

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 16 March 2026
My ref: TF/TPO/1976/2024/250475/APPEAL



WOKINGHAM BOROUGH COUNCIL

Mr and Mrs Garcia
13 Arbor Lane
Winnersh
Wokingham
RG41 5HY

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

Tel: (0118) 974 6000

Dear Mr and Mrs Garcia,

TREE PRESERVATION ORDER NUMBER: 1976/2024
APPLICATION NUMBER: 250475/APPEAL
LOCATION: 13 ARBOR LANE, WINNERSH, WOKINGHAM, RG41 5HY

Following the outcome of your appeal regarding the above TPO Tree Works Application, the Council confirms that consent has been granted for the removal of the subject Oak tree at the above location.

The consent is granted subject to the following conditions:

1. Work must be carried out in accordance with British Standard 3998 – 2010 ‘Tree work - Recommendations’.
2. Replacement planting: Following the removal of the subject tree as authorised by the appeal, a minimum of one replacement tree from the following must be planted adjacent the front boundary as shown on the attached plan: *Betula pendula* (Silver Birch), *Liquidambar styraciflua* (Sweetgum), *Sorbus aucuparia* (Rowan) and *Prunus padus* (Bird Cherry).

The replacement tree 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 1-2...

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

Informative:

If works require the use of the public highway, including placement of equipment, vehicles, or debris, you may need to obtain the appropriate permissions from the Highway Authority. Depending on the nature of the works, this may include:

- Temporary traffic management measures
- Temporary road or footpath closure orders
- Traffic control (e.g. stop/go boards or temporary signals)
- A permit for works affecting the highway

You are advised to contact the Highway Authority in advance of works to determine what permissions may be required.

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 require

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:

TF/TPO/1976/2024/250475/APPEAL

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: 250475/APPEAL

I (*state your name*)

of (*state your address*)

.....

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

.....

.....

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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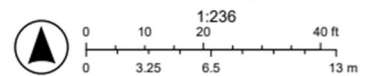
.....

Replacement Planting Location



3/12/2026, 4:44:11 PM

☐ District



Wokingham Internal
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