM, RG40 2DH

I am writing to you regarding your application to carry out works to protected tree(s), which was received on 22 October 2025 and validated on the 23 October 2025.

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

Approved works to Single 4 and G2 of TPO 1057/2003:

T1, Ash (T4 on TPO):

- Dismantle to ground level.

G1, Beech (G2 on TPO):

- Reduce hedge by 3m in height.

Reasons stated for works:

T1 Ash tree on border with school, showing sign of major dieback with historic dead bits littering the floor and major deadwood aerial and hanging over the school - Dismantle and fell to ground level. G1 Beech hedge overgrown and now requiring maintenance - reduce by 3m in height.

Officer comments:

The subject Ash tree has been inspected and is considered to be in poor physiological and structural condition, exhibiting significant dieback, extensive historic and current deadwood, and declining crown vitality. The presence of large dead branches extending towards, and over the adjacent school boundary presents an unacceptable level of risk, particularly given the regular site usage.

The decline observed is consistent with advanced stress and loss of functional canopy, and the tree is no longer making a meaningful positive contribution to public amenity. Retention in its current condition would require ongoing intervention without reasonable prospect of recovery. Removal is therefore considered justified in the interests of public safety and sound arboricultural management.

The Beech trees have been historically managed as a high hedge / screening feature, rather than as individual specimen trees, and this is evidenced by their form, dense growth habit, and previous pruning regime. The proposed reduction represents a continuation of this established management practice rather than a new or excessive proposal.

Given the past management history and the limited amenity harm arising from the proposal, the works are considered reasonable and proportionate.

The consent is granted subject to the following conditions:

1. The above works must be completed before **17 December 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.
4. Replacement planting: Following the removal of the subject Ash tree as authorised by this consent, a minimum of one replacement tree must be planted as close to the original tree location as practicably possible. The replacement tree must be chosen from the following: Beech (*Fagus* spp.), Maple (*Acer* spp.), Hornbeam (*Carpinus* spp.), Oak (*Quercus* spp.)

The replacement tree 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 tree be removed, die, or become severely damaged or seriously diseased, all within 5 years of planting, 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 NOTE: The requirement to replant is the responsibility of the tree owner even if the application was submitted by another person.

Reasons for conditions 1-4...

1. To ensure that our records remain accurate.
2. To maintain the tree's aesthetic value, structural integrity, and physiological health, and to ensure that the works do not result in excessive leaf loss, large pruning wounds, or other detriments likely to impair the tree's long-term vitality or visual amenity.
3. Spikes can cause extensive long-term damage to trees.
4. To maintain canopy cover in the Borough for the benefit of the local environment and amenity.

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 currently can 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 and Landscape Officer via email to: development.control@wokingham.gov.uk

Yours sincerely,



Chris Hannington
Trees and Landscape Team Manager

cc. Applicant - Dawn Clewer, 11 South Drive, Wokingham, RG40 2DH

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



WOKINGHAM BOROUGH COUNCIL

Application Reference:

TF/TPO/1057/2003/252572

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: 252572

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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