

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 02 December 2025
My ref: TF/TPO/1434/2012/252393



WOKINGHAM BOROUGH COUNCIL

Dr Alexander Folefac
2 East Lodge
Ludgrove
Wokingham
RG40 3AD

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

Tel: (0118) 974 6000

Dear Dr Folefac,

TREE PRESERVATION ORDER NUMBER: 1434/2012
APPLICATION NUMBER: 252393
SITE ADDRESS: 2 EAST LODGE, LUDGROVE, WOKINGHAM, RG40 3AD

I am writing to you regarding your application to carry out works to protected tree(s), which was received on 03 October 2025 and validated on the 07 October 2025.

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 A3 of TPO 1434/2012:

T6, Scots Pine:

- Fell to ground level stump.

Reasons stated for works:

Heavily leaning over the log shed. Could cause serious damages if it collapses. In fact, a nearby similar tree collapsed and damaged the garden shed during the last strong winds in 2023. Removal to ground level stump.

Officer comments:

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 or other diagnostic information from an appropriate expert.' To date, no detailed arboricultural information has been submitted to demonstrate that the work to T6 Pine is in the interests of health and safety or based on any arboricultural need and no overriding reason for the proposed work was apparent.

While the tree displays a degree of lean and is located adjacent to a garden structure, there is insufficient arboricultural evidence to demonstrate that the tree is in a dangerous structural condition warranting felling under the TPO. The tree's main stem and crown structure appear sound, and no condition was observed that would normally justify removal. Any deadwood

present may be removed under TPO exemption criteria. Deadwood removal does not necessitate felling and does not indicate that the tree's overall condition is an unacceptable risk.

While a neighbouring Scots Pine reportedly failed during a storm event in 2023, this does not provide arboricultural evidence that T6 is predisposed to the same failure. T6 is a visually prominent Scots Pine forming part of the protected tree group and continues to provide public amenity.

On balance the information submitted for the proposed removal of T6 Pine is not sufficient justification, however the Council would welcome a further Tree Work Application supported by appropriate levels of arboricultural evidence i.e. full VTA, climbing inspection (with photographs of all bio mechanical defects that require remedial pruning) and results of any secondary investigations (i.e. resistograph etc.) to justify the proposed works

Due to the reasons stated above the proposed removal of T6 Pine has been refused.

T3 Pine, T4 Pine and T5 Beech exhibit a combination of significant structural defects, progressive physiological decline, suppressed or distorted crown form, and minimal future amenity value. As such, they do not warrant retention under the Area TPO, and their removal is therefore approved.

I can confirm that Wokingham Borough Council consents, with conditions, to the remainder of the proposed work specification being carried out to tree(s) included in the aforementioned Tree Preservation Order (TPO):

Approved Tree Work to A3 of TPO 1434/2012:

G1, Yew and Conifer

- Crown lift to 3m from ground level.

T1, Oak

- Crown lift to 3m removing 2 no. lower limbs and any major deadwood.

T2, Oak

- Cut back lower branches by up to 3m to lift the canopy to 3m above ground level.

T3, Scots Pine

- Fell to ground level stump.

T4, Scots Pine

- Fell to ground level stump.

T5, Beech

- Fell to ground level stump.

The consent is granted subject to the following conditions:

1. The above works must be completed before **02 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'. Ensuring all pruning is taken back to a suitable growth point.

3. Replacement planting: Following the removal of T3 Scots Pine, T4 Scots Pine and T5 Beech as authorised by this consent, three replacement trees must be planted within the boundary of the property and Area TPO. The replacement trees must be chosen from the following: Birch (*Betula* spp.), Beech (*Fagus* spp.), Maple (*Acer* spp.), Hornbeam (*Carpinus* spp.), Oak (*Quercus* spp.)

The replacement trees must be planted during the planting season (Nov-March) following or at the time of the felling of the original trees, 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 trees 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 the health, safety and visual amenity of the tree(s) and ensure works are undertaken in accordance with recognised arboricultural good practice. Ensuring all pruning cuts are made back to suitable growth points.
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 can currently 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 would be required.

If we can be of any further assistance, please contact the Tree Officer via email to:
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 legible.

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

Application Reference:

TF/TPO/1434/2012/252393



**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

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

Application Number: 252393

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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