

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 18 September 2025
My ref: CY/TPO/1931/2023/251854



WOKINGHAM BOROUGH COUNCIL

Matt Rowden
Rowden Tree Consultants
2 Furzedown House
Kings Somborne
Stockbridge
SO20 6QL

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

Dear Matt Rowden

TREE PRESERVATION ORDER NUMBER: 1931/2023
APPLICATION NUMBER: 251854
LOCATION: LAND TO THE REAR OF 34 COPENHAGEN RISE, SPENCERS WOOD, WOKINGHAM, RG7 1YT

I am writing to you regarding your application to carry out works to protected tree(s), which was received on the 1 August 2025 and validated on the 4 August 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 Group 3 of TPO 1931/2023:

T1, Scots Pine

- Dismantle to a high stump approx. 1-2m above ground level.

Reasons stated for works:

The main stem leans very approximately 14° from vertical toward the house. A lean of over 10° from vertical is usually considered significant. Compounding this is the historic wound at its base, which looks to have encompassed approximately 50% of the tree's circumference when the wound was originally inflicted. The wound is located on the compressive (under) side of the leaning stem. Pine trees are conifers and so tend to support themselves when required by building up layers of compression wood on the underside of a limb or leaning stem, due to this wound, T1 is unable to do this. The wound has also resulted in a flattened cross-section acting as a focal point for mechanical stress in the main stem increasing the likelihood of stem failure. There is also significant bulging around and below the wound suggesting that the cambium is experiencing notable force/stress in this area in order to stimulate so much isolated reactive growth, further suggesting a non-negligible risk of potential stem failure. The admittedly healthy (and therefore heavy) but asymmetric crown, heavily weighted to the North, will also be applying a significant torque (turning force) to the compromised main stem. Shortening the extent of the canopy spread to the North may be enough to mitigate the risks posed by

reducing the weight and leverage applied as well as reducing the sail area presented to the wind. However, due to the significant lean combined with the size and extent of the wound near the base, this would not satisfactorily deal with the risk in the medium-long term.

The consent is granted subject to the following conditions:

1. The above works must be completed before **18 September 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. Climbing spikes shall not be used whilst undertaking any form of works on living trees, except on trees to be felled
4. Replacement planting:
The owner has a duty under Section 201(b) of the Town & Country Planning Act to replant another tree of an appropriate size and species in the same place as soon as they reasonable can. This replacement tree(s) will be covered by the existing Tree Preservation Order. The new tree would be subject to the same requirements for a tree works application if you intend to carry out works upon it in the future.
 - Following the felling of the 1 no. tree(s) as authorised by this consent, 1 no. Scots pine (*Pinus sylvestris*) of “half standard” or “standard” size (1.8 – 3.0 metres tall) at time of planting, is to be planted as close as reasonably practical to the tree(s) removed..
 - 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 damage or seriously diseased, 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 let the Council know when the replanting has been carried out so that the Tree Officer may come and inspect the tree(s).
 - 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 1-4...

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.
3. Spikes can cause extensive long-term damage to trees.
4. To retain the present visual amenity value of the area and ensure continuity of tree coverage within the Wokingham Borough.

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 email to: development.control@wokingham.gov.uk

Yours sincerely,



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

Application Reference:
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**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
Tree and Landscape Department
Development Management Team
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Application Number: 251854

I (*state your name*)
of (*state your address*)
.....

Location of trees (*if different from the address above*)
.....
.....

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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