

Tree Preservation Order 172/1979 – Group G5 Evidence Pack

Prepared for submission to Wokingham Borough Council

Date: 21 October 2025

Purpose: To support an application to vary or revoke TPO 172/1979 in relation to Group G5, identified as Leyland cypress (× Cuprocyparis leylandii). This version integrates factual site history, professional and neighbour statements, and an updated justification for revocation or variation.

1. Summary of Application

- Work proposed: Removal and replanting of Leylandii (Group G5) due to declining condition, safety risk, and loss of group amenity.
- Proposed dates: **When Permission is Granted**
- Applicant/Owner: [REDACTED] **Louise Peksa**
- Site Address: **4 The Priory, Winnersh, RG41 5DE**
- TPO Reference: **172/1979 – Tree Group G5**

Grounds for proposal:

- The original group has been heavily depleted; only five trees now remain.
- Two trees were burnt in 2017; others were removed earlier during housing development behind the original group to provide access.
- The surviving trees are Leyland cypress with extensive deadwood, poor form, and limited amenity contribution.
- Surrounding residential development has replaced the open landscape context that justified the original 1979 TPO.
- Professional arboricultural advice supports safe removal and replanting with suitable native species.

2. Evidence and Verification

The following evidence accompanies this submission:

- Site Plan (1:500) – showing position of remaining trees (G5).
- Photographs (dated, annotated) showing condition and visibility.
- Arboricultural Statement – The Hedge Barbers (Appendix D).
- Neighbour Statement – [REDACTED] (Appendix E).
- Correspondence with WBC Tree Officer (if applicable).

Where documentary evidence (invoices or records) is unavailable, explanatory notes are provided in Section 4.

3. Statement of Reasoning

The original Group G5 under TPO 172/1979 consisted of multiple Leyland cypress trees forming a linear screen along the site boundary. As of 2025, only five trees remain. Two trees were lost in a 2017 fire, and the others were removed earlier to allow housing construction directly behind the site. The remaining Leylandii are mature but declining, with visible deadwood, fractured unions, and overextended branches. Their visibility is now limited to private gardens, and they contribute little to the public realm.

The group's original amenity value has been significantly reduced by development and the partial loss of trees. The species' characteristics (short lifespan, poor structure, low biodiversity) further reduce long-term value.

The accompanying arboricultural report recommends dismantling the remaining trees to ground level and replanting. A replanting scheme with native or mixed-species hedge will restore amenity and safety benefits.

On balance, continued protection under the 1979 TPO no longer meets the statutory amenity test under the Town and Country Planning Act 1990 s.198.

4. Explanation for Missing Evidence

Historical removal records are not available, as works pre-date current ownership. It is understood that several trees were removed to enable access for housing development to the south of 4 The Priory. The 2017 fire event is documented by local witness evidence but not by formal council inspection.

Where dated records are missing, the applicant provides photographic and professional evidence to substantiate the current state of the group. This approach is consistent with WBC verification requirements where documentary proof is incomplete.

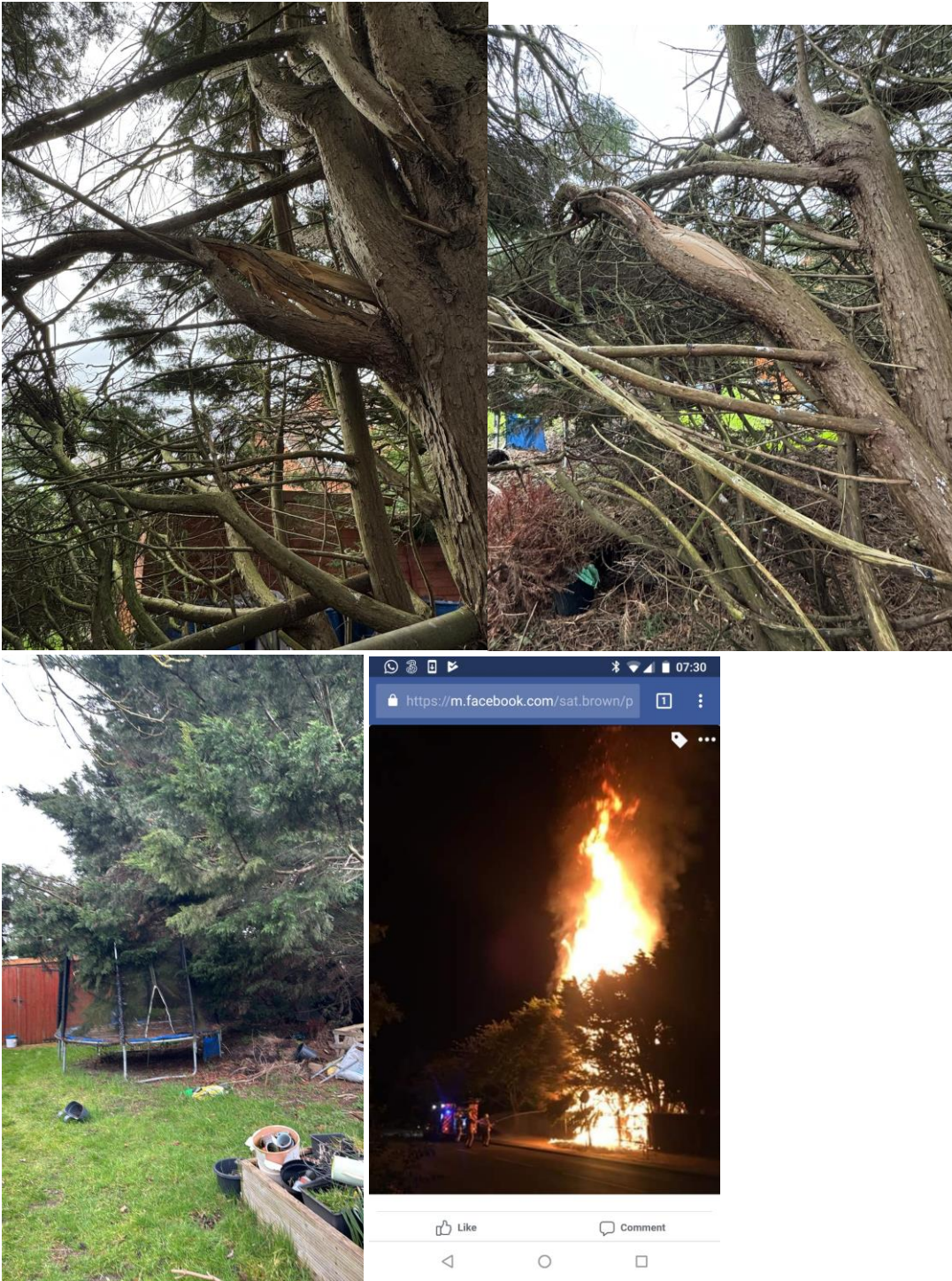
5. Appendices Checklist

- Appendix A – Site and Location Plans (1:500)
- Appendix B – Photographs (dated, annotated)
- Appendix C – Expert Statement (The Hedge Barbers)
- Appendix D – Neighbour Statement [REDACTED]
- Appendix E – Correspondence (if applicable)
- Appendix F – Replanting Plan (native species proposal)

Appendix A – Site and Location Plans



Appendix B - Photographs



Photographs of trees with no growth , crushing [REDACTED] trampoline (October 2025) and the fire in 2017 (July 2017).

Appendix C – Expert Statement (The Hedge Barbers)

Tree Surgeon's Statement – Group G5 (TPO 172/1979)

Prepared by: [REDACTED] Director - The Hedge Barbers,
<http://www.thehedgebarbers.co.uk/>

Site Visit – Basic visual inspection of a group of conifers at the rear of the property 4 The Priory, Winnersh on 4th August 2025, Covered by TPO number (172/1979).

Observations:

Mature conifers with extensive dead wood and fractured unions caused by overextended branches. A heavy reduction or pruning to remove dead or damaged wood would aesthetically ruin the trees' appearance. Lack of suitable live growth points would expose woody stems that may not recover with vigorous regrowth.

Risk Assessment:

Considering the proximity to a highway and overhanging a busy footpath, there is an increased risk of falling debris.

Professional Recommendation:

Safely dismantle to ground level and replant with appropriate species to restore long-term amenity and safety.

Replace with Cherry Blossom trees.

The Hedge Barbers – Professional Tree Surgery & Arboricultural Services

Appendix D – Neighbour Statement [REDACTED]

Neighbour's Statement – Group G5 (TPO 172/1979)

Name: [REDACTED]

Date: 9 October 2025

Hi [REDACTED]

I hope this finds you well.

I wanted to bring your attention to the trees at the end of your garden that are now overhanging our driveway and getting perilously close to our garden shed.

On a number of occasions small parts of branch have fallen onto our cars that are parked on our driveway.

My worry is that at some point a larger piece of branch or the entire branch may fall onto the cars, or worse, onto myself, [REDACTED]

On a secondary matter, the trees are also now blocking the evening sun from our garden.

For all of these reasons, I wouldn't have any objection if the trees were to be removed.

With kind regards,

[REDACTED]

Appendix E – Prior Correspondence



TandL_specialist

RE: TPO

To: Louise Peksa, Cc: Nicolas Peksa

8 November 2024 at 17:14

[Details](#)

Dear Louise Peksa

Thank you for your email and please accept my apologies for this delayed response.

You can submit an application to revoke the TPO. But to be honest, we rarely have the time and resources for revoking TPOs because we would rather allocate our limited staff to make new TPO protect more trees under threat.

You may wish to consider submitting a tree work application to reduce or remove the Leylandii, and replace them with trees species that are more sustainable at the location.

My advice to you is to seek the opinion of a qualified tree surgeon or arboriculturalist and should works be required make an application to the Council for consent via the Planning Portal www.planningportal.co.uk

We do not recommend any particular tree care companies but to ensure you engage someone who is appropriately qualified I strongly suggest you go online to the Arboricultural Association website www.trees.org.uk and look at their list of approved contractors.

Once your application is received it will be validated (if all the details are correct) and an officer will visit and assess the tree, after which you will receive a determination. The process can take up to 8 weeks from validation of your application.

Hope this helps and please don't hesitate to contact me if you have further queries on TPO 172/1979.

Regards



Tree Officer

Community, Heritage, Green & Blue Infrastructure
Place & Growth | Wokingham Borough Council | Shute End | Wokingham | Berkshire | RG40 1BN
Email: Colette.Yan@wokingham.gov.uk
Web: www.wokingham.gov.uk

Appendix F – Replanting Plan (native species proposal)

The following proposal sets out the intended replacement planting for the removal of Leyland cypress trees (Group G5) at 4 The Priory, Winnersh RG41 5DE, to comply with the replanting requirement under TPO 172/1979. The scheme restores amenity value and promotes biodiversity using appropriate native species suited to local soil and climate conditions. The existing site comprises free-draining loamy soil typical of the Thames Valley, well suited to the establishment of native broadleaves including Wild Cherry (*Prunus avium*).

Objective – To reinstate tree cover and screening along the boundary while introducing species of higher ecological value and longevity than the removed conifers.

Proposed Species and Quantities – 5 of the following suggested species depending on availability - (Wild Cherry (*Prunus avium*), Bird Cherry (*Prunus padus*), or Field Maple (*Acer campestre*)). All proposed trees are native to the UK and appropriate for the site's soil profile. Wild Cherry provides seasonal blossom and fruit for birds, Bird Cherry thrives in slightly damper pockets, Field Maple adds autumn colour and invertebrate support, and Hawthorn maintains visual screening and habitat continuity.

Planting Specification – Trees to be planted as 10–12 cm girth standards during the dormant season (November–March). Planting pits 1 m × 1 m to be excavated and backfilled with loosened subsoil and composted organic matter to improve establishment. Spacing 4–5 m. Apply 75 mm bark mulch to 500 mm radius, fit single timber stake with biodegradable tie, and install protective guards against rabbits and deer. Water regularly through the first two growing seasons.

Maintenance and Aftercare – Inspect annually for establishment and health; replace failed stock within five years; maintain weed-free circles and replenish mulch annually; remove stakes and guards after 2–3 years once stable. Minimal formative pruning only to remove dead or crossing branches.

Ecological and Amenity Benefits – The planting will deliver long-term landscape structure, spring blossom, and fruit for pollinators and birds while enhancing the native character of the area. Wild Cherry and Bird Cherry are native to the UK and are compatible with the existing soil conditions at 4 The Priory. They will thrive in the free-draining loam left by the removed Leylandii root systems, restoring visual amenity and contributing to local biodiversity in accordance with Wokingham Borough Council Tree and Landscape Policy.