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Email: [development.control@wokingham.gov.uk](mailto:development.control@wokingham.gov.uk)  
Date: 2 February 2026  
My ref: TF/TPO/1340/1341/2010/253138



## 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: 1340/1341/2010**  
**APPLICATION NUMBER: 253138**  
**LOCATION: LAND SOUTH OF WOKINGHAM, WOKINGHAM.**

I am writing to you regarding your application to carry out works to protected tree(s), which was received on 23 December 2025 and validated on the 24 December 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 Single 1 and Single 14 of TPO 1340/1341/2010:**

#### **1. TPO 1340/2010 - T1 Oak:**

- Crown lift in all aspects to 5m above ground level to provide sufficient height clearance for the passage of works activities as the tree is situated within the easement. The open cut trench excavation will be passing through the RPA of this tree, where all roots in 25mm diameter or above will be retained if reasonably practicable. Should it become evident during construction that retention of this tree is not feasible, due to risks to the trees' stability, safety concerns, and/or significant constructability constraints, the tree will require felling.

#### **2. TPO 1341/2010 - T14 Oak:**

- Crown lift in all aspects to 5m above ground level to provide sufficient height clearance for the passage of works activities as the tree is situated within the easement. The open cut trench excavation will be passing through the RPA of this tree, where all roots in 25mm diameter or above will be retained if reasonably practicable. Should it become evident during construction that retention of this tree is not feasible, due to risks to the trees' stability, safety concerns, and/or significant constructability constraints, the tree will require felling.

### **Reasons stated for works:**

*Please refer to the supporting documents (ref: ADAS\_1052383-18\_Clancy\_South Wokingham\_AMS\_December 2025 (Rev C) / ADAS\_1052383-18\_Clancy\_South Wokingham TPP\_December 2025 Updated Rev C) that specifies the above working methods and tree work to support the new SSEN underground cable route as part of the wider South Wokingham*

*development. Please see Table 3 (page 8), included within the AMS report for the corresponding ADAS tree reference number and the relevant TPO reference number. Please refer to the supporting document (ref: Supporting Information for the Scheme (Dec 2025)) provided by SSSEN that provides extra detail and justification for the works.*

### **Officer comments:**

The application relates to proposed works to two mature oak trees protected by TPO 1340/2010, T1 and 1341/2010 T14, located within the approved cable easement required to deliver electricity infrastructure associated with the South Wokingham Phase 2B development. The applicant is a statutory undertaker acting to install essential power cables necessary to serve a major residential development which has already been granted planning permission by the Local Planning Authority.

The Council previously refused consent for the proposed works on the basis that insufficient evidence had been provided to demonstrate that reasonable alternative solutions had been fully explored to retain the protected trees. Since that refusal, the applicant has submitted detailed technical information addressing the feasibility of alternative cable routes, trenchless installation methods, easement width reduction and construction techniques designed to retain trees.

The submitted information confirms that the cable easement location is fixed due to constraints associated with the approved development layout, the need to connect to the existing electricity network, and the presence of third-party land to the north (Network Rail) and consented residential development to the south. It has been demonstrated that no alternative alignment is available that would avoid the protected trees without encroaching onto land where consent would not be forthcoming or compromising the delivery of the approved development.

The applicant has also demonstrated that trenchless installation methods, including horizontal directional drilling and other trenchless techniques, have been fully considered and discounted on technical grounds. The supporting evidence explains that such methods would not achieve the required cable ratings due to thermal constraints, required cable separations, depth, and uncertainty in heat dissipation, and that their use would necessitate an increased easement width which is not achievable at this location. Open-cut trenching has therefore been demonstrated to be the only viable installation method.

The submitted details further confirm that the required trenches would extend significantly into the Root Protection Areas (RPA) of the protected Oak trees and that, while best practice guidance will be followed through phased excavation, root protection measures, and the use of vac-ex or hand-digging where practicable, the depth of excavation and the need for trench support measures may result in substantial root severance. It is acknowledged that should the exposure or loss of large-diameter structural roots compromise either tree stability or construction safety, the removal of one or both trees may be unavoidable. The Council is satisfied that reasonable efforts will be made on site to retain the trees where this can be achieved safely and practically, with final decisions informed by site conditions at the time of works.

The Council has therefore carefully balanced the significant amenity value of the Oak trees against the need to deliver essential electricity infrastructure required to serve the consented strategic housing development. On the basis of the additional evidence submitted, it is concluded that all reasonable alternatives to retain the trees have now been properly explored and discounted, and that the proposed works represent a proportionate and justified response in exceptional circumstances.

In reaching this decision, the Council has also had regard to the proposed mitigation strategy, which includes the planting of 20 replacement trees within the development and associated public open space. The proposed replacement planting comprises native species appropriate to the character of the area, with a proportion of oak trees to be planted in locations that allow them to reach full maturity. The scale of replacement planting is considered to provide meaningful compensation for the potential loss of the protected trees and will contribute to the longer-term landscape structure and canopy cover of the area.

Consent is therefore granted on the basis that:

- All reasonable alternatives to tree loss have been explored and demonstrated to be unfeasible.
- The works are required to facilitate essential infrastructure for a consented development.
- Every effort will be made during construction to retain the protected trees where practicable.
- Appropriate mitigation and replacement planting is secured to compensate for any unavoidable loss.

**The consent is granted subject to the following conditions:**

1. The above works must be completed before **02 February 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’. All root pruning must be carried out in accordance with the principles and best practices outlined in BS 5837:2012 – ‘Trees in relation to design, demolition and construction – Recommendations’.
3. Should it become evident during construction that retention of this tree(s) is not feasible, due to risks to the trees’ stability, safety concerns, and/or significant constructability constraints, the Council must be notified immediately so that a site visit can be arranged and an immediate Regulation 14(1)(c) notification made. The Council would seek to remind the applicant that the burden of proof rests with the applicant and the landowner in such cases and sufficient proof (in the form of tree reports, photographs, samples, etc.) should be retained and supplied to the Council to ensure that those causing or permitting any removal avoid prosecution.
4. Climbing spikes shall not be used whilst undertaking any form of works on living trees, except on trees to be felled.

**Reasons for conditions 1-4...**

1. To ensure that our records remain accurate.
2. 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.
3. To safeguard the retention of protected trees during construction and to ensure that the Local Planning Authority is notified and able to assess any circumstances where removal

is claimed to be unavoidable, in accordance with the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

4. 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](mailto: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](mailto:development.control@wokingham.gov.uk)

Yours sincerely,



Chris Hannington  
Trees and Landscape Team Manager

cc. Applicant - Mr Thomas Ecob, Scottish Southern Electricity Networks, 1 Forbury Place, 43 Forbury Road, 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](mailto:helpline@defra.gsi.gov.uk)  
Website: [www.defra.gov.uk/](http://www.defra.gov.uk/)

Natural England  
Tel: 0845 600 3078 or by email at [enquiries@naturalengland.org.uk](mailto:enquiries@naturalengland.org.uk)  
Website: [www.naturalengland.org.uk](http://www.naturalengland.org.uk)

Bat Conservation Trust  
Tel: 0845 1300 228 or by email at [enquiries@bats.org.uk](mailto:enquiries@bats.org.uk)  
Website: [www.bats.org.uk](http://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](http://www.forestry.gov.uk)