

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 7 November 2025
My ref: TF/TPO/1320/2008/252188



WOKINGHAM BOROUGH COUNCIL

Dawn Grinsell
Advanced Tree Services Ltd
The Depot
Pixham Lane
Dorking
RH4 1PH

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

Dear Miss Grinsell,

TREE PRESERVATION ORDER NUMBER: 1320/2008
APPLICATION NUMBER: 252188
LOCATION: 353 NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, RG40 3NH

I am writing to you regarding your application to carry out works to protected tree(s), which was received and validated on the 12 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 A1 of TPO 1320/2008:

T1, Scots Pine - Fell and grind stump.
T2, Scots Pine - Fell and grind stump.
T3, Scots Pine - Fell and grind stump.
T4, Scots Pine - Fell and grind stump..

Reasons stated for works:

Findings: T1, T2, T3 – Scots Pine: All three trees are etiolated and heavily suppressed and in decline.

T4 – Scots Pine: Tree has lost its main leading stem and is of poor form. Heavily suppressed the canopy is weighted to the south over the public highway.

Conclusions: All four trees are of poor form with very limited longevity. Heavily suppressed, the trees are in decline. Site would benefit from new planting to ensure sustainable tree cover to enhance the street scene long term.

Recommendations:

*T1, T2, T3 and T4 – Scots Pine – Fell and grind
Replant with Scots Pine or Silver Birch in the front garden area (Heavy Standards)*

Officer comments:

Following a site inspection and review of the supporting arboricultural report and photographs, consent is granted for the removal of four *Pinus sylvestris* (Scots Pine), identified as T1, T2, T3, and T4, subject to replanting conditions.

Although the trees appear outwardly sound with no significant structural defects (with the exception of T4, which has lost its main leading stem), all four specimens are of poor physiological condition and limited future potential. The trees exhibit etiolation and suppression, having developed elongated, drawn-up forms as a result of competition and shading from adjacent, more dominant pines. This growth pattern has resulted in poor canopy development, sparse foliage, and weak structural form, which collectively diminish their amenity and long-term contribution to the landscape.

The suppressed condition of these trees indicates that their longevity and vitality are severely limited, and continued decline can be anticipated. Retention of these specimens is therefore not considered sustainable in the longer term. Furthermore, the loss of the leading stem on T4 has caused an unbalanced canopy, creating a potential hazard to the public highway and further reducing its structural integrity and amenity value.

Given the collective poor form, declining condition, and limited contribution to the visual amenity of the area, the removal of the four Scots Pines is justified. Their replacement with more vigorous and appropriately selected specimens will ensure that long-term tree cover and amenity are maintained and enhanced within the site and the wider street scene.

The consent is granted subject to the following conditions:

1. The above works must be completed before **07 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, four new trees from the following list must be planted to replace the original trees: *Quercus robur* (English Oak), *Betula pendula* (Silver Birch), *Fagus sylvatica* (Beech), *Castanea sativa* (Sweet Chestnut), *Carpinus betulus* (Hornbeam), *Pinus sylvestris* (Scots Pine) or *Tilia cordata* (Small-leaved Lime).

The replacement trees must be planted within the boundary of the Group Tree Preservation Order 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 - Mr Lee Jobson, 353 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NH

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:

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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: 252188

I (*state your name*)

of (*state your address*)

.....

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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