

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 8 January 2026
My ref: TF/TPO/1456/2012/252761



WOKINGHAM BOROUGH COUNCIL

Mr David Cox
RPS Group
Lakesbury House
Hiltingbury Road
Chandlers Ford
SO53 5SS

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

Dear Mr Cox,

TREE PRESERVATION ORDER NUMBER: 1456/2012
APPLICATION NUMBER: 252761
LOCATION: LAND ADJACENT TO 18 MARINO WAY, FINCHAMPSTEAD, WOKINGHAM.

I am writing to you regarding your application to carry out works to protected tree(s), which was received on 11 November 2025 and validated on the 13 November 2025.

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 G1 of TPO 1456/2012:

G1 x5 Oak:

- Minor crown reduction works to western canopy of tree group only, tertiary branches only, all <50mm diameter and only to around 2-3m extent.

Reasons stated for works:

Works to provide safe construction space for piling rig and scaffolding.

The consent is granted subject to the following conditions:

1. The above works must be completed before **08 January 2028** and in the event of the works not being completed by that date, further consent will be required.
2. The approved tree works shall be strictly limited to lateral growth on the western side of the oak tree group only, as shown on the approved plan and as described in the application. No works shall be carried out to any other part of the group canopy, including the east, north or south aspects.
3. The approved works shall not alter the overall height of the canopy of any tree within the group. No reduction or removal of leading shoots or upper canopy growth shall be undertaken.
4. Work must be carried out in accordance with British Standard 3998 – 2010 'Tree work - Recommendations'.

5. The approved works are permitted solely to facilitate safe construction access for the piling rig and scaffolding, as described in the application. No additional or repeated pruning shall be undertaken without further written consent from the Local Planning Authority.
6. Climbing spikes shall not be used whilst undertaking any form of works on living trees, except on trees to be felled.

Reasons for conditions 1-6...

1. To ensure that our records remain accurate.
2. To ensure that works remain proportionate and do not adversely affect the trees or the visual amenity of the area.
3. To safeguard the natural form, structural integrity and long-term health of the subject oak trees.
4. To maintain the tree(s) aesthetic value, structural integrity, and physiological health, and to ensure that the works do not result in excessive leaf loss, large pruning wounds, or other detriments likely to impair the tree's long-term vitality or visual amenity.
5. To prevent incremental canopy loss beyond that assessed and approved.
6. Spikes can cause extensive long-term damage to trees.

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>

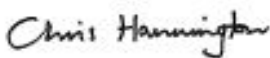
Telephone: 0303 444 5570 or e-mail it to: treeandhedgeappeals@planninginspectorate.gov.uk

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

cc. Applicant - Ms Jess Winchester, BDW, Cygnet House, Cygnet Way, Hungerford, RG17 0YL

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