

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 2 April 2026
My ref: TF/TPO/789/1996/260242

Mr Richard Woods
17 Edgcumbe Park Drive
Crowthorne
Wokingham
RG45 6HH



WOKINGHAM BOROUGH COUNCIL

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

Tel: (0118) 974 6000

Dear Mr Woods,

TREE PRESERVATION ORDER NUMBER: 789/1996

APPLICATION NUMBER: 260242

LOCATION: 17 EDGCUMBE PARK DRIVE, CROWTHORNE, WOKINGHAM, RG45 6HH

I am writing to you regarding your application to carry out works to protected tree(s), which was received and validated on the 30 January 2026.

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

Approved works to A1 of TPO 789/1996:

T1, Scots Pine:

- Fell and grind stump; replace.

T7, Scots Pine:

- Fell, retaining 2m of trunk; replace.

T11, Silver Birch:

- Remove deadwood overhanging road and footpath.

Officer comments:

The application has been supported by a detailed arboricultural assessment, including resistograph testing undertaken at the base of the stems for T1 and T7 Scots Pine. The findings for T7 indicate the presence of extensive decay within the main stem and for T1 a significant area of internal decay, affecting in excess of 30% of the stem's cross-sectional area.

This level of decay is considered to represent a material reduction in the structural integrity of the trees, particularly given its location at the base of the stems, which is critical to the overall stability of the tree. The decay within T1 appears to be asymmetric, and when considered in conjunction with the tree's pronounced lean toward the adjacent property, gives rise to an elevated risk of structural failure in the direction of the identified target.

The resistograph data for T1 is further supported by observable physiological and structural indicators, including resin exudation at approximately 4 metres above ground level and at the base of the stem, as well as basal swelling, which may be indicative of adaptive growth in

response to internal dysfunction. These factors suggest that the decay is likely to be active and progressive in nature.

The presence of minor deadwood, while not significant in isolation, is noted as a secondary indicator of reduced vitality.

Given the position of the trees in close proximity to residential properties, the potential consequences of failure are considered to be significant. In this context and having regard to the extent and location of the identified defects, it is considered that the risk posed by the trees are unacceptable.

The scope for reasonable and effective mitigation through alternative arboricultural works, such as crown reduction, is considered limited in this instance and would not sufficiently address the underlying structural concerns associated with basal decay.

On balance, it is considered that the evidence provided demonstrates that the trees have a materially compromised structural condition and poses an elevated risk to high-value targets. As such, the proposed removal is justified on arboricultural and safety grounds.

The consent is granted subject to the following conditions:

1. The above works must be completed before **02 April 2028** 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. Replacement planting: Following the removal of the subject trees as authorised by this consent, a minimum of two replacement Silver Birch trees must be planted within the boundary of the rear garden of 17 Edgumbe Park Drive, Crowthorne, Wokingham, RG45 6HH.

The replacement trees must be planted during the planting season (Nov-March) following or at the time of the felling of the original tree, whichever is soonest following the permitted tree works.

The new tree(s) should be a minimum of 2m tall. 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 trees be removed, die, or become severely damaged or seriously diseased, all within 5 years of planting, they 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 NOTE: The requirement to replant is the responsibility of the tree owner even if the application was submitted by another person.

Reasons for conditions 1-3...

1. To ensure that our records remain accurate.
2. To ensure that tree removal and associated operations are carried out in a manner that minimises avoidable damage and accords with recognised best practice.
3. To maintain canopy cover in the Borough for the benefit of the local environment and amenity.

Informative:

If you are aggrieved by any of the conditions attached to your consent, you may appeal to The Planning Inspectorate (PINS). Because of coronavirus (COVID-19), you currently can only make a planning appeal online. You cannot currently apply by post.

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.

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

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



WOKINGHAM BOROUGH COUNCIL

Application Reference:

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

Application Number: 260242

I (*state your name*)

of (*state your address*)

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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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