

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 25 November 2025
My ref: TF/TPO/1678/2019/252294



WOKINGHAM BOROUGH COUNCIL

Mr Stuart Shepherd
Surrey & Hants Tree Co Ltd
8 Romans Business Park
East Street
Farnham
GU9 7SX

Place and Growth
Development Management Team
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Tel: (0118) 974 6000

Dear Mr Shepherd,

TREE PRESERVATION ORDER NUMBER: 1678/2019

APPLICATION NUMBER: 252294

LOCATION: 43 NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, RG40 4ND

I am writing to you regarding your application to carry out works to protected tree(s), which was received and validated on the 25 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 Single 20 and A2 of TPO 1678/2019:

T1 Oak (T20 on TPO) - Remove tree. Fell and replant with new Quercus spp.

T2, Birch (A2 on TPO) - Fell and replace with Jacquemontii version of birch.

Reasons stated for works:

Due to condition of the tree, Birch tree is dead. On the Oak tree, 2x basal wounds and decay on east and western side of main stem, dieback throughout crown, lean to east towards neighbouring house.

Officer comments:

T20 Oak tree displays extensive structural and physiological decline. Two large bark wounds are present on opposing sides of the main stem, with visible deadwood and decay pockets. The stem is exhibiting a pronounced lean towards the adjacent dwelling, and there is clear crown dieback throughout. Collectively, these defects represent a significant reduction in structural integrity and an increased risk of partial or total failure. Removal is therefore justified in the interests of public safety and property protection.

The Silver birch tree is dead, with no live foliage present and a fully desiccated crown structure. Due to the high target location, removal is appropriate and proportionate.

For these reasons, removal of the subject trees is considered necessary on arboricultural and safety grounds.

The consent is granted subject to the following conditions:

1. The above works must be completed before **25 November 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. Replacement planting: Following the removal of the subject trees as authorised by this consent, two new trees, *Quercus robur* (English Oak), *Betula utilis* var. *jacquemontii* (Himalayan Birch) must be planted to replace T20 Oak and T2 Birch respectively.

The replacement Oak must be planted as close to the original T20 Oak as possible and the replacement Birch must be planted within the boundary of A2 of the TPO and during the planting season (Nov-March) following or at the time of the felling of the original trees, 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 trees be removed, die, or become severely damaged or seriously diseased, all within 5 years of planting, they shall be replaced by trees 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 - Mrs Elaine Demerist, 43 Nine Mile Ride, Finchampstead, Wokingham, RG40 4ND

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/1678/2019/252294

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: 252294

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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