

David Sands - November 2025 - Updated TPO Tree Comments based on Applicants Amended Plans

I notice with interest an amended plan has been added this month with no additional information.

The 2 trees previously on my boundary have been moved. There is still 1 tree directly on the boundary. This will have significant overhang and shade into my garden. I strongly object to this positioning of a TPO Tree.

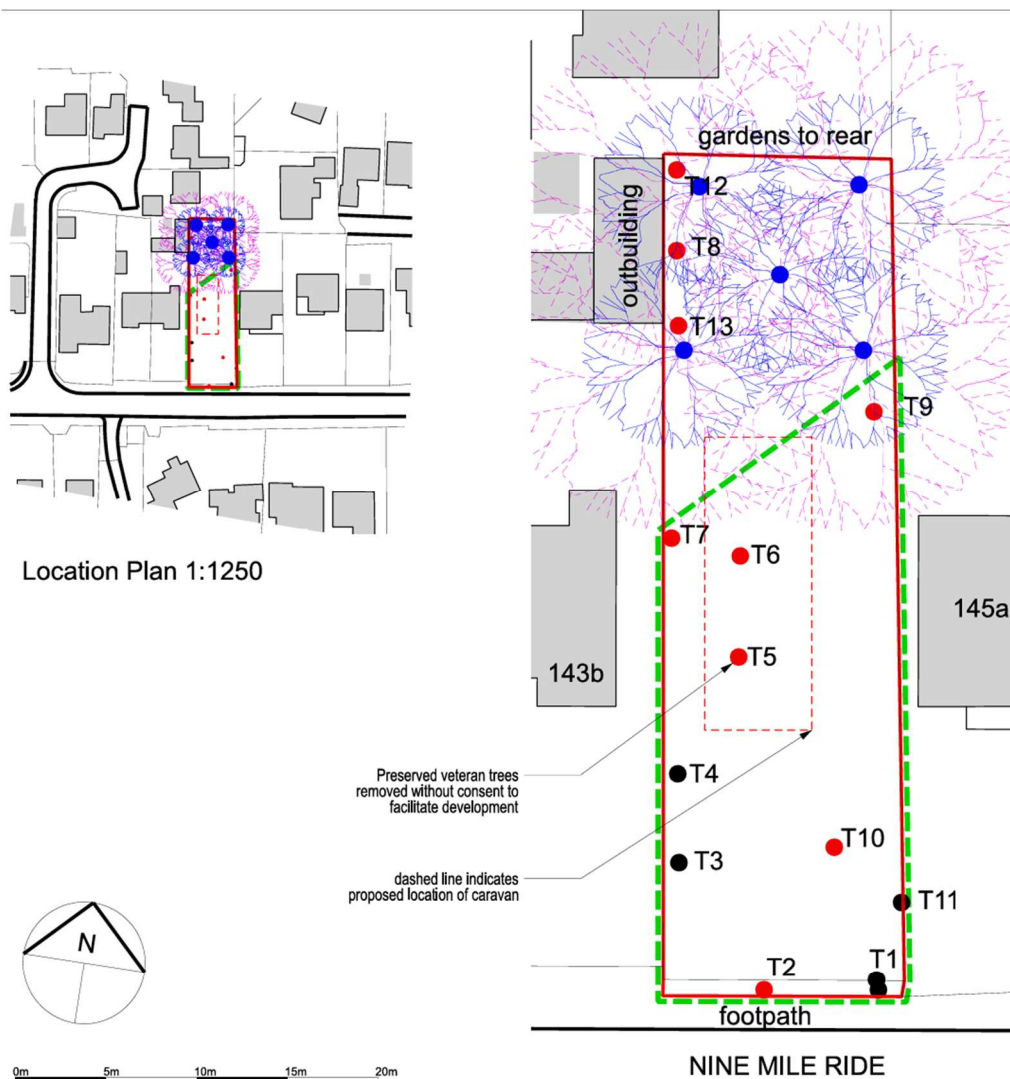
To illustrate the problem I have added tree canopies to the plan below.

Note that I have never had any previous shade or overhang issues from that plot. This is an added disadvantage and obligation to my property in terms of blocking of light and future maintenance of a preserved tree.

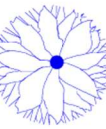
Tree T2 that was removed on 2nd March 2025 has not been replaced. Pages 26/27 and Policy D1/D2 of the Finchampstead Neighbourhood Development Plan states that developments should complement the existing characteristics through the:

- The use of street trees.
- The protection of existing street trees.

This Tree should be replanted to preserve the characteristics of Nine Mile Ride. It would be difficult to understand why Wokingham Council are not ensuring this takes place. I would suggest that would be a better location to replant the tree currently planned for my boundary.



Key

- TPO Boundary
- Site Boundary
- Tree Removed (Numbered for identification)
- Tree Remaining (Numbered for identification)
- Tree Remaining (Numbered for identification)
- Tree Remaining (Numbered for identification)
-  Proposed tree (canopy overhang after 12 years) Imposing on neighbouring properties
-  Proposed tree (canopy overhang after 25 years) Imposing on neighbouring properties

Ref	Type	TPO	Removal date
T1	Type Sycamore	Yes	
T2	REMOVED	Yes	02/03/25
T3	Type Oak	Yes	
T4	Type Oak	Yes	
T5	REMOVED	Yes	06/12/25
T6	REMOVED	Yes	06/12/25
T7	REMOVED	Yes	sometime after 1998
T8	REMOVED	Yes	sometime after 1998
T9	REMOVED	No	sometime after 1998
T10	REMOVED	Yes	sometime after 1998
T11	Type Oak	Yes	
T12	REMOVED	No	sometime after 1998
T13	REMOVED	No	sometime after 1998

NOTE :

Trees identified from TPO and Planning Records Including:

Planning application Number 981063 (1998)
Tree Preservation Order 238/1983

For Attention of Wokingham Planning Officers

I have put together a diagram of the Original Tree Locations together with the proposed site layout. The original TPO covered the trees as a “group” classification.

- **Group** - The group category is used to protect groups of trees where the individual category would not be appropriate and the group’s overall impact and quality merits protection.

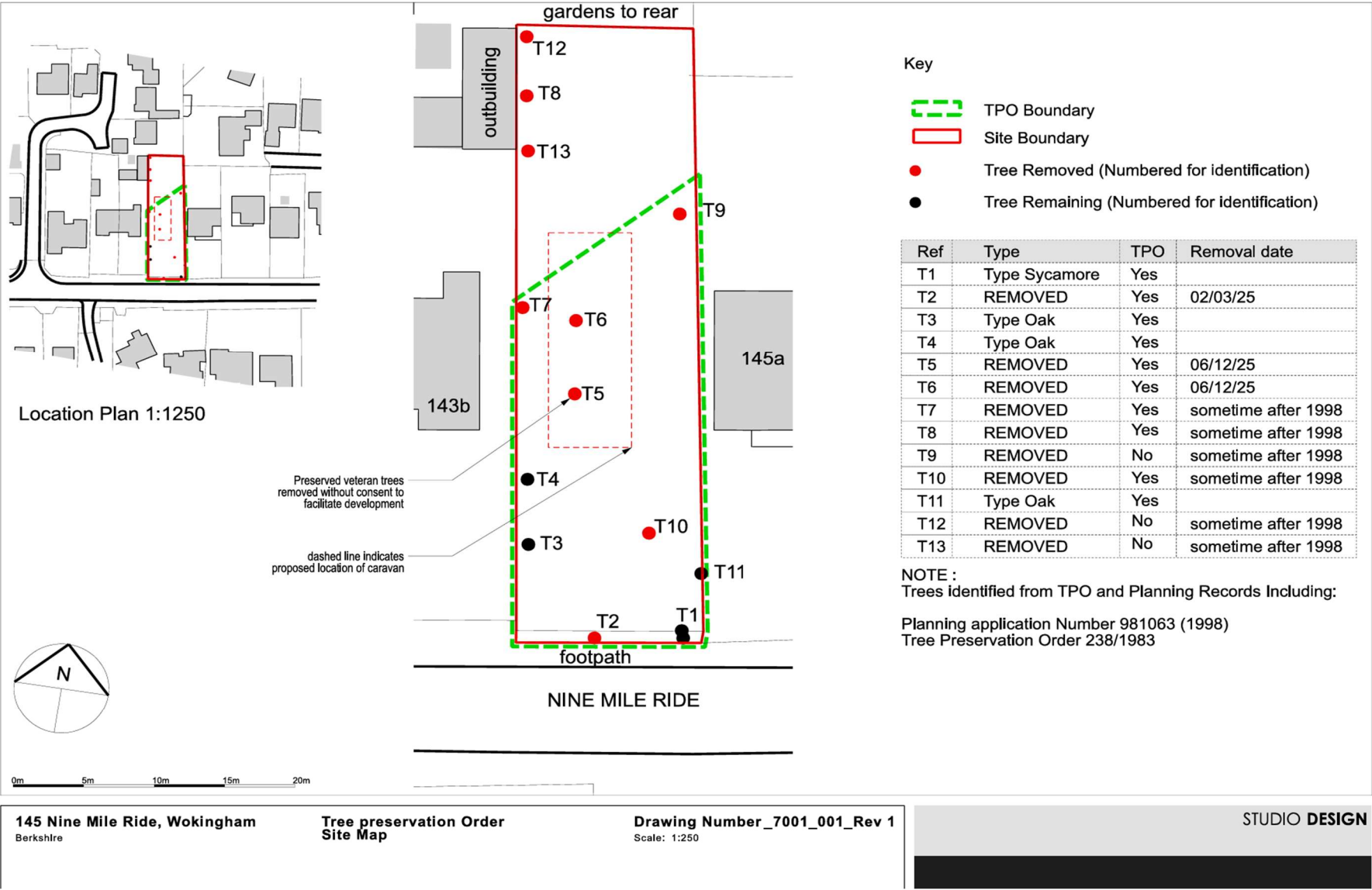
It is Wokingham TPO policy that replacement trees should be replanted in the original location.

The proposed replanting does not adhere to that policy and is designed to facilitate development at the site by planting singly around the edge of the plot outside the TPO Area. The replanting should be done in the original locations.

After disputing the TPO Officers suggestions, the Wokingham TPO Team have informed me the new tree locations should be more central to the plot (email 4th July).

Please see attached plan for tree locations.

Original Tree Locations covers by TPO (283/1983) with development structure in app



Plan from Applicant:

