Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 20 March 2026
My ref: CY/TPO/1984/2024/DD/260636

WOKINGHAM
BOROUGH COUNCIL

Place and Growth
Development Management Team
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Tel: (0118) 974 6000

Verity White
5 Dipper Lea
Bracknell
RG12 8EY

Dear Verity White,

REGULATION 14(2) NOTIFICATION FOR EMERGENCY WORKS
TREE PRESERVATION ORDER: 1984/2024
APPLICATION NUMBER: 260636
LOCATION: HOLLY HOUSE, CARTERS HILL, WOKINGHAM, BERKS, RG40 5RR

Thank you for your valid Regulation 14(2) notifications which was received on the 16 March 2026 and validated on 19 March 2026.

I can confirm that under Section 14(1)(c) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, you can undertake the following works listed below, because the tree(s) are considered to be in the category of 'dead and / or dangerous' with the potential to cause harm to persons/property.

The Council's Tree Officer visited the site on 19 March 2026 and confirmed that the trees proposed to be removed are dead branches on living trees, failed dead trees leaning on live ones, and dead trees along the eastern and western site boundaries shared with neighbouring properties. The proposed works are required to make the area safe. The Council deems it necessary to not object to the works listed below, at this time.

Proposed works to Woodland 1 of TPO 1984/2024:
Approximately 90 nos. trees, mixed species
- removal of dead branches of living trees
- removal of dead trees to ground level or monoliths

Reasons stated for works:

Health and safety issues.

The works are required to mitigate an immediate risk of serious harm to woodland users and neighboring properties. A recent professional stocking survey identified a stem count of 2500 SPH with a 18.5% mortality rate, resulting a significant number of etiolated, dangerous and dead trees, of which 90 are high risk stems.

Private information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via a secure method.

These include standing deadwood with significant crown decline and 'caught' trees suspended over active paths. Given the high-frequency use of these amenity zones, these trees present an unacceptable health and safety liability that cannot wait for a the full Forestry Commission Woodland Management plan approval cycle (our woodland management plan is currently with Wokingham Council for comment prior to full submission. Photographic evidence attached.

Officer's comments:
Replacement planting to replenish the removed trees, increase biodiversity, and ensure long term sustainability of the woodland should be considered.

The Council is aware that the applicant has prepared a woodland management plan for submission to the Council/Forestry Commission.

Informative:
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.

Please contact the Tree and Landscape Team on 0118 974 6000 if you have any queries or wish to discuss this further.

Yours sincerely



Chris Hannington
Trees and Landscape Team Manager

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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

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