

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 13 March 2026
My ref: CY/TPO/1822/2021/253041



WOKINGHAM BOROUGH COUNCIL

Mr Jared Cleary
Aspect Arboriculture
Hardwick Business Park
Noral Way
Banbury, Warwickshire
OX162AF

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

Dear Mr Cleary,

TREE PRESERVATION ORDER NUMBER: 1822/2021

APPLICATION NUMBER: 253041

LOCATION: 1 HILL HOUSE COTTAGES, MILLEY LANE, HARE HATCH, WOKINGHAM, BERKS, RG10 9TH

I am writing to you regarding your application to carry out works to protected tree(s), which was received on the 12 January 2026 and validated on the 16 January 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 Singles 1 and 2 of TPO 1822/2021:

T3, Lime (T1 on TPO)

- Perform a non-invasive root investigation involving air spading within approx. 0.65% of total RPA.

T4, Lime (T2 on TPO)

- Perform a non-invasive root investigation involving air spading within approx. 0.03% of total RPA.

Reasons stated for works:

The purpose of this ground investigation is to advise on the constraints of constructing foundations for a proposed building within the RPA of T3 and T4.

Reasons stated for refusal:

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 work is in the interests of health and safety or based on any arboricultural need.

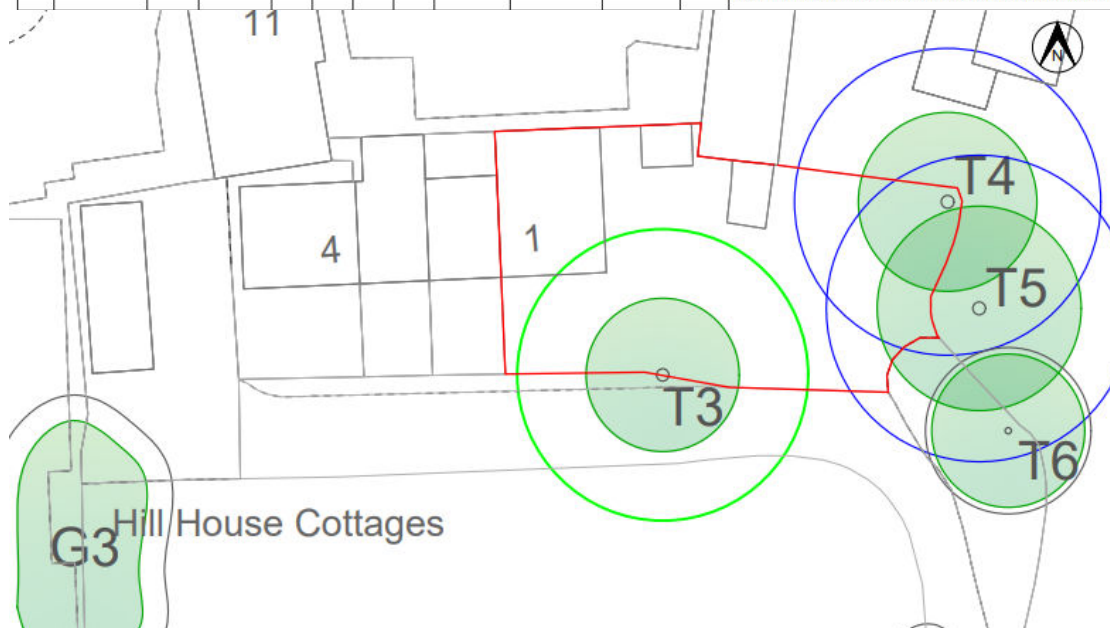
The council does not usually allow works within the root protection area (RPA) of protected trees. Construction with the RPA of mature trees not only directly impact the trees by causing physical and mechanical damage to tree roots, but also indirectly affects the soil microclimate by altering the moistures level, aeration, thus affecting the fine-feeder roots and soil mycorrhizal networks within the RPA which is essential for nutrients cycling.

Although air spading is designed to minimise root disturbance by using compressed air to displace soil and therefore tends to preserve a greater proportion of fine roots compared with traditional hand excavation or mechanical digging, it can still result in some level of root damage. The high-pressure air used during the process can still damage and desiccate fine roots and mycorrhizal associations, and the exposure of the root system can increase vulnerability to environmental stress, dehydration, and potential infection by pathogens. Consequently, while air spading is generally considered a less invasive method of soil excavation around trees, it does still damage the rooting systems of trees and, in view that the proposed works are not in the interests of health or safety, or based on any arboricultural need, **your application has been refused.**

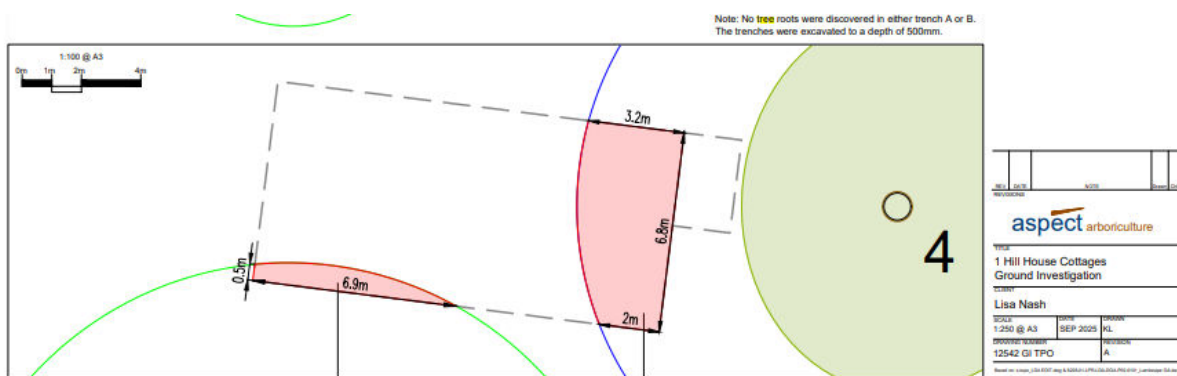
It is noted that the RPA of T4 in the plans submitted with this application may not be accurate, and the percentage of affected RPA may be larger than the percentage stated in the proposal.

According to BS 5837:2012 4.6.1 for single stem trees, the RPA should have a radius 12 times the steam diameter. According to the tree survey of 242631, T4 had a dbh of 1000mm in 2021, and should have an RPA with radius of at least 12m.

T3	Common Lime	25.0	950	6.00	6.00	6.00	6.00	3.00	Good	Good	M	Single trunk forks into two c dominant stems at approx. 12m, orientated east to west, union appears sound, good radial canopy, likely to be visible for distances to the north form multiple residential houses, has been sympathetically reduced in the past (within 10 years) good example of the species, no clear visual indications of any fungal or pathogenic infection.	A123
T4	Common Lime	25.0	1000	7.00	7.00	7.00	7.00	5.00	Good	Average	M	Single trunk, large subsidiary limb to the south east at approx. 6m, this tree has been Pollarded many years ago, at approx. 11m, regrowth from this point as is typical for species, provides some screen on the boundary, likely to be visible from multiple residential properties, no clear visual indications of any fungal or pathogenic infections,	B12



If the RPA in the current submission is drawn to scale, the RPA of T4 has a radius of approximately 10.6m, which is insufficient.



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 may 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. Applicant: Mrs Lisa Nash, 1 Hill House Cottage, Hare Hatch, RG10 9TH

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