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Date: 22 May 2026  
My ref: TF/TPO/1891/2022/260752



## WOKINGHAM BOROUGH COUNCIL

Mr Sam Cole  
Thames Valley Arborists  
33 Trinder Road  
Wokingham  
RG41 1BH

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

Dear Mr Cole,

**TREE PRESERVATION ORDER NUMBER: 1891/2022**

**APPLICATION NUMBER: 260752**

**SITE ADDRESS: DEERS LEAP, HOLLYBUSH RIDE, FINCHAMPSTEAD, WOKINGHAM, RG40 3QR**

I am writing to you regarding your application to carry out works to protected tree(s), which was received and validated on the 27 March 2026.

I can confirm Wokingham Borough Council **refuses consent**, to the following work being carried out to tree(s) included in the above-mentioned Tree Preservation Orders (TPO):

### **Proposed tree works to Group 1 and 2 of TPO 1891/2022:**

Complete removal (felling to near ground level) of four Scots Pine trees (T1–T4).

### **Reasons stated for works:**

*Structural Damage to Property* The root systems of the identified Scots Pine trees have extended beneath the block paving driveway and are actively causing ground heave and displacement of paving blocks. This has resulted in: • Significant uplift of the driveway surface • Displacement of block paving • Progressive structural damage to the driveway infrastructure Under common law principles relating to actionable nuisance and encroaching tree roots, landowners are entitled to take reasonable action where tree roots are causing demonstrable damage to property structures. *Health and Safety Risk* The uplifted block paving has created uneven ground levels and a serious trip hazard. The landowner has already tripped on the displaced paving and sustained injury, demonstrating a clear and foreseeable risk to the safety of occupants and visitors. Maintaining the trees in their current position will likely exacerbate the hazard as root growth continues. In accordance with the Occupiers' Liability Act 1957, property owners have a duty of care to ensure their premises are reasonably safe for lawful visitors. *Tree Suppression and Poor Form* Trees T3 and T4 are experiencing significant suppression due to close proximity to neighbouring pines within the group. This has resulted in: • Reduced crown development • Poor structural form • Reduced long-term arboricultural value Removal of the suppressed trees will improve growing conditions and spatial balance for the remaining protected trees. *Site Constraints and Root Impact* The trees are located immediately adjacent to the driveway entrance and primary access area to the property. Due to the proximity of the trees to the

*hardstanding surfaces, the root systems will continue to cause structural displacement and damage to the driveway if left unmanaged. Planning Portal Reference: PP-14761076 Additional Supporting Information The Tree Preservation Order covering these trees was confirmed in 2022. Since that time, the root systems have expanded and the structural impact on the driveway has significantly worsened, now presenting a genuine health and safety concern. A site sketch has been submitted identifying T1–T4 within the group of seven protected trees.*

#### **Officer comments:**

When looking to undertake works to a protected tree it is the responsibility of the applicant to supply adequate proof with the TPO application, in the form of 'written arboricultural advice and other diagnostic information from an appropriate expert.' To date, no detailed arboricultural information has been submitted to demonstrate that the removal of such prominent trees is in the interests of health and safety or based on any arboricultural need.

Whilst the application refers to root-related lifting of block paving and associated health and safety concerns, the Authority considers that the damage described relates to a repairable hardstanding surface and that less harmful alternative engineering or management solutions have not been adequately explored.

No robust evidence has been submitted to demonstrate that the alleged damage is of such severity that tree removal represents the only reasonable remedy, nor that the trees are structurally unsafe, in irreversible decline, or otherwise unsuitable for retention.

The Authority further considers that suppression and reduced crown development within a grouped planting are not, in themselves, sufficient validation for felling protected trees.

On balance, it is concluded that the evidence presented does not demonstrate sufficient justification to outweigh the significant public interest in retaining the trees. The proposed removals would result in the unnecessary loss of mature trees that make a significant contribution to public amenity and the character of the protected group, contrary to the objectives of the Tree Preservation Order.

**Due to the reasons stated above the proposed removal of four Pine trees has been refused.**

#### **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 can currently 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](mailto: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 may be required.

If we can be of any further assistance, please contact the Tree Officer via email to:  
[development.control@wokingham.gov.uk](mailto:development.control@wokingham.gov.uk)

Yours sincerely,

A handwritten signature in black ink that reads "Chris Hannington". The script is cursive and fluid, with the first name "Chris" and last name "Hannington" clearly legible.

Chris Hannington  
Trees and Landscape Team Manager