

Tel: (0118) 974 6000  
Email: [development.control@wokingham.gov.uk](mailto:development.control@wokingham.gov.uk)  
Date: 11 May 2026  
My ref: CY/TPO/1491/2014/260656



## WOKINGHAM BOROUGH COUNCIL

Simon Jones  
Simon Jones Associates Ltd  
The Old Post Office  
Dorking Road  
Tadworth  
KT20 5SA

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

Dear Simon Jones,

**TREE PRESERVATION ORDER NUMBER: 1491/2014**

**APPLICATION NUMBER: 260656**

**LOCATION: ARBORFIELD STUDIOS, ISAAC NEWTON ROAD, BARKHAM, WOKINGHAM, BERKS, RG2 9QX**

I am writing to you regarding your application to carry out works to protected tree(s), which was received on the 18 March 2026 and validated on the 19 March 2026.

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 16 of TPO 1491/2014:**

T16, Oak

- Crown reduction by up to 2.5m on the northern side to achieve minimum 2m clearance from the adjacent building
- reduce lower limbs on west side to achieve 2m clearance from adjacent structure, leaving overhanging limbs more than 2m above the structure in place..

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

*English oak (1491/2014 T19): Reduction of northern and western crown extents to achieve adequate clearance to prevent damage to crown during forthcoming demolition works. For full pruning specification see appended tree works plan.*

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

1. The above works must be completed before **11 May 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'. Ensuring all branches are taken back to suitable growth points.
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 maintain the tree's aesthetic value, structural integrity, and physiological health, and to ensure that the works do not result in large pruning wounds, or other detriments likely to impair the tree's long-term vitality or visual amenity.
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 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,



Trees and Landscape Team Manager

cc. Applicant: Mr David Digby, Crest Nicholson plc., 500 Dashwood Lang, Bourne Business Park, Addlestone, Surrey, KT15 2HJ

## **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)