

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 27 January 2026
My ref: CY/TPO/1888/2022/252836



WOKINGHAM BOROUGH COUNCIL

Nathan Cantell
Beechwood Tree Care Ltd
2 Playhatch Farm Cottages
Playhatch
RG4 9QX

Place and Growth
Development Management Team
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000

Dear Nathan Cantell,

TREE PRESERVATION ORDER NUMBER: 1888/2022
APPLICATION NUMBER: 252836
LOCATION: 6 HIGH STREET, WARGRAVE, WOKINGHAM, RG10 8HY

I am writing to you regarding your application to carry out works to protected tree(s), which was received and validated on the 18 November 2025, with an extension of target date for decision agreed on 15 January 2026.

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 Single 2 of TPO 1888/2022:

T1, Lime (T2 on TPO)

- Section fell to just above ground level.

Reasons stated for works:

1. Site Context and Tree Description

T1 is a mature Lime (Tilia sp.) situated on a sloping riverbank within the rear garden of the property. The tree formerly formed part of a shared canopy structure with a large adjacent Beech (Fagus sylvatica), which has since failed and been removed. The Lime has consequently developed an elongated, unbalanced canopy, heavily biased towards the west over the swimming pool and river.

2. Structural Condition and Physiological Concerns

The loss of the adjacent Beech has resulted in a sudden increase in wind exposure. The Lime exhibits a one-sided canopy structure with significant lateral extension towards the open aspect. This growth pattern, combined with the altered wind dynamics, presents an elevated risk of

structural failure, particularly during high wind events. Additionally, the tree's position on a raised, sloping bank raises concern over long-term root plate stability. The removal of the neighbouring Beech is likely to have influenced soil stability and may further compromise anchorage, especially under saturated ground conditions.

3. Safety and Risk Considerations

The principal target area beneath the canopy is the rear garden, which includes a swimming pool and is heavily used throughout the spring, summer, and autumn months. Any failure—either whole tree or major limb—has the potential to cause serious injury to occupants and/or significant damage to property. While partial pruning could marginally reduce wind loading, the extent of reduction required to meaningfully mitigate risk would result in severe loss of crown structure and vitality. Such intervention would not represent good arboricultural practice and would likely lead to ongoing management and decay issues.

Reasons stated for refusal:

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

T1, Lime has an unbalanced canopy with branches mostly on its western side. Though not in leaf, buds were observed in most of the branch tips, indicated good vigour and vitality. There is a flower bed on the eastern side of the tree base and no evidence of ground movement was observed at the Council's Tree Officer's site visit on 20 January 2026.

While the Wokingham Borough Council agrees with the agent that the loss of an adjacent tree changes the wind exposure of the Lime, no root plate movement or sign of biomechanical stress and weakness such as fibre buckling, weak forks, separation of branches or splits etc. was observed. No information has been included to suggest the tree is unstable or defective such that its removal is a proportionate response to an accepted safety concern.

On balance, the reasons and information submitted with the application are not sufficient justification for the proposed tree removal. However, if there are concerns over the trees' structural integrity, the Council would welcome a further Tree Work Application supported by appropriate levels of arboricultural evidence to justify the proposed works. Lesser works are consented below to reduce wind loading of the tree.

Due to the reasons stated above your application has been refused.

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

Approved Tree Work to Single 2 of TPO 1888/2022:

T1 (T2 of TPO), Lime

- Reduce height by 2-3m
- Reduce elongated branch on the west (indicated in photo enclosed below) by 1.5-2m, back in line with remaining canopy
- Crown clean to remove any dead, diseased, or dysfunctional branches back to suitable growth points

The consent is granted subject to the following conditions:

1. The above works must be completed before **27 January 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’. Ensuring all branches are taken back to a suitable growth point.

Reasons for conditions 1-2.....

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.

Informative:

If you are aggrieved by the refusal of works or any of the conditions attached to your consent, you may appeal to The Planning Inspectorate (PINS). You can only submit a planning appeal 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

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.

You are advised that dead wood may be removed from a living tree without the need to formally notify/seek consent from the Local Authority under an exemption of the Town and Country Planning - Tree Preservation (England) Regulations 2012 (6 April 2012).

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

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