From: Jones, Dave (Distribution) <Dave.Jones2@sse.com>
Sent: 29 June 2026 16:22:37 UTC+01:00
To: "Colette Yan" <Colette.Yan@wokingham.gov.uk>; "Development Control" <development.control@wokingham.gov.uk>
Cc: "Catherine Brimble" <Catherine.Brimble@wokingham.gov.uk>; "Chris Hannington" <Chris.Hannington@wokingham.gov.uk>; "Chloe.Ranger@theclancygroup.co.uk" <Chloe.Ranger@theclancygroup.co.uk>; "Tobias Fox" <Toby.Fox@wokingham.gov.uk>; "Tiara Wijaya" <tiara.wijaya@adas.co.uk>; "Glenn.Beard@theclancygroup.co.uk" <Glenn.Beard@theclancygroup.co.uk>
Subject: RE: South Wokingham cable installation - TPO consent ref 251817 - TPO-1341-2010
Attachments: ADAS_1052383-18_Clancy_South Wokingham_AMS_December 2025 (Rev C) (Final).pdf
Importance: High

Dear Colette and the DC team,

Thank you for copying me into your email below re PP-15014774/261419 (unvalidated).

The application should have been supported by the document '*Arboricultural Method Statement – South Wokingham (Dec 2025)'*. Location plans are provided in Appendix 1 Sheet 4 (p38) and Appendix 2 Sheet 4 (p47) of that doc. The doc is attached and a screenshot is below.

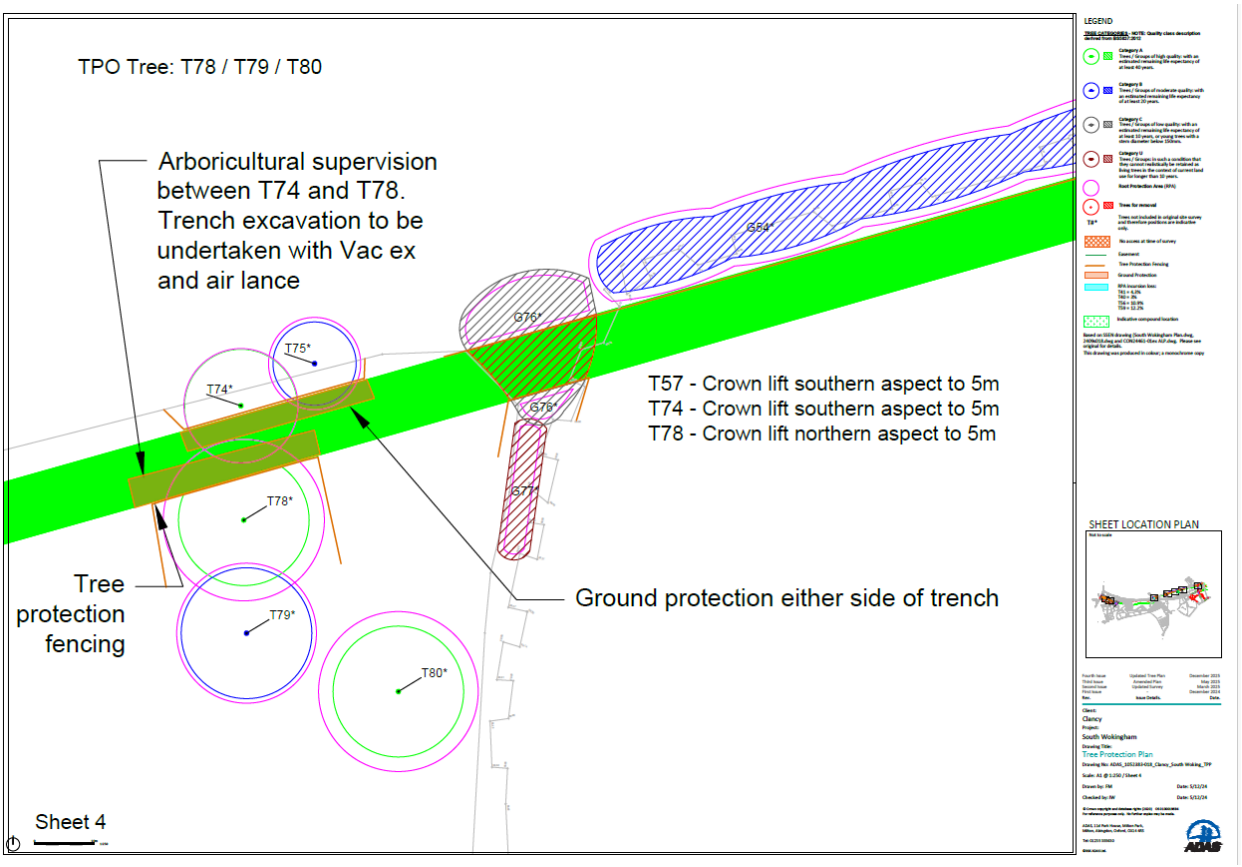
Hopefully this is sufficient but please contact me directly if you require anything additional.

Many thanks

Dave Jones CEnv MCIEEM
Principal Ecologist / Environmental Advisor

Scottish and Southern Electricity Networks
No 1 Forbury Place
43 Forbury Road
Reading
RG1 3JH

T: 07880 812 586
E: dave.jones2@sse.com



From: Colette Yan <Colette.Yan@wokingham.gov.uk>
Sent: 29 June 2026 15:55
To: Glenn.Beard@theclancygroup.co.uk
Cc: Catherine Brimble <Catherine.Brimble@wokingham.gov.uk>; Chris Hannington <Chris.Hannington@wokingham.gov.uk>; Chloe.Ranger@theclancygroup.co.uk; Jones, Dave (Distribution) <Dave.Jones2@sse.com>; Tobias Fox <Toby.Fox@wokingham.gov.uk>
Subject: [EXTERNAL] RE: South Wokingham cable installation - TPO consent ref 251817 - TPO-1341-2010

Dear Glenn

Toby is on annual leave and I thought I should inform you the status of the tree works application.

PP-15014774/261419 has not been validated. On 17 June 2026, our administration team notified the agent (Miss Tiara Wijaya) that the application was invalid because a location plan was not included in the application.

If you would provide a location plan to development.control@wokingham.gov.uk, we will process your application when it is validated.

Regards
Colette

Colette Yan
Tree Officer

Community, Heritage, Green & Blue Infrastructure
Place & Growth | Wokingham Borough Council | Shute End | Wokingham | Berkshire | RG40 1BN
Email: Colette.Yan@wokingham.gov.uk
Web: www.wokingham.gov.uk

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Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Glenn Beard <Glenn.Beard@theclancygroup.co.uk>
Sent: 29 June 2026 14:33
To: Chloe Ranger <Chloe.Ranger@theclancygroup.co.uk>; Jones, Dave (Distribution) <Dave.Jones2@sse.com>; Tobias Fox <Toby.Fox@wokingham.gov.uk>
Cc: Ecob, Thomas (Distribution) <Thomas.Ecob@sse.com>; Catherine Brimble <Catherine.Brimble@wokingham.gov.uk>; Chris Hannington <Chris.Hannington@wokingham.gov.uk>; Boyd, Ash (Distribution) <ash.boyd@sse.com>; Iain Waddell <iain.waddell@adas.co.uk>; Tiara Wijaya <tiara.wijaya@adas.co.uk>; Danny Cox <Danny.Cox@theclancygroup.co.uk>
Subject: Re: South Wokingham cable installation - TPO consent ref 251817 - TPO-1341-2010

Some people who received this message don't often get email from glenn.beard@theclancygroup.co.uk. Learn why this is important

Hi Team

Has this been sorted yet , can I get an answer ASAP

Glenn Beard
Senior Construction Manager

07970404991 |

Unit 2 Faraday Office Park, Rankine Road, Basingstoke, RG24 8QB



From: Chloe Ranger <Chloe.Ranger@theclancygroup.co.uk>
Sent: Monday, June 22, 2026 9:38 AM
To: Jones, Dave (Distribution) <Dave.Jones2@sse.com>; Tobias Fox <Toby.Fox@wokingham.gov.uk>
Cc: Ecob, Thomas (Distribution) <Thomas.Ecob@sse.com>; Catherine Brimble <Catherine.Brimble@wokingham.gov.uk>; Chris Hannington <Chris.Hannington@wokingham.gov.uk>; Boyd, Ash (Distribution) <ash.boyd@sse.com>; Iain Waddell <iain.waddell@adas.co.uk>; Tiara Wijaya <tiara.wijaya@adas.co.uk>; Glenn Beard <Glenn.Beard@theclancygroup.co.uk>; Danny Cox <Danny.Cox@theclancygroup.co.uk>
Subject: RE: South Wokingham cable installation - TPO consent ref 251817 - TPO-1341-2010

Morning all,

Is there an update on the below?

The email from WBC stated that given the works have already been approved we wouldn't be subjected to the 8-week approval period.

Keen to get an answer so we can continue with the works.

Many thanks

Chloe Ranger

Construction Manager

07706309546 |

Unit 2 Faraday Office Park, Rankine Road, Basingstoke, RG24 8QB



From: Jones, Dave (Distribution) <Dave.Jones2@sse.com>
Sent: 16 June 2026 16:33
To: Tobias Fox <Toby.Fox@wokingham.gov.uk>
Cc: Ecob, Thomas (Distribution) <Thomas.Ecob@sse.com>; Catherine Brimble <Catherine.Brimble@wokingham.gov.uk>; Chris Hannington <Chris.Hannington@wokingham.gov.uk>; Boyd, Ash (Distribution) <ash.boyd@sse.com>; Chloe Ranger <Chloe.Ranger@theclancygroup.co.uk>; Iain Waddell <iain.waddell@adas.co.uk>; Tiara Wijaya <tiara.wijaya@adas.co.uk>
Subject: South Wokingham cable installation - TPO consent ref 251817 - TPO-1341-2010
Importance: High

Dear Toby,

I hope this email finds you well. Further to the below, I'm writing to let you know that a new TPO application has now been submitted with the ref **PP-15014774** (see attached).

I hope the application contains sufficient information but feel free to contact me or the team if you need any further information.

Many thanks

Dave Jones CEnv MCIEEM
Principal Ecologist / Environmental Advisor

Scottish and Southern Electricity Networks
No 1 Forbury Place
43 Forbury Road
Reading
RG1 3JH

T: 07880 812 586
E: dave.jones2@sse.com

From: Tobias Fox <Toby.Fox@wokingham.gov.uk>
Sent: 10 June 2026 12:00
To: Jones, Dave (Distribution) <Dave.Jones2@sse.com>
Cc: Ecob, Thomas (Distribution) <Thomas.Ecob@sse.com>; Catherine Brimble <Catherine.Brimble@wokingham.gov.uk>; Chris Hannington <Chris.Hannington@wokingham.gov.uk>; Boyd, Ash (Distribution) <ash.boyd@sse.com>; Chloe Ranger <Chloe.Ranger@theclancygroup.co.uk>
Subject: [EXTERNAL] Re: South Wokingham cable installation - TPO consent ref 251817 - TPO-1341-2010

Dear Dave,

Apologies for the delay in responding I have been on annual leave. Thank you for your email and for providing details of the proposed amendment to the approved works specification for T78.

Having reviewed the revised specification, I can confirm that there is no arboricultural objection to the (Option1) proposed works / AMS and the Council would be minded to grant consent for the amended specification.

However, as the original TPO application has already been determined and a decision notice issued, the Council is unable to amend or vary an existing decision notice. Unfortunately, this means that a new TPO application will need to be submitted to cover the revised works specification.

To reassure you, once the new application has been received and validated, I will be able to issue the decision notice immediately, as the proposed works have already been assessed and are considered acceptable. Therefore, the application will not be subject to the usual eight-week determination period.

Please submit the new application with the associated documents you have provided at your earliest convenience and I will arrange for it to be processed as soon as it has been validated.

Kind regards

Toby Fox
Tree Officer

Community, Heritage, Green & Blue Infrastructure
Place & Growth | Wokingham Borough Council | Shute End | Wokingham | Berkshire | RG40 1BN
Email: toby.fox@wokingham.gov.uk
Web: www.wokingham.gov.uk

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Jones, Dave (Distribution) <Dave.Jones2@sse.com>
Sent: 26 May 2026 11:13
To: Tobias Fox <Toby.Fox@wokingham.gov.uk>
Cc: Ecob, Thomas (Distribution) <Thomas.Ecob@sse.com>; Catherine Brimble <Catherine.Brimble@wokingham.gov.uk>; Chris Hannington <Chris.Hannington@wokingham.gov.uk>; Boyd, Ash (Distribution) <ash.boyd@sse.com>; Chloe Ranger <Chloe.Ranger@theclancygroup.co.uk>
Subject: South Wokingham cable installation - TPO consent ref 251817 - TPO-1341-2010

WARNING!
For the attention of WBC, Optalis, WHL, BCSolutions and Councillors

This mail is from an external sender - please do not click any links or open any attachments unless you trust this sender, and know the content is safe

Dear Toby,

I am writing in relation to TPO application/consent **251817** and works affecting **TPO-1341-2010** (this tree is referred to as **T78** in the AMS and email below). This relates to a project involving the installation of a new underground electricity cable in South Wokingham by Scottish and Southern Electricity Networks, as previously discussed in correspondence between yourself and Chloe Ranger (Clancy Group), attached.

Since the granting of the above consent, a detailed cable system design assessment has confirmed that the RPA of T78 prevents a compliant cable trench design within the 10m easement and presents risks to cable performance and long-term operation (see enclosed Cable Systems Design report).

As such, two alternative options were assessed to achieve a compliant cable design:

- Option 1: Introduce a localised working corridor within the RPA of T78 (c.11% temporary incursion) while retaining T74 (Category A2 oak).
- Option 2: Remove T74 with only minor additional RPA incursion affecting T78.

An arboricultural assessment has been undertaken (see email below). This confirms that Option 1 is feasible, with the temporary incursion (approximately 68m² of a 578m² RPA) considered tolerable and capable of recovery following reinstatement.

Based on this, Option 1 has been selected for the following reasons:

- It avoids removal of T74, a category A2 tree.
- It represents the least overall arboricultural impact, limiting intervention to a localised RPA adjustment to T78.
- It enables a compliant and buildable cable design, avoiding complex or non-standard construction approaches.
- It supports long-term asset integrity, maintaining appropriate separation between cables and retained root zones.

As the anticipated impact to T78 has changed, a modification to the existing TPO consent is requested from the Council. I would be grateful if you could review the proposed amendments and enclosed details and confirm whether the Council's consents to these proposals.

Please let me know if any further information is required.

Kind regards,

Dave

Dave Jones CEnv MCIEEM
Principal Ecologist / Environmental Advisor
Scottish and Southern Electricity Networks
No 1 Forbury Place
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RG1 3JH

T: 07880 812 586
E: dave.jones2@sse.com

From: Iain Waddell <iain.waddell@adas.co.uk>
Sent: 22 May 2026 10:50
To: Jones, Dave (Distribution) <Dave.Jones2@sse.com>; Ecob, Thomas (Distribution)

<Thomas.Ecob@sse.com>
Cc: Doran, Ricky (Distribution) <Ricky.Doran@sse.com>; Boyd, Ash (Distribution) <ash.boyd@sse.com>; Tiara Wijaya <Tiara.Wijaya@adas.co.uk>
Subject: [EXTERNAL] RE: South Wokingham - T74 and T78

Good morning Dave,

Following our phone call this morning I have had a look at the two options proposed in section 8.5 of the document 'Route Feasibility & Cable System Design Review' reference C010-SS-REP-001.

Having looked at the previous arboricultural survey data detailed in the planning approved Arboricultural Method Statement (AMS) report (ref ADAS_1052383-18_Clancy_South Wokingham_AMS_December 2025 (Rev C) (Final)) for the scheme, I would consider that Option 1 would be feasible with the below methodology. This way we are avoiding the removal of any trees but still allow for the installation of the cable route within the easement.

Option 1, moves the works area into the Root Protection Area (RPA) of T78 to create a 5m working corridor. This working area will be set 1.5m off the southern side of the easement, with this 1.5m offset the total incursion by the 5m working corridor will be 68 m2. With the RPA area for T78 being 578 m2 the temporary loss of 68 m2 will be a 11% impact on the trees RPA.

Its considered that since the trench for cable installation is a temporary incursion and that the ground is to be reinstated with the same excavated material, T78 will be able to tolerate a temporary loss of 11% of its RPA.
I would recommend that all excavation works are supervised by an arboricultural consultant who can advise of the best pruning techniques for all roots encountered within the trench, this will need to be pruned back to the trench edge as per the methodology described in section 5.6 of the approved AMS. The pruning of the roots within the trench leaving a clean cut surface and with the correctly reinstated top soil will promote the tree to produce new root growth over the next few growing seasons reestablishing the RPA.

Other points to consider is that at the edge of the 5m working corridor there will need to be tree protection fencing installed as per section 5.5 of the AMS and any unexcavated ground within the RPA will be protected using ground protection as described in section 5.6 of the AMS.

I hope the above is of use and if you require any further information or advice please get in touch.
Kind Regards

Iain Waddell *L6 Dip Arb (ABC)*
Associate Director - Arboriculture
Environment
ADAS

Mobile: 07391866564

From: Jones, Dave (Distribution) <Dave.Jones2@sse.com>
Sent: 15 April 2026 14:48
To: Iain Waddell <iain.waddell@adas.co.uk>; Ecob, Thomas (Distribution) <Thomas.Ecob@sse.com>
Cc: Doran, Ricky (Distribution) <Ricky.Doran@sse.com>; Boyd, Ash (Distribution) <ash.boyd@sse.com>; Tiara Wijaya <tiara.wijaya@adas.co.uk>
Subject: South Wokingham - T74 and T78

Hi Iain,

Further to our phone conversation, see below for a summary of the latest situation with T74 and T78.

As discussed, I'd be grateful if you could:

1. Advise whether Option 1 or Option 2 would be most appropriate from a tree impact perspective.

2. Advise whether a worst-case-scenario of total root loss within T78's RPZ incursion area would be within the tolerable limits of the tree. (Whilst we will seek to retain roots with a diameter >25mm, there are some realistic scenarios where this may not be possible e.g. when laying cement-bound sand in the trench between approx. 0.6m – 1.2m depth, and/or if localised trench support is required).

Please could you provide your response in an email or memo. We will use your response during consultation with the Tree Officer re any amendment to the existing TPO Consent for T78, which currently requires the retention of roots >25mm dia.

@Ecob, Thomas (Distribution), could you let us know if there is a PO open that ADAS can invoice against, please.

Feel free to call if you need more info.

Thanks

Dave Jones CEnv MCIEEM
Principal Ecologist / Environmental Advisor

Scottish and Southern Electricity Networks
No 1 Forbury Place
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Reading
RG1 3JH

T: 07880 812 586
E: dave.jones2@sse.com

From: Ecob, Thomas (Distribution) <Thomas.Ecob@sse.com>
Sent: 10 April 2026 12:13
To: Boyd, Ash (Distribution) <ash.boyd@sse.com>; Jones, Dave (Distribution) <Dave.Jones2@sse.com>
Cc: Doran, Ricky (Distribution) <Ricky.Doran@sse.com>
Subject: South Wokingham - TPO issue

Hi Both,

The remaining issue at Wokingham Cable system is RPA at T74,75,78.

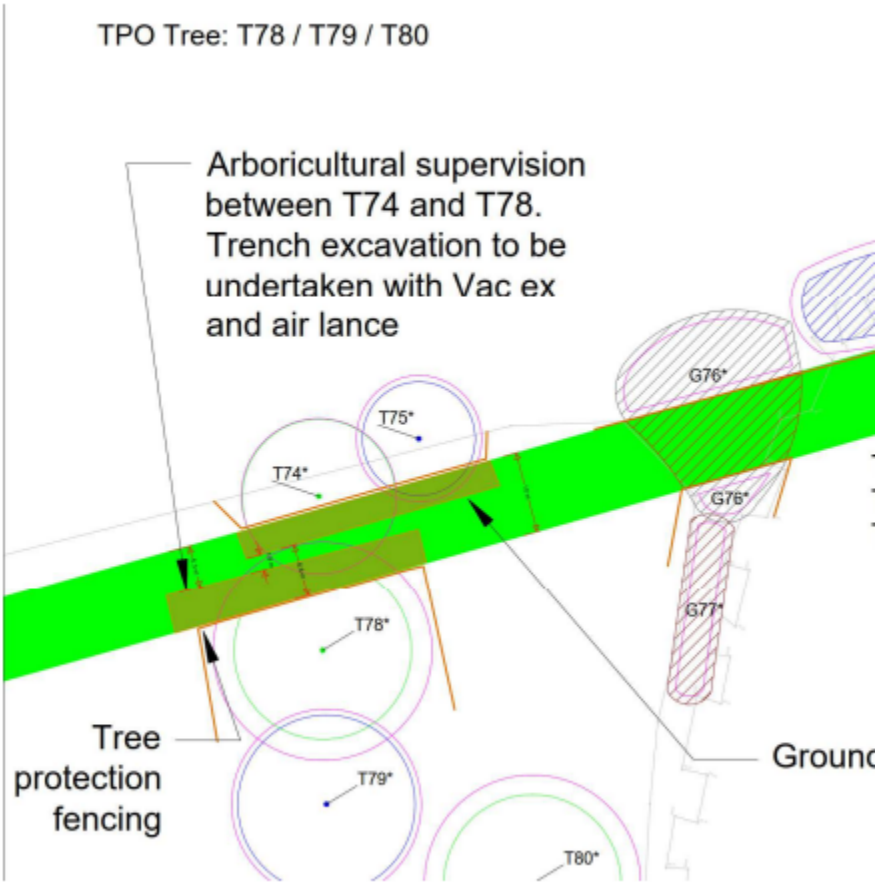
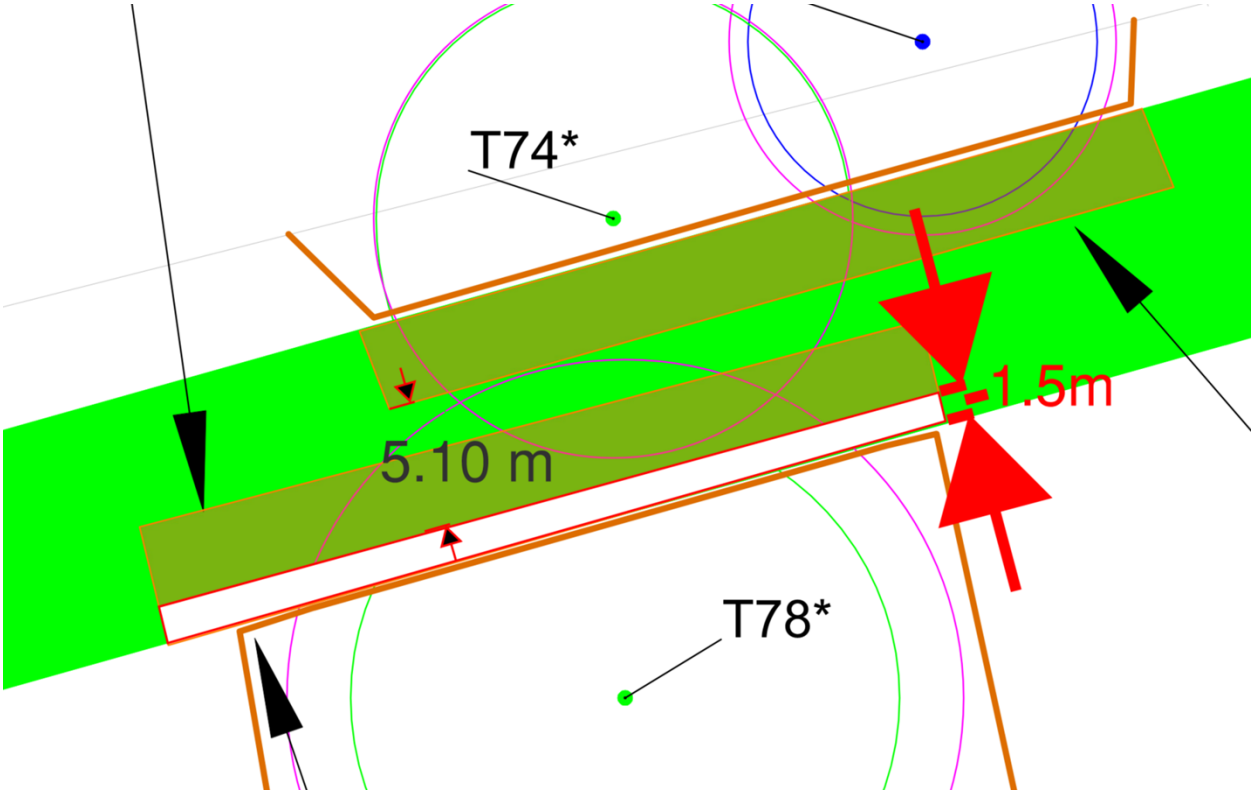


Figure 2 – RPZs proposed for T74, T

Either we need permission to remove some RPA from T78 or remove tree T74


T74*
1.5m
5.10 m
T78*

8.5 Root Protection Zones

The root protection zones (RPZs) proposed by ADAS require any roots larger than 25 mm diameter to be retained. This would result in any backfills within the RPZ being at risk of disturbance by future root growth. Soil within the RPZ would also be at risk of natural dry-out during the summer. Therefore, we have developed the cable system design to keep the trench separate from the RPZs and to allow for dried-out soil within any RPZ adjacent to the trench.

Two trench arrangements have been developed:

Section D-D (EC036-SS-DWG-10, sheet 4) allows for an RPZ on the west side of the easement that may limit the easement width to a minimum of 4.7 m.

Section E-E (EC036-SS-DWG-10, sheet 5) allows for RPZ's on both sides of the easement that may limit the easement width to a minimum of 5 m.

Section D-D should allow for RPZ G66 and G72 to be retained as planned by ADAS. However, some adjustment of RPZs T74, T75 and T78 will be required. Two options are proposed for ADAS review:

Option 1: Retain the RPZs for T74 and T75 and then cut back the RPZ for T78 to within 1.5 m of the edge of the easement to create a 5 m corridor. I assume this would impact the size of T78 and may restrict it's future growth?

Option 2: Remove tree T74 and make only minor adjustments to the RPZs for T78 and T75 to achieve a clear 5 m corridor for the cable route. We hope this would minimise any impacts on T74 & T78.

The resulting cable arrangements do not require excessive backfill volumes or dramatic changes from the standard arrangement, so it avoids a complex installation design and any associated safety issues during construction.

Any RPZs that are retained adjacent to the cable trench must be designed or maintained to ensure that future root growth will not encroach into the easement beyond the edge of the RPZ as marked on drawing 'ADAS_1052383-018'. This is necessary to ensure the circuit ratings and asset reliability will not be compromised.

We need ADAS to put in an application for which ever would be our preference

Thomas O. Ecob

Project Manager (Distribution)
Large Capital Delivery - South East Delivery Group B

Scottish and Southern Electricity Networks

1 Forbury Place

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M: 07990 490333



Scottish & Southern Electricity Networks

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M6bzpjMDFlOTZiZTA4YjQwNmYwYmRjNzI3YTNhMWQ5ZDgwNjo3OjY1MDU6ZmU5Z
DIyM2QzY2FmNDQ3NmE5MzE3MzgyYWYwZWE5NTJkNGYyOGZlZDM0ZGRiMTI4M
zAzOGZmNzc4NmZlN2EyNTp0OkY6Rg

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