

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 17 October 2025
My ref: TF/TPO/1434/2012/1341/2010/1340/2010/251817



WOKINGHAM BOROUGH COUNCIL

Miss Tiara Wijaya
RSK ADAS Limited
Unit 3 Library Avenue
Harwell Oxford
Didcot
OX11 0SG

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

Tel: (0118) 974 6000

Dear Miss Wijaya,

TREE PRESERVATION ORDER NUMBER: 1434/2012/1341/2010/1340/2010
APPLICATION NUMBER: 251817
SITE ADDRESS: LAND TO THE REAR OF 41 FLEMING CLOSE, ARBORFIELD,
WOKINGHAM, RG2 9NS

I am writing to you regarding your application to carry out works to protected tree(s), which was received and validated on the 29 July 2025.

Please accept my apologies for the delay in determining this application 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 1 of TPO 1340/2010 and Single 13 of TPO 1341/2010

T1 Oak:

- Remove.

T13 Oak:

- Remove.

Reasons stated for works:

TPO-1341-2010, T13 - to be removed as the tree is situated within the easement and to provide a safe working space. TPO-1340-2010, T1: to be removed due to its location within the easement to provide a safe working space.

Officer comments:

Following a detailed review of your proposal and supporting documentation, the Council must advise that it cannot currently support the proposed removal of Oak trees T1 and T13 protected under TPO 1340-2010 and 1341/2010 respectively. The following concerns and recommendations are provided to support a revised proposal that meets both utility and environmental protection objectives.

The application does not demonstrate that all reasonable design and engineering alternatives have been explored to avoid the removal of these protected trees. Given the statutory protection of T1 and T13, and their contribution to public amenity and local character, their loss should only be considered as a last resort.

In line with National Joint Utilities Group (NJUG) Volume 4 (Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees), section 4.2 states:

"The first principle is to avoid damage to trees by designing the location of apparatus away from trees wherever possible."

We strongly advise that alternative installation techniques be formally assessed for example trenchless technology, route diversion, reduced working easement and hand digging.

T1 Oak is recorded as a "Notable Tree" on the Woodland Trust Ancient Tree Inventory, which indicates it is of special local and national interest. This adds to its importance in terms of retention and public perception.

Both trees are highly visible from the public highway and near a level crossing, providing vital softening of built form and contributing to the rural character of the area. Their removal would result in a notable adverse impact on visual amenity and setting.

In the context of large-scale development, retention of existing mature trees is essential to achieving a balanced, sustainable, and landscape-led design.

The Council encourages SSEN to reconsider the cable routing or installation method and welcome the opportunity to engage constructively with your engineering and arboricultural teams to facilitate a mutually acceptable solution that delivers infrastructure while retaining valued trees.

Due to the reasons stated above the proposed removal of T1 and T13 have been refused.

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

Approved Tree Work to TPO 1434/2012/1341/2010/1340/2010:

TPO-1434-2012, G1: 2x trees RPA incursion loss of 4.3% and 3% to facilitate ground level adjustments within the 10m easement for the SSEN underground cable route.

TPO-1341-2010, T6: Crown lift on the northern aspect to 5m above ground level to provide sufficient height clearance over the easement for the passage of works activities. In addition, the cable trench will be passing through the northern aspect of the RPA, all roots in 25mm diameter and above will be retained.

TPO-1340-2010, T14 - RPA incursion loss of 10.9% to facilitate the ground level changes within the 10m easement.

TPO-1340-2010, A1: 2x coppiced trees and 1x self-seeded group to be removed to provide sufficient working space within the 10m easement.

The consent is granted subject to the following conditions:

1. The above works must be completed before **17 October 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'. Where trenching near RPA margins is unavoidable, all excavation within the RPA should be done manually with retention of roots >25mm diameter.
3. Climbing spikes shall not be used whilst undertaking any form of works on living trees, except on trees to be felled.

Reasons for conditions 1-3...

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.
3. 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 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,



Chris Hannington
Trees and Landscape Team Manager

cc. Applicant: Mr Tiara Jones, Scottish Southern Electricity Networks, 1 Forbury Place, 43 Forbury Road, Reading, RG1 3JH

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