

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 11 September 2025
My ref: TF/CA/251845



**WOKINGHAM
BOROUGH COUNCIL**

Mr Paul Denning
JDB Contractors & Son Ltd
Timber Mill Yard
Fleet Road
Eversley
RG27 0PY

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

Dear Mr. Denning,

SECTION 211 NOTIFICATION OF WORK TO TREES WITHIN THE FINCHAMPSTEAD CHURCH CONSERVATION AREA

APPLICATION NUMBER: 251845

LOCATION: ACCESS ROAD FROM CHURCH LANE TO ST JAMES CHURCH AND MANOR HOUSE, FINCHAMPSTEAD, WOKINGHAM

With reference to your notification which was received and validated on the 31 July 2025, I am writing to advise you that Wokingham Borough Council raises **no objections** to the proposed tree works being undertaken as specified within the Finchampstead Church Conservation Area.

Proposed works:

T001, Pedunculate Oak:

- Crown reduction by 3m on east and south sides and 1-2m on west side, and 3m off the height.

Reasons stated for work:

T001 Oak tree - this very large Oak tree has recently lost a large branch - limb failure. A site visit by Sam Hoar and subsequent report has been issued with regards giving the proposed work to this tree. The church have asked that we submit an application on their behalf. Please see the report regarding the Oak T001

Officer comments:

The notification relates to a large, mature Oak situated in a high target location. The tree has a documented history of previous pruning and limb failure with decay and dysfunction apparent at historical pruning points which increases concerns regarding structural integrity and ongoing safety.

The proposed crown reduction works, comprising a reduction of up to 3m on the east and south sides, 1-2m on the west side, and 3m from the overall height, are considered proportionate and justified considering the tree's structural condition and location. The works are aimed at reducing the weight and leverage on major limbs, thereby lowering the risk of further large limb failures.

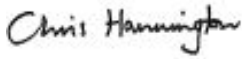
The proposed works are supported as a reasonable and necessary intervention to manage risk while preserving the tree in situ and the serving of a TPO is considered unnecessary and inappropriate on this occasion.

Informatives:

- 1) You are advised that, in accordance with Part 4, 17 (4) of The Town and Country Planning (Tree Preservation) (England) Regulations 2012, this decision is valid for **one pruning operation** (as per the approved specifications) to be undertaken **within two years** from the date of this notice, after which the consent lapses and a new Section 211 Notification will be required.
- 2) You are advised that this letter is in respect of the **Conservation Area 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,

A handwritten signature in black ink that reads "Chris Hannington". The signature is written in a cursive, slightly slanted style.

Chris Hannington - Trees and Landscape Team Manager

cc. Applicant - Joy Scovell, St James Church, Church Lane, Finchampstead, RG40 4LU

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