

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 12 February 2026
My ref: TF/TPO/325/1987/253086



WOKINGHAM BOROUGH COUNCIL

Mr Doug Cleary
14 Little Fryth
Finchampstead
Wokingham
RG403RN

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

Dear Mr Cleary,

TREE PRESERVATION ORDER NUMBER: 325/1987
APPLICATION NUMBER: 253086
LOCATION: 14 LITTLE FRYTH, CROWTHORNE, WOKINGHAM, RG40 3RN

I am writing to you regarding your application to carry out works to protected tree(s), which was received and validated on the 18 December 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 W1 of TPO 325/1987:

T1 Scots Pine:

- Works to remove root(s) affected by driveway widening.

Reasons stated for works:

I refer to the previous application 251009 where permission was given to widen our driveway. At that time, I provided pictures to show there were no roots in the vicinity of the damaged driveway. Since starting the work, we have located some roots over 6m from the Scots pine. I am seeking permission to remove these as they are close to the surface of where grass was and we are unable to continue with the proposed widening. Note from the previous application that the proposal was to utilise a layering of protective sand, then scalping, followed by a grid tile system with shingle infill. This is no longer practical in that area without the removal of the roots.

Officer comments:

The Local Planning Authority has previously granted consent for works to facilitate residential driveway maintenance within the Root Protection Area (RPA) of the protected Pine tree, on the basis that all root material would be retained in situ and that the replacement driveway would be constructed using a cellular confinement system above existing ground levels.

A subsequent application has been submitted to permit the severance of a tree root(s) located over 6 metres from the main stem of the pine tree and outside of the calculated (RPA). The root

is positioned immediately below the existing surface and cannot be reasonably accommodated within the proposed driveway construction.

Given the distance of the root from the main stem (6 metres or greater) and its position outside of the RPA, the Council is satisfied that its severance is unlikely to result in significant harm to the health, stability, or long-term amenity value of the protected tree, provided that the works are undertaken in accordance with appropriate arboricultural best practice.

The works hereby approved shall be carried out strictly in accordance with the submitted method statement and in full compliance with BS5837:2012 *Trees in Relation to Design, Demolition and Construction*, specifically Section 7.2 (Excavation within the Root Protection Area).

In accordance with Section 7.2 of BS5837:2012, any exposed roots shall be immediately wrapped or otherwise covered to prevent desiccation and to protect them from rapid temperature changes. Any wrapping shall be removed prior to backfilling, which shall take place as soon as reasonably practicable following completion of the works.

The consent is granted subject to the following conditions:

1. The above works must be completed before **12 February 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 the submitted method statement and in line with BS5837:2012, *Trees in Relation to Design, Demolition and Construction*: Section 7.2

Reasons for conditions 1-2.....

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 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,

A handwritten signature in black ink that reads "Chris Hannington". The signature is written in a cursive style with a large 'C' and a long, sweeping underline.

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