

Tel: (0118) 974 6000  
Email: [development.control@wokingham.gov.uk](mailto:development.control@wokingham.gov.uk)  
Date: 16 December 2025  
My ref: CY/TPO/172/1979/252568



## WOKINGHAM BOROUGH COUNCIL

Mrs Louise Peksa  
4 The Priory  
Winnersh  
Wokingham  
RG41 5DE

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

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Tel: (0118) 974 6000

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Dear Mrs Peksa,

**TREE PRESERVATION ORDER NUMBER: 172/1979**

**APPLICATION NUMBER: 252568**

**SITE ADDRESS: 4 THE PRIORY, WINNERSH, WOKINGHAM, BERKS, RG41 5DE**

I am writing to you regarding your application to carry out works to protected tree(s) at the subject address, which was received and validated on the 21 October 2025.

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

**Approved Tree Works to Group 5 of TPO 172/1979:**

G5, Cypress x 5

- Fell

**The consent is granted subject to the following conditions:**

1. The above works must be completed before the **16 December 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'.
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 removal of trees as authorised by this notification response, a minimum of 3 nos. replacement trees of “half standard” or “standard” size (1.8 – 3.0 metres tall) at time of planting, to be planted as close as reasonably practical to the tree(s) removed, during the planting season (Nov – March) following or at the time of the felling of the tree, whichever is soonest.
- 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 damaged 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.
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 any of the conditions attached to your consent, you may appeal to The Planning Inspectorate (PINS). Your appeal must be submitted 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](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 would be required.

If we can be of any further assistance, please contact the Tree and Landscape 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 distinguishable.

Chris Hannington  
Trees and Landscape Team Manager

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](mailto:helpline@defra.gsi.gov.uk)  
Website: [www.defra.gov.uk/](http://www.defra.gov.uk/)

Natural England  
Tel: 0845 600 3078 or by email at [enquiries@naturalengland.org.uk](mailto:enquiries@naturalengland.org.uk)  
Website: [www.naturalengland.org.uk](http://www.naturalengland.org.uk)

Bat Conservation Trust  
Tel: 0845 1300 228 or by email at [enquiries@bats.org.uk](mailto:enquiries@bats.org.uk)  
Website: [www.bats.org.uk](http://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](http://www.forestry.gov.uk)

**Application Reference:**  
CY/TPO/172/1979/252568



**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](mailto: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:** 252568

I (*state your name*) .....

of (*state your address*) .....

.....

Location of trees (*if different from the address above*) .....

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.....

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*) .....

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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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