

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 29 October 2025
My ref: TF/TPO/1790/2021/251973



WOKINGHAM BOROUGH COUNCIL

Mr Greg Webb
Webb and Cook Arboricultural Specialists Ltd
Itchel Corner
Itchel Lane
Crondall
Farnham
GU10 5PT

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

Dear Mr Webb

TREE PRESERVATION ORDER NUMBER: 1790/2021

APPLICATION NUMBER: 251973

LOCATION: WALNUT HOUSE AND ADJACENT ROAD VERGE, SAWPIT ROAD, HURST, WOKINGHAM, RG10 0SE

I am writing to you regarding your application to carry out works to protected tree(s), which was received on 17 August 2025 and validated on the 01 September 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 1790/2021:

T1, Ash:

- Dismantle down to ground level.

T2, Horse Chestnut:

- Crown lift to 4m above ground level; reduce the radial spread overhanging the garden by approx. 1m.

T3, Horse Chestnut:

- Crown reduction by approx. 2m in height and reduce radial spread overhanging property by approx. 1 - 1.5m; reduce low primary branch by approx. 2-2.5m and crown lift to 4m above ground level.

Reasons stated for works:

T1 Ash - Suppressed form bias towards property growing on the edge of the bank.

T2 Horse Chestnut - To reduce the radial spread that overhangs the garden by approximately 1 metre. Low lying canopy, impeding on the garden space.

T3 Horse Chestnut - Co-dominant stems from base with multiple unions, two stems bias to the property, one primary branch in close proximity to the property. Work to reduce wind sail of the overall canopy and alleviate stress from the lower unions and create a good clearance from property.

Officer comments

Following a detailed assessment of the trees and the works proposed, consent is granted for the following reasons:

While the level of information originally submitted with the application would not ordinarily be sufficient to justify works to trees protected by a Tree Preservation Order (TPO), a full site inspection has been undertaken by the Council's Tree Officer. Based on the Officer's professional assessment of the trees' current condition, form, and longer-term management potential, the works are considered justified, proportionate, and in the interests of good arboricultural management.

T1 Ash tree is growing from the top of a bank at an acute angle and exhibits a strongly biased crown towards the property because of suppression by a large adjacent Horse Chestnut. The Ash has poor form, limited structural potential, and would require ongoing and repeated crown reduction to be retained safely. Removal and replacement planting are considered to represent the most sustainable long-term solution. The proposed removal will prevent the need for continued cyclical pruning and will allow for establishment of a new, well-structured replacement tree that contributes positively to the amenity of the area. The removal of T1 is supported on arboricultural grounds. The overall amenity contribution of this small, suppressed specimen is limited, and the proposed replacement planting will mitigate any loss.

T2 Horse Chestnut is a mature tree with a broad crown extending over the applicant's garden. The proposed works are confined to minor tip reductions of tertiary growth and a modest crown lift to provide clearance over the garden. The pruning proposed is minor and will not affect the tree's overall form, vitality, or amenity value. Works are limited to the garden side only and will not materially alter the public appearance of the tree from the road or wider landscape. The proposed works represent routine management and are consistent with sound arboricultural practice. No harm to the tree's public amenity value will result.

T3 Horse Chestnut is a multi-stemmed tree with large historical bark wounds at the base and extensive exudation of bacterial wetwood from the main union, indicating internal dysfunction and decay. Co-dominant stems weighted towards the property present a potential structural vulnerability. The proposed modest crown reduction (2m height, 1–1.5m lateral) and crown lift are intended to lessen wind loading and reduce stress on the defective basal unions, thereby enhancing structural stability. The pruning is sympathetic, retaining the tree's shape and amenity contribution while improving safety. The works are justified on arboricultural grounds and represent prudent management of a structurally compromised tree.

The Parish Council's concerns regarding the cumulative effect of tree works in this area and the potential erosion of landscape character are noted and have been carefully considered, however, the Tree Officer's on-site assessment identified specific structural and physiological issues with T1 and T3, which were not apparent from the application form alone. The proposed works address these arboricultural concerns, not merely amenity preferences. The consent therefore reflects professional judgement following inspection and not unsupported claims by the applicant.

The scale and extent of the works are proportionate and will not materially alter the contribution of the trees to the local landscape. The peripheral screening and containment will remain intact. Replacement planting for T1 will further ensure long-term landscape continuity.

Each application for works to protected trees must be considered on its individual merits and current tree condition. The consented works do not set a precedent for wider tree removal or

inappropriate pruning, and all future proposals will remain subject to separate TPO consent and scrutiny.

The works to T3 are specifically aimed at maintaining the tree's structural stability, not at altering its form for amenity reasons. Similarly, removal of T1 is a pragmatic response to poor form and limited future potential rather than convenience. T2 pruning is light and will not affect the tree's public amenity value.

The consent is granted subject to the following conditions:

1. The above works must be completed before **29 October 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'. Crown lifting must involve the tip reduction of minor tertiary and secondary branch ends only to create some vertical lift of the tree canopy to 4m above ground level and must avoid the removal of main structural branches and branches more than 70mm in diameter back to the main stem.
3. Replacement planting: Following the removal of the subject Ash tree as authorised by this consent, 1 no. English Oak (*Quercus robur*) tree shall be planted at the bottom of the grass verge slope where the original tree is located.

The replacement tree must be planted during the planting season (Nov-March) following or at the time of the felling of the subject 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 1-3.....

1. To ensure that our records remain accurate.
2. To ensure the health, safety and visual amenity of the tree(s).
3. 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 would 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. Applicant - Mr Declan O'Connor, Walnut House, Sawpit Road, Hurst, Wokingham,
RG10 0SE

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:

TF/TPO/1790/2021/251973



**WOKINGHAM
BOROUGH COUNCIL**

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: 251973

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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