



Planning Inspectorate

Planning Inspectorate
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Your Ref: 251152

Our Ref: APP/TPO/X0360/10766

Date: 15 July 2026

Dear Sir/Madam,

**THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND)
REGULATIONS 2012, SI No. 605
APPLICATION FOR CONSENT TO CARRY OUT WORKS TO PROTECTED TREES
APPELLANT: Stephen Newell
SITE AT: Between No's 9A and 10 Russley Green, Wokingham, Berkshire, RG40
3HT**

We have received the above-cited appeal against your Council's failure to determine the application for consent to undertake work to the tree(s) at the above site. The appellant will have sent a copy of the form and attachments to you.

Please note that this appeal against failure to determine within the statutory period will be dealt with on the premise that the relevant application for consent has been refused. Jurisdiction for the matter has now passed to the Secretary of State, and that being the case, your Council has no powers to issue a late decision in this regard.

When contacting us please quote the above reference.

If the TPO has not yet been confirmed, I would be grateful if you would let me know **by return**, the date by which it might be expected. This information is important as we cannot proceed with the case until the TPO has been confirmed.

You will note that the appellant has opted for the fast-track procedure. If you are also happy to proceed via fast-track, please complete the enclosed questionnaire and aim to return it to me **within 14 days from the date of this letter**. Please also copy the completed questionnaire and associated documents to the appellant. Please note that under fast-track all non-determination appeals are dealt with as if the application had been made to the Secretary of State in the first instance. We cannot therefore accept a written statement.

If the appellant has not seen any particular associated document that you provide with the questionnaire (such as an officer's report which may have been prepared) then they will be given an opportunity to comment on it if they so wish.

Alternatively, if your Council wishes to be heard please let me know by email to the address above and we will send you a copy of the hearing questionnaire.

On receipt of the completed questionnaire and associated documents I will check the file for completeness. If everything is in order and an accompanied site visit is required, we will contact you and the appellant, and where appropriate, the owner of the tree(s) to give notice of the Inspector's site visit.

Finally, information on the awards of costs, which is applicable to appeals proceeding by way of a hearing, inquiry and the fast-track procedure, may be accessed through the Government's "*Planning Practice Guidance*" website:

<http://planningguidance.communities.gov.uk/blog/guidance/appeals/the-award-of-costs-general/>

This guidance is also being brought to the attention of the appellant.

Yours sincerely

Bertie Bishop

Tree and Hedge Appeals

THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012, SI No. 605

TREE PRESERVATION ORDER APPEAL QUESTIONNAIRE

This appeal is being processed under the Fast Track regulations. Please complete this questionnaire and aim to return it to the Planning Inspectorate by 14 days from today. Please send a copy of this form to the Appellant/Appellant's Agent.

1. Details of the Appeal

Appellant's name and address:	Stephen Newell Between No's 9A and 10 Russley Green, Wokingham, Berkshire, RG40 3HT
Agent's name and address:	Reduce X1 Tree
Details of appeal:	
Pins reference:	APP/TPO/X0360/10766

2. Background information

	Yes	No
(a) Is the appeal tree/ are the appeal trees located in a Conservation Area?		
(b) Is the appeal site subject to a separate live planning application or appeal to the Secretary of State?		

If yes, please provide the name of the conservation area or your reference for the planning application:

(c) Is the site readily accessible for close inspection from public land, a public footpath, the roadside or is/are the tree(s) in a front garden?		
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Copies of the following are enclosed:

Item	Yes	No	Already submitted
(d) The application for consent including all enclosures			
(e) The tree preservation order (TPO) - including the map and schedule			
(f) A plan/map showing the location of the relevant TPO tree(s)			
(g) Evidence that the order was confirmed <i>This is a mandatory requirement. If the TPO has not yet been confirmed, you should advise us of the anticipated date of confirmation. We cannot proceed with the case until the TPO is confirmed. If you are unable to supply evidence that the TPO was confirmed, it is likely that we will decide that the appeal is invalid and the tree not protected.</i>		Not applicable	
(h) An up-to-date A4 plan of the area showing the appeal site, tree(s) near the centre and major roads at 1:1250 or 1:1000 scale or similar			
(i) A designated plan of the Conservation Area showing the site marked (if applicable)			

(j) The council officers or committee's report on the application (if any)			
(k) Third party representations			

3. Conditions

It is important that you set out any conditions you would like the Inspector to impose if allowing the appeal in part or in full, particularly with regard to replanting if the appellant is seeking consent to fell.

4. Copy to appellant

Please tick this box to confirm **a copy of this questionnaire and background papers** have been sent to the appellant ☐

Name:		Date:	
Signature:		Tel:	