

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 9 June 2025
My ref: CY/TPO/345/1987/250971



WOKINGHAM BOROUGH COUNCIL

Jonathan Hazell
Select
35 Centurion Way
Wootton
Northampton, Northamptonshire
NN4 6LD

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

Dear Jonathan Hazell,

TREE PRESERVATION ORDER NUMBER: 345/1987

APPLICATION NUMBER: 250971

LOCATION: 1 CULHAM LANE, WARGRAVE, WOKINGHAM, BERKS, RG9 3DY

I am writing to you regarding your application to carry out works to protected tree(s), which was received and validated on the 22 April 2025.

Trees were not numbered in the tree survey submitted with the application. For ease of communication, trees and tree groups are numbered as shown in Figure. 1 attached to the end of this letter.

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 Area 1 of TPO 345/1987:

T5, Ash

- Dead, remove

G1, 6 x Ash

- Dead/dying, remove

G2, 3 x Ash

- Dead/dying, remove

T7, Ash

- Dying, remove

T12, Ash

- Dying, remove

G3, 7 x Ash

- Dying, remove

Reasons stated for works:

"22 ash trees were assessed, and they were seen to be in varying states of health: using the Tree Council's classification they ranged from Class 2....to Class 4.

Reasons stated for refusal:

At the time of the visit on 6 May 2025, the canopy conditions of T5, G1, G2, T7, T12 and G3 appeared to be within the parameters of 'normal' for ash trees. Small-sized deadwood is present in the crown but there were no symptoms present which would indicate the trees have advanced Ash Dieback Disease.

Ash Dieback Disease (*Hymenoscyphus fraxineus*) poses a significant threat to the health of ash trees in the UK, and in many areas of the UK, a significant percentage of ash trees have already been affected by Ash Dieback to varying degrees.

Experience in continental Europe, which is now being seen replicated in the UK, indicates that Ash Dieback can kill young and coppiced ash trees quite quickly. However, older trees can resist it for some time until prolonged exposure, or another pest or pathogen, such as Armillaria (Honey Fungus), attacking them in their weakened state eventually causes them to succumb. There is no known cure.

The Arboricultural Association notes that if affected trees are situated in high footfall areas this can create health and safety risks, but it 'doesn't necessarily follow that all ash trees growing in these areas will need to be removed or that they will all die'.

With the exceptions of felling for public safety or timber production, Forest Research recommend a general presumption against felling living ash trees, whether infected or not. This is because there is good evidence that a small proportion will be able to tolerate an Ash Dieback infection. There is also the possibility that a proportion of ash trees can become diseased, but then recover to good health. These trees would be valuable for research.

The Council considers that it would be drastic action to permit the removal of T5, G1, G2, T7, T12 and G3 in their current state and on the evidence provided. I am not satisfied that the present state confirms advanced or terminal decline such as would be required to justify the removal of these trees at this time. Wokingham Borough Council's recommendation is that these trees are monitored.

The Borough Council is committed to ensuring that protected Ash trees are retained unless their condition is so undermined that recovery is not considered viable or without the structure of the tree being severely impaired as a result. Public safety is the priority, and tree owners are advised to keep an eye on the trees' safety. Consent will be granted for any necessary pruning works provided supporting evidence is received to demonstrate that the tree or its branches threaten

to cause injury or damage or that the decline is so great that there is no potential for a reasonable recovery.

With public safety being the priority, the felling of the remaining ash are approved because they have extensive dieback in the canopy. However, current guidelines on ash dieback does not require the removal of felled wood offsite. In fact, wood and tree stumps should be retained in situ for habitat value, especially in a woodland setting.

Wokingham Borough Council declared a climate emergency in July 2019 which commits us to playing as full a role as possible in reducing our carbon footprint to be net carbon zero by 2030. The Borough Council aims to increase the levels of carbon sequestration through greening the environment. The preservation and enhancement of the existing tree canopy cover in the Borough will play an important role in this.

T3, ash could not be identified on site. If tree works on this tree are still necessary, please submit a separate tree works application for the council's approval.

Due to the reasons stated above your application has been refused.

I can confirm that Wokingham Borough Council **consents, with conditions**, to the following work being carried out to the tree(s) included in the aforementioned Tree Preservation Order (TPO):

Approved Tree Works to Area 1 of TPO 345/1987:

T1, Ash

- Remove

T2, Ash

- Remove

T4, Sycamore

- Remove

T5, Ash

- Remove diseased branches and deadwood back to suitable growth points.

G1, 6 x Ash

- Remove diseased branches and deadwood back to suitable growth points.

G2, 3 x Ash

- Remove diseased branches and deadwood back to suitable growth points

T6, Sycamore

- Remove dead torn limbs

T7, Ash

- Remove diseased branches and deadwood back to suitable growth points.

T8, Sorbus (Whitebeam)

- Remove

T9, Ash

- Remove

T10, Oak

- Remove to monolith

T11, Oak

- Remove dead, diseased or dysfunctional branches back to suitable growth points.

T12, Ash

- Remove diseased branches and deadwood back to suitable growth points.

G3, 7 x Ash

- Remove diseased branches and deadwood back to suitable growth points.

The consent is granted subject to the following conditions:

1. The above works must be completed before **9 June 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’. Ensuring all branches are taken back to a suitable growth point.
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 6 nos. tree(s) as authorised by this consent, 6 nos. replacement tree(s) of “half standard” or “standard” size (1.8 – 3.0 metres tall) at time of planting, is to be planted as close as reasonably practicable to the trees removed.
- The replacement species to be confirmed by the applicant/agent with the Council, prior to purchase and planting.
- 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. Ensuring all pruning cuts are made back to suitable growth points.
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 the refusal of works or any of the conditions attached to your consent, you may appeal to The Planning Inspectorate (PINS). You can only submit a planning appeal online.

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.

You are advised that dead wood may be removed from a living tree without the need to formally notify/seek consent from the Local Authority under an exemption of the Town and Country Planning - Tree Preservation (England) Regulations 2012 (6 April 2012).

If we can be of any further assistance, please contact the Tree and Landscape Officer via email to: development.control@wokingham.gov.uk

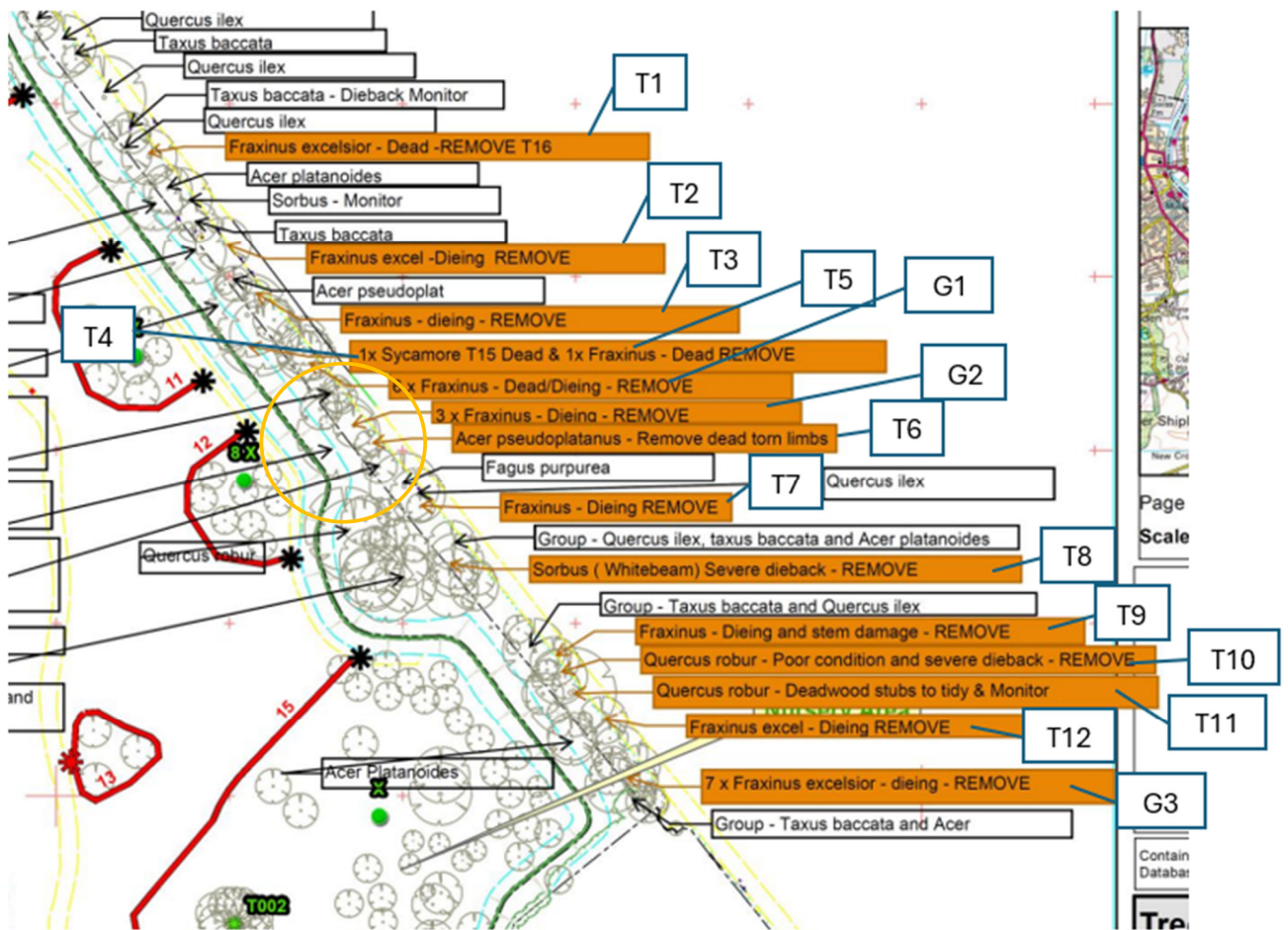
Yours sincerely,



Chris Hannington
Trees and Landscape Team Manager

cc. Operational Tree Team, Wokingham Borough Council

Figure 1



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: 250971

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*)

.....
.....

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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